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Development at Milefield Court, Stacey Crescent, Grimethorpe, Barnsley
For Synergy Housing Solutions Ltd

Design & Access Statement

The site is currently occupied by a largely vacant 2 storey block of flats, an electric sub-station and a boiler house which serves that development and the surrounding estate which comprises bungalows and two storey blocks of flats.

The existing flats are in a poor state of repair and are largely empty. They do not provide a type or standard of accommodation which is demanded.

The design acknowledges the requirement to retain the boiler house and electric sub station. The boiler house is to be extended by others subject to a separate Planning Application and converted to use bio mass fuel. Tanks located in the existing building on the site will be relocated as part of the enabling works. Heating pipework runs below ground around two sides of the site and the proposed development is set within this network.

The development comprises 15 dwellings all for the elderly, a pair of 2 bed bungalows, a terrace of 4no. 2 bed bungalows, a special wheelchair disabled standard bungalow and 2no. 2 storey blocks of 4 self contained flats each with a separate entrance.

The site layout utilizes the existing vehicular access which served the existing building and is shared with the boiler house and sub-station. A total of 10 parking spaces are provided in a parking court for the flats development. The flats are surrounded by a managed landscape area. The bungalows have an open frontage with secure private rear gardens. The open frontage ensures the development sits comfortably with it's neighbours. Car parking for the bungalows is off street, with the disabled bungalow also having a covered car port. The site is fairly level and will allow ease of access for people with disability. Public access through the site is discouraged in line with the principals of Secure by Design.

Careful orientation of the buildings has ensured there is no overbearing or loss of privacy both within the site and to the adjacent bungalows and flats. Separation distances in excess of 27m are achieved between the development and dwellings opposite on Stacey Crescent. Within the site, the layout ensures there is no overlooking of private garden areas ensuring the residents amenity is protected.

Although only a small infil site, the design of the dwellings seeks to give them a distinctive character and sense of place. A restricted palette of materials- 2 contrasting bricks and concrete roof tiles with stained timberwork- combines with specific details- roof overhang canopies supported on posts and brickwork panels- to give the scheme it's own architectural quality and identity.

The internal layout of the dwellings meets Housing Corporation Scheme Development Standards. The design incorporates level access and generous circulation space suitable for disabled access, the requirements of Part M of the Building Regulations will be met..

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It is proposed to construct the properties to a high standard of thermal efficiency, they will be well sealed in accordance with current Building Regulations, the adjacent communal bio mass boiler will provide heating and hot water. Externally, space is available for drying of clothes.