

Design, Access and Planning Statement



Residential Development

**Nanny Marr Road,
Darfield, Barnsley**

December 2015
Rev B

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Partner Construction

Nanny Marr Road,
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1.0 Introduction



This Design and Access Statement relates to the proposed redevelopment of land at Nanny Marr Road, Darfield, Barnsley.

This application submission seeks full planning permission for the residential development of part of the former Fousltone School, Nanny Marr Road, Darfield, Barnsley S73 9AB. The site ownership boundary covers an area of approximately 1.03Ha.

The proposals allow for 40 residential dwellings which represents a density of approximately 40 dwellings per hectare.

The following pages highlight the site drivers and explain the design rationale following the initial briefing, for a residential development of affordable homes to be provided by Partner Construction.

The development team has worked closely with representatives of Barnsley Council in formulating the scheme proposals.

These proposals represent an exemplar scheme offering high quality in terms of its architecture, environmental sustainability and varied housing provision.

This exciting regeneration scheme will benefit both the new and existing local community and bring new life to the currently vacant site.

This document is not exhaustive and is purely an accompanying document to the planning submission drawings; it must be read in conjunction with all other components of the planning submission.

The primary purpose of this document is to demonstrate the existing and future context of the site and to explain the design processes, reviews and decisions relating to the urban masterplanning.

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2.0 Site Analysis - immediate context

APPLICATION SITE

The application site is highlighted on the below aerial plan with a red line border.

Darfield is a settlement within the Metropolitan Borough of Barnsley, South Yorkshire, England. With a population of 8,066, the settlement lies 5 miles (8.0 km) east of the town of Barnsley.

The application site is centrally located on the edge of the defined Local Centre, on the corner of Nanny Marr Road and Barnsley Road extending east to the park boundary and north to the residential properties on Victoria Street. The site is currently disused and overgrown by un-managed vegetation following demolition of the Foulstone School with only a redundant former community facility left standing.

The site context is varied in terms of land use, with a large mix of varying residential character areas in the immediate surrounding area and smaller pockets of retail on Snape Hill Road. Additionally a surgery, chemist and the local Library are adjacent the southeast corner of the site on Church Street.

The site is generally overgrown with ground cover following demolition of the School. The majority of tree cover exists around the perimeter of the site with a bank of mature trees on Barnsley Road and several trees sporadically located along Nanny Marr Road of varying quality. The tree report specifies a variety of established and new growth across the site, however there are no trees retained with a TPO.

Site levels drop by up to 5m from the southwest corner towards the east boundary. Along this boundary is an existing stone wall and mature trees which do not fall within the scope of the application. A single building remains on the site which has access off Barnsley Road.

The site is split into 2 phases, to the north is the proposed site for this residential scheme, and to the south is a commercial venture for a large supermarket.

The Ecological Report confirms that there is very limited potential for roosting bats in both the surrounding trees and the existing building to the south of the site. The Phase 1 Report confirms that there are not any other species of special interest on the proposed site.



The flood risk report specifies the site to be in Zone 1, ensuring no risk to flooding in the near future.

1. Man made slope on site, from previous use when school was present.



2. Site view from south looking north.



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2.1 Site Analysis - wider context

Darfield has the basic amenities available to the new development such as the Co-op supermarket, florist's bakers, newsagents, hairdressers, garage, post office, hardware and home shop. The local health centre and doctors are close to the site along Snape Hill Road, also home to the local chemist. There are a few options for eating out and takeaway in the area too, with the choice of 2 Indian restaurants, 2 take away cafes, 2 fish and chip shops, Chinese takeaway and a pizzeria.

The Barnsley UDP map of Darfield shows 2 areas of land

- There are choices with regards to schools in the area:
- Darfield Upperwood Academy - Primary School
 - Darefield Valley Primary School, Snape Hill Road
 - All Saints Academy, Church of England primary school
 - Netherwood Advanced Learning Center, Secondary School.

The Local UDP also specifies 3 significant areas designated to allotments. They can be rented from the council for an annual cost of £69, plus £34 water supply.

Bus stops are available adjacent to the site along Nanny Marr Road. It is the Stagecoach Yorkshire bus company offering no. 218, 219 and 219a as a half hourly service to Barnsley Town centre, and the no. 449 destination is the closest small town of Wombwell, just 2.5 miles away, 9 minute drive away.

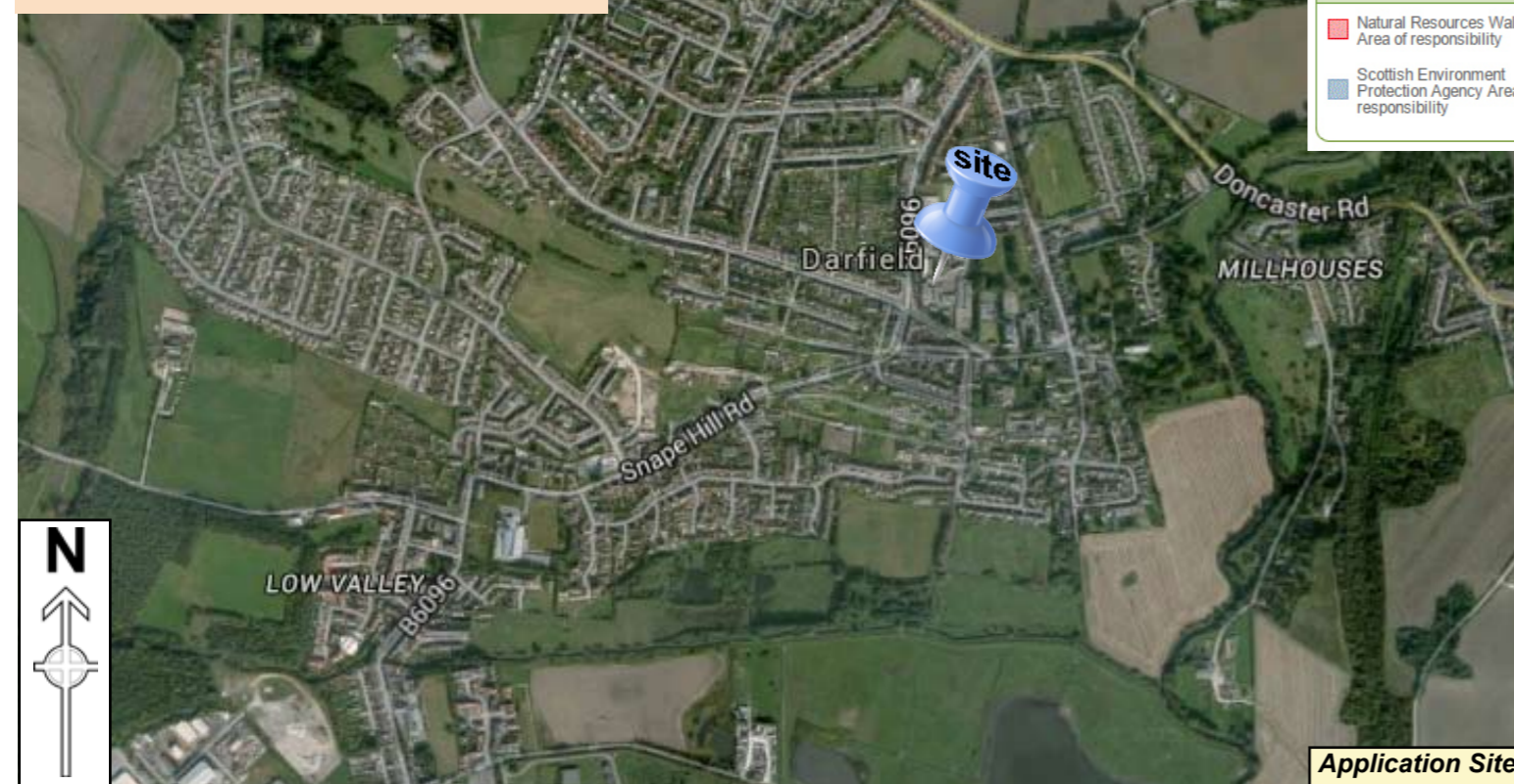
Wombwell is also the closest town with the Northern Train Line offering an hourly service, connecting to Huddersfield, Sheffield, Retford, Wakefield Westgate and Barnsley. Goldthorpe train station is a 7 minute drive away or 14 minute bus journey on either the 218 or X19 where there is also a train station connecting to Leeds and Sheffield.

Due to it's central location from large cities and town there is a choice of Airports from Darfield. New residents have the choice of Manchester International Airport, Leeds Bradford International Airport, and the Robin Hood Airport - Doncaster.

Car parking will be provided at generally 200% for three bedroom units and 100% for two bedroom properties.

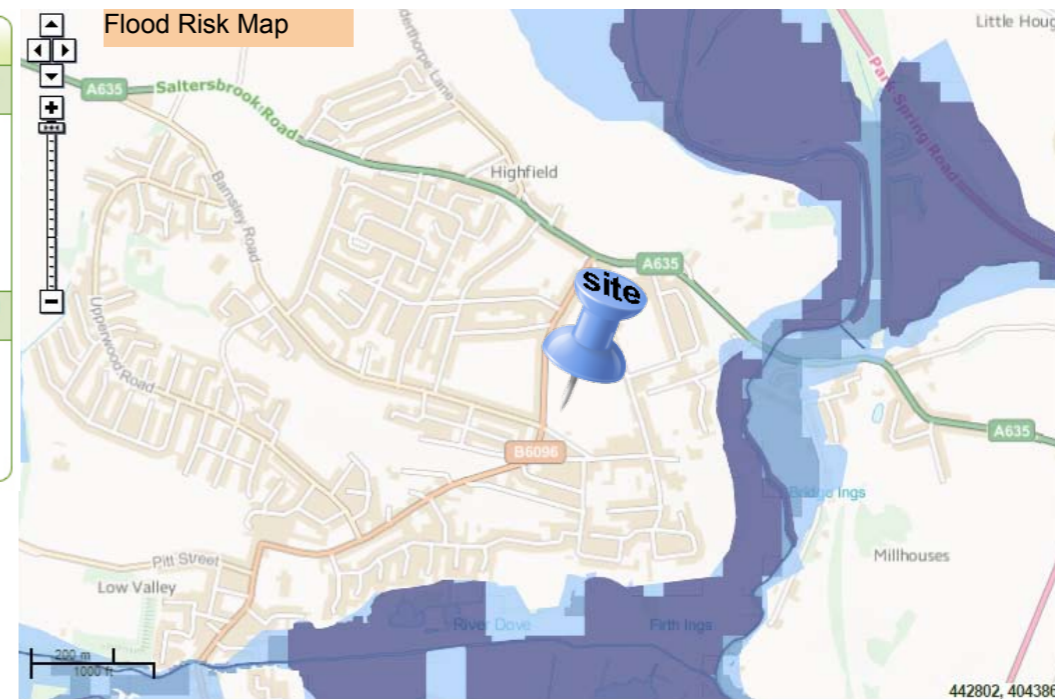


Darfield Allotment Sunset (geography.org.uk)



Application Site

Map legend	
<input checked="" type="checkbox"/>	Risk of Flooding from Rivers and Sea
■ (Dark Blue)	High
■ (Medium Blue)	Medium
■ (Light Blue)	Low
■ (Very Light Blue)	Very Low
<input checked="" type="checkbox"/>	Other national environmental organisations
■ (Red)	Natural Resources Wales Area of responsibility
■ (Blue)	Scottish Environment Protection Agency Area of responsibility



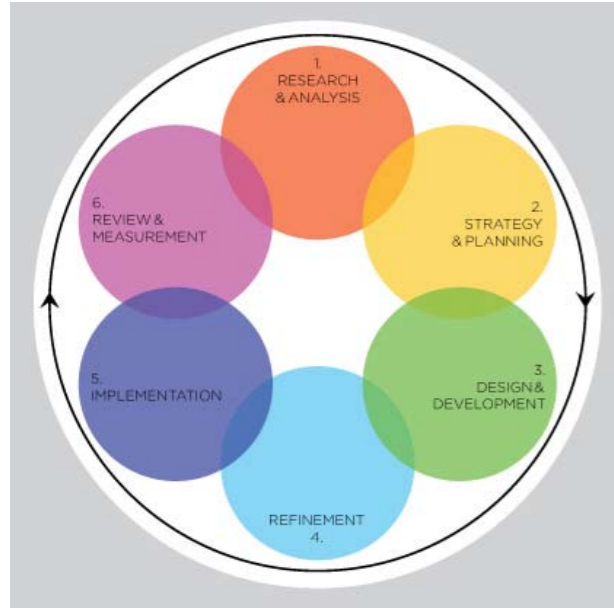
Netherwood Advanced Learning Centre

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3.0 Design Process



Barnsley Council's Design of Residential Development SPD sets out a number of key objectives. The scheme proposals have been prepared using the following objectives as a baseline:

The council will seek to achieve good design standards for all types of development. Proposals for development will be assessed using the following design criteria:

- **The quality of layout, and suitability of scale of the development**
- **The use, quality, design and landscape treatment of open land within the site and the area around the buildings**
- **The standard of detailed design and facing materials of proposed context and its relationship with adjoining land uses.**

With this in mind, the rationale behind the scheme design is based upon several key drivers:

- To create an exemplar housing scheme to meet the needs and requirements of contemporary living and bring the currently derelict site back to good use.
- Built form to respond to the site and topography. The built form must respect the mass, scale and character of adjacent buildings particularly those which are listed, and contribute positively to the area.
- To create a strong 'sense of place' and a development which has strong connectivity and natural surveillance throughout to improve security and safety.
- To use a limited palette of materials that reflect the local vernacular and create Architectural interest and depth through the built form rather than 'decoration'.

New housing is critical to attracting investment into the local economy, creating new jobs and improving community infrastructure. The application proposals will provide an affordable housing scheme in line with the aspirations of Barnsley Council.

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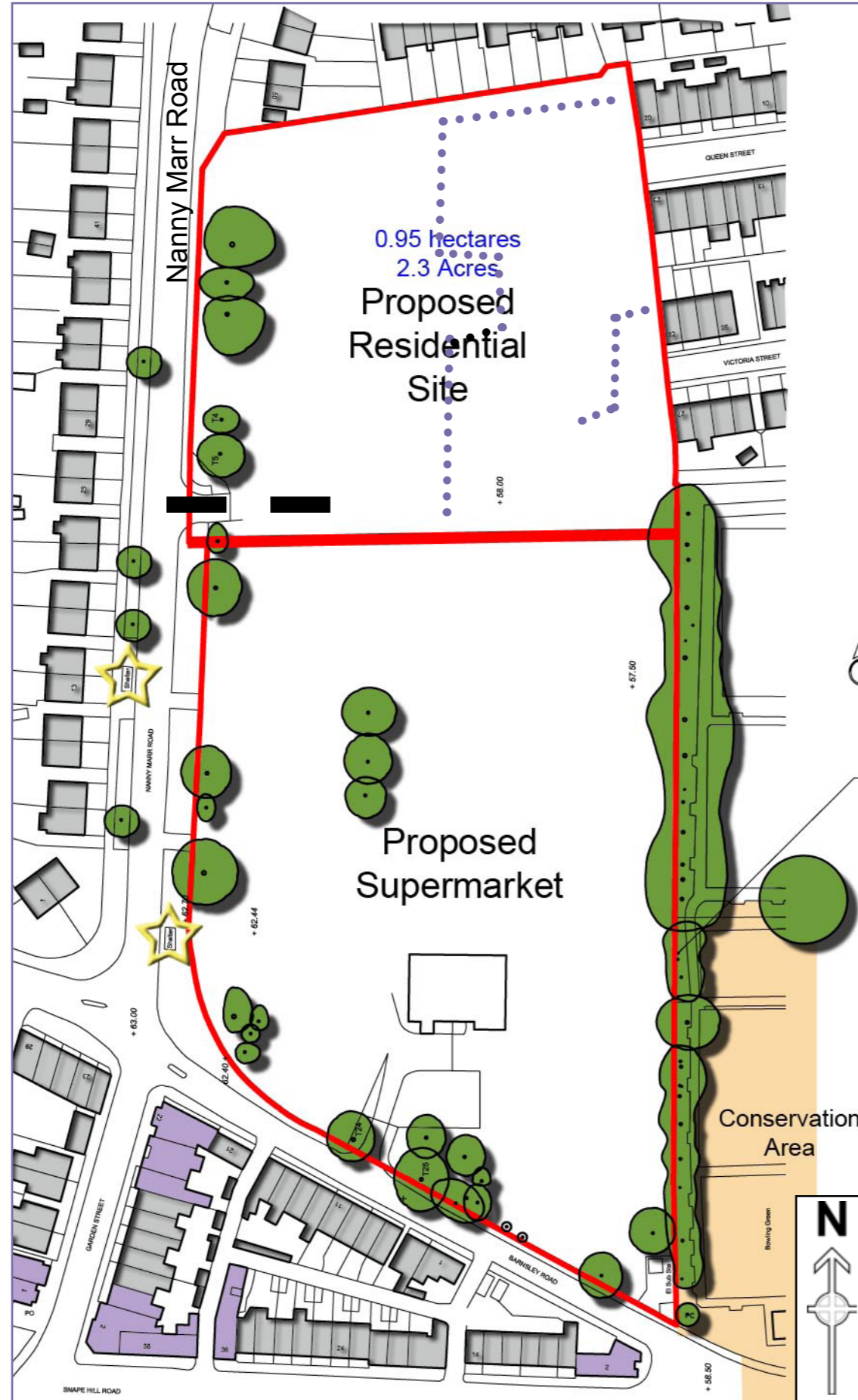
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3.1 Design Process - site appraisal

KEY

-  EXISTING TREES
-  BUS STOP
-  RESIDENTIAL
-  COMMERCIAL / RETAIL
-  CONSERVATION AREA
-  EXISTING ENTRANCE
-  MAN MADE RIDGE / EMBANKMENT



There are opportunities and constraints that exist for the development of all sites. Below is a brief appraisal of those which have been identified for this site and will be addressed in the design proposals. The adjacent diagram demonstrates the existing site features to be considered.

Access
The former access used to be where the black dashed line appears on the site layout, however it is no longer relevant for the proposed residential layout. The new layout has more of a central access to the residential site.

Topography
The site has a man made embankment (purple dotted lines) that runs across the centre of the site. There is a drop of about 2 metres down the embankment, which then gradually rises to a similar height.

Landscape
The majority of the site is currently an overgrown grassed area, with some existing trees shown on the site plan along Nanny Marr Road. The main landscaping within the area is residential gardens. There are designated green, park areas close to the site, and a conservation area to the south of the newly proposed supermarket south of the site.

The existing trees are large, set back into the site. Their size and position have made it more difficult to include in the proposed design layout. There are more trees and shrubbery proposed in the landscaping of the site replacing any removal of existing trees.

Boundaries
The north of the site are terraced houses, set back from the boundary with their rear gardens. To the east boundary, is also residential, with blank gable ends of the terraced streets over looking the site. The south boundary will be onto the proposed supermarket site, which will feature a landscaped boundary. East of the site, is where the new access will be from Nanny Marr Road. On the opposite side of Nanny Marr Road are semi-detached residential. The new street scene respectfully mirrors this semi detached elevation. The new street scenes have been carefully positioned across the site, ensuring the standard distances are being met between habitable windows. A noise assessment has been carried out and submitted as part of the Planning application.

The above information highlights the key drivers behind the proposed development of the application site as edged in red. This, along with Planning policy and advice from Barnsley Council has contributed to the final scheme presented.

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3.2 Design Process - design development

Outline Application Proposals

The residential scheme submitted as part of the Outline Application provided a sketch-scheme with the intention of providing more information with the Reserved Matters Application. The below scheme was for indicative purposes only, and with further correspondence with associated parties, and the LA the requirements for housing type and demand has been addressed.

POTENTIAL RESIDENTIAL SITE CAPACITY
 TOTAL: UP TO 35 x 2 TO 3-BED UNITS @ 2-STOREYS
 SKETCH SCHEME FOR INDICATIVE CAPACITY STUDY PURPOSES ONLY - FINAL DETAILS INC. P.O.S AND ASSOCIATED REQUIREMENTS SUBJECT TO AGREEMENT WITH L.A. PLANNING DEPARTMENT AND A RESERVED MATTERS APPLICATION



First Revision

The diagram below shows an earlier scheme.

The highway has been slightly amended with two mews courts being added to the north and south of the road.

The overall mix of dwelling types remained the same, but the house arrangements across the site have been rearranged, with the bungalows (A) moving to the back of the site.

schedule of accommodation

A	2bedroom 3person bungalow	68.0sqm	20
B	2bedroom 4person house	75.0sqm	12
C	3bedroom 5person house	85.0sqm	8
total no. units			40
car parking:			
2 bed houses and bungalows		100% min	
3 bed houses		200% min	



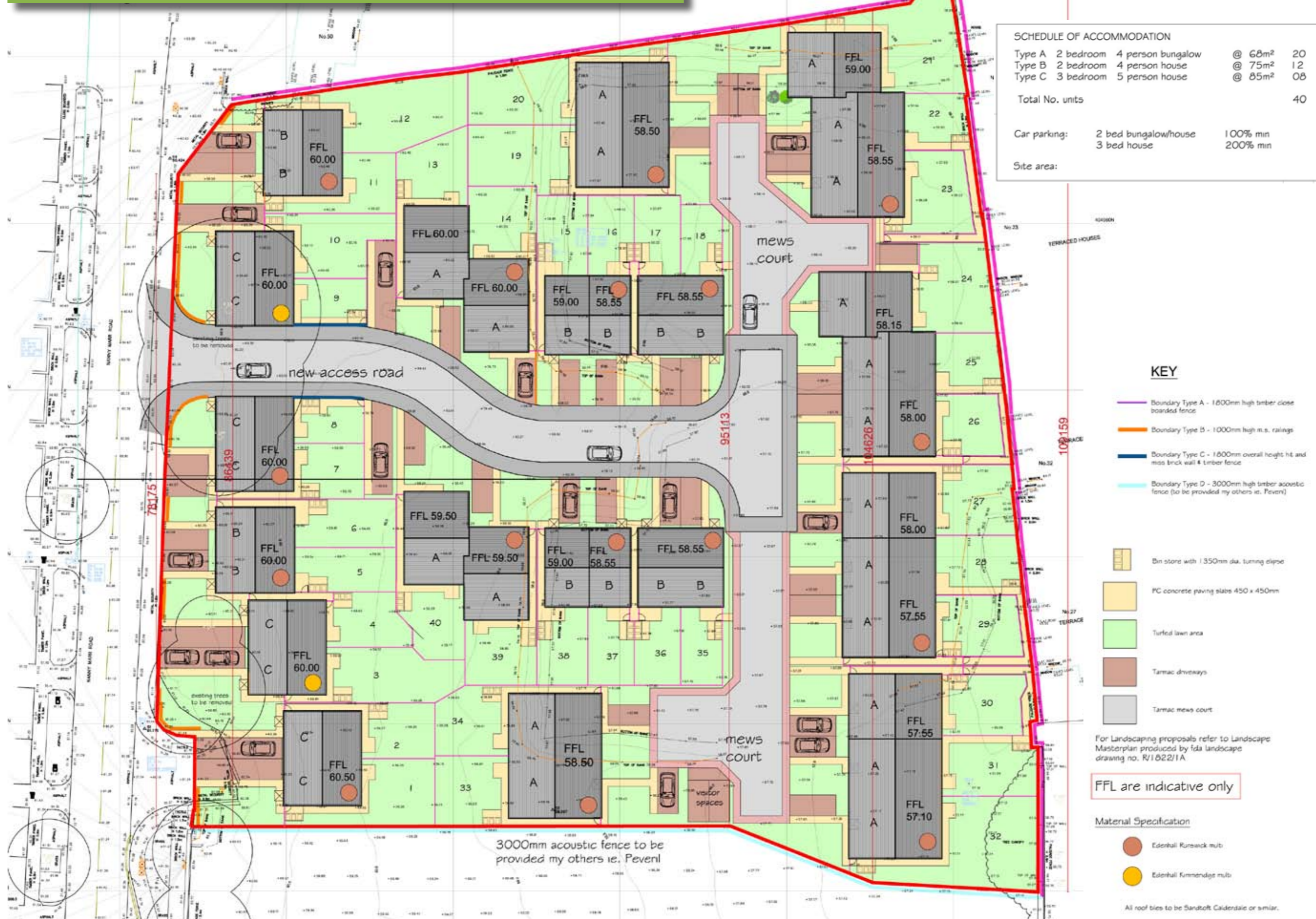
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3.3 Design Process - design rationale



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3.3 Design Process - design rationale

Following initial consultation, the submitted layout shown on the previous page was formulated to suit existing site constraints. The following section explains the principles behind the design.

Use

The scheme proposals comprise of an entirely residential development with a mix of semi-detached, mews houses and bungalows. All properties have been designed to provide affordable homes.

The proposed residential use is in line with Barnsley Council policy documents. The Barnsley Strategic Housing Land Availability Study (BSHLA) has designated the site for affordable housing schemes.

There is a desperate need for this site to be redeveloped as in its present derelict state it is attracting anti-social behaviour and vandalism. There have been significant problems involving arson.

Amount

The proposed scheme of 40 dwellings offers a density of approximately 40 dwellings per hectare.

Of the forty proposed dwellings, twelve will be 2 bedroom / 4 person house, eight 3 bedroom / 5 person house, and twenty, 2 bedroom / 4 person bungalows. The mix of unit sizes and types has been dictated by the desire to create a mixed and balanced community and considering the local housing needs, Barnsley Local Development Framework, and consultation with the Affordable Housing Officer at Barnsley Council and the BMBC Affordable Housing Requirement.

The tenure is in line with the Core Strategy Policy CSP15 of exceeding the 15% affordable housing requirement for developments with over 15 dwellings. The proposed residential scheme will be 100% social rentable homes.

Landscaping

Landscaping will be integral to the success of the development. There are a small number of trees that will be removed in the redevelopment of the site, replacement planting will be included of native species to promote ecological diversity. All houses are shown with secure private space. All landscaping is shown on the separate landscaping plan submitted with the application.

Layout

The site layout shown on the previous page provides a well planned and designed environment in which people will want to live, socialise and play.

The main objectives are as follows:

- To optimise the views in and out of the site and also within the site in relation to the existing features and other dwellings.
- To clearly define entrances and edges and establish gateways and focal points.
- To protect and enhance the boundaries to ensure the amenity of future residents of this site.
- To provide features within the development that assist to create a pleasant and enjoyable environment.
- To ensure that the development makes the best use of land as per the density achieved which is appropriate to the local form and character and in accordance with the guidance in PPS3.
- To achieve safe and efficient integrated vehicular access to and within the site, providing an inter linking system of safe pedestrian/vehicle routes within the site.

The layout of dwellings has been informed by the constraints highlighted earlier in this document. The access point is central to the proposed site, off Nanny Marr Road. This access road breaks down into two shared surface Mews Courts, providing equal priority to cyclists and pedestrians as the vehicles.

The layout ensures active frontages to all highways with terraced units providing strong urban streetscapes. Urban design principles have been followed in terms of providing key nodes within the site.

The street elevation to Nanny Marr Lane is important to integrate with the existing housing scale, fenestration and general rhythm. Keeping the bungalows internal to the development allows this to stay strong, and for a strong relationship with the internal layout.

General attention to 'Secured by Design' principles is achieved in the layout design. Generally divisional boundaries to the rear of the properties are timber fencing. Gable windows have been introduced wherever possible, particularly in prominent elevations to increase natural surveillance. Gables will be protected to avoid graffiti or nuisance ball games.

All parking areas are naturally overlooked by the adjacent dwellings and will be well lit for security purposes. Car parking will be within curtilage.

The scheme also allows for adequate standards of privacy, as set out in the Supplementary Planning



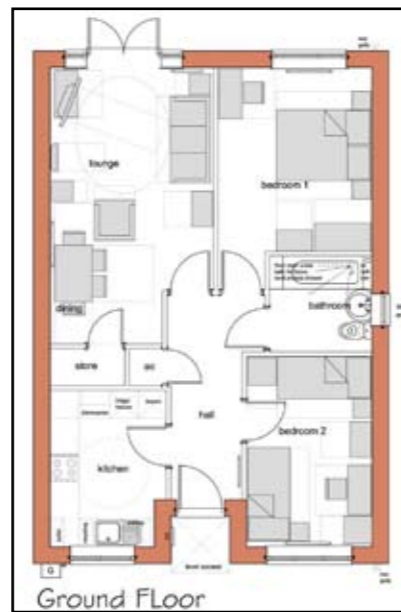
3.3 Design Process - design rationale



HOUSE TYPE C
3 BED, 5 PERSON
85 m/sq



HOUSE TYPE A
2 BED, 4 PERSON
68 m/sq



Document: Residential Amenity and the Siting of Buildings, with minimum overlooking distances observed.

The rear gardens meet the recommended areas specified in the SPD: Residential Amenity and siting of Buildings of 50m/sq for 2 bed dwellings, and 60m/sq for the 3 bed houses, with the exception of two 3 bed corner plots at the new entrance from Nanny Marr Road, and two 2 bed corner plots at the beginning of the Mews Court, which fall short by only a couple of metres due to their position requiring views down the street also maintaining site landscaping especially to the street frontage along Nanny Marr Road. Front gardens have varied surfaces with paved surfaces for the paths. They have been defined as private space with railings along Nanny Marr Road. The properties within the development have been defined with a landscaped boarder with shrubs and planting.

Scale

All proposed houses are two storey in height and the bungalows are just single storey. This reflects its location and context of the mainly residential area.

Access

Vehicular access to the site will be from Nanny Marr Road. The new access road will be to 5m wide to adoptable standards with the inclusion of a more informal Manual for Streets design shared surface area to the rear of the site . This will reduce vehicle speeds and discourage street parking whilst maintaining a pedestrian link in the site. Turning areas are maintained throughout the site.

Dwellings all front the highway with car parking within curtilage to the houses.

Car parking standards have been set at one space for 2 bedroom houses, two spaces where possible to the 3 bedroom houses. This principle is deemed suitable for the location. Car parking spaces are generally between 5 metres - 5.5 metres long by 2.5 metres wide with a 900mm wide path adjacent.

The development will be accessible to disabled persons with level access provided to the front entrances. Site levels have been designed to meet Approved Document M.



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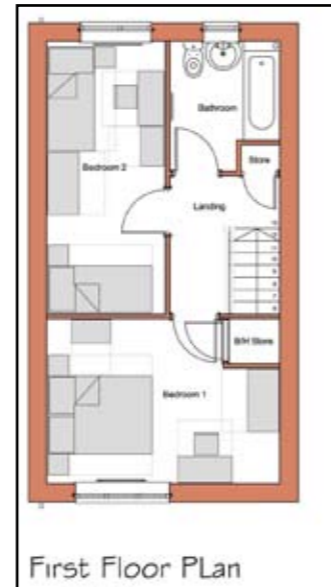
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3.3 Design Process - design rationale



HOUSE TYPE B
2 BED, 4 PERSON
75 m/sq



Drawings are Indicative elevational treatments



Edenhall Kimmeridge Multi Faced Brick
Plots 3, 4, 9 and 10



Edenhall Runswick Multi Faced Brick



Sandtoft Calderdale Roof Tile (or similar)

Appearance

The aim of the general aesthetic of the development is to respect the immediate area. The aesthetic of most of the new build is traditional with brick soldier course lintels and buff stone cills and lintels. It is proposed that plots 3, 4, 9 and 10 are a buff brick creating some interest and variation along the Nanny Marr Road street scene. The predominant material is red brickwork which is respectful of the heritage of the area.

Red brick is the main material with render used as a feature in small areas along the streetscapes with the bungalows. Window openings and fenestration are of a similar rhythm to the surrounding housing stock.

The development will sit sympathetically alongside the existing buildings and enhance their architectural interest. Where there are prominent vistas, additional materials such as render have been introduced to add interest and create nodes looking into the site.

Street elevations are broken up with the differing building form and roofline. This all helps to ensure the scheme has distinctiveness and contributes to Barnsley MBC's aspirations for high quality design.

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This Planning application is for the residential development of 40 No. dwellings off Nanny Marr Road, Darfield, Barnsley.

The proposals offer a density of approximately 40 dwellings per hectare and a varied mix of housing sizes and types including adaptable housing for the disabled.

Guidance within the Barnsley MBC statutory planning documents has been followed throughout the design process and dialogue has been maintained with the Local Authority development team.

The local residents and businesses have been consulted and every effort has been made to design a scheme which complements the existing buildings surrounding the site and is not overbearing or obtrusive.

The development relates to the site constraints and the proposed aesthetic respects the buildings in the area, whilst maintaining distinct individual character and a contemporary edge.

The development team including Partner Construction, are committed to the progression of these proposals and look forward to delivering this high quality housing to the local people at the earliest opportunity.

This document is to be read in conjunction with all other supporting documentation and Nicol Thomas drawings.

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