

DESIGN AND ACCESS STATEMENT

Proposed Residential Development
at

Mary Street, Little Houghton

Prepared by KSL Design

November 2013

Contents

01 Purpose of the statement

Page 2

02 Site Assessment

Page 3

03 Pre-Application Consultation

Page 10

04 Evaluation and Design Proposals

Page 13

05 Summary

Page 19

01 Purpose of Statement

This statement has been prepared by KSL Design Ltd on behalf of Developments by Boutique for a Planning submission in respect of a proposed residential development scheme at Mary Street, Little Houghton, Barnsley, for 8 semi-detached 2 storey dwellings.

It has been prepared in accordance with the Department for Communities and Local Government (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on Design and Access Statements; 'How to write, read and use them'.

The statement presented here is to supplement the planning application in respect of the aforementioned site and to explain 'the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with (paragraph 80 DCLG circular 01/2006).

This document achieves this within the following sections;

Section 1 – Introduction – Outlines the purpose of this document.

Section 2 – Site Assessment – Considers the site and its surroundings in terms of the physical, social and economic context.

Section 3 – Pre Application Consultation – Provides details of the consultation undertaken with relevant Stakeholders.

Section 4 – Evaluation and Design Proposals – Identification of the site constraints and opportunities in order to establish the design objectives which underpin the development proposals. Presentation of the vision for the site together with design proposals including access arrangements, layout of the development, scale and use of buildings, amount of development proposed with hard and soft landscaping proposals.

Section 5 – Summary - Provides an overview of how the development proposals achieve the design objectives established.

02 Site Assessment

2.10 Site and Location

The site subject of this application is located within the hamlet of Little Houghton approximately 6 miles east of Barnsley town centre accessed from Mary Street.

The site sits within a predominately residential area on the southern side of Little Houghton. Little Houghton is located 1000m south of Great Houghton which offers a good range of shops, leisure facilities, convenience stores, primary and secondary schools. Little Houghton also has excellent public transport links to the wider communities, with train stations in Thurnscoe and Goldthorpe less than 1 mile away.

The site is a triangular piece of land approximately 0.25Ha. The site measures approximately 90m wide and 36m deep to the west, tapering to 10m deep at the eastern boundary. The site is accessed off the end of Mary Street.

The site is currently within private ownership having being recently sold by the Local Authority at auction.

2.20 Topography

The site falls approximately 1.5mm from the high point along the northern boundary to the southern boundary. Beyond the site boundary levels of existing dwellings, gardens and hard standing areas are commensurate with the site levels



Site Boundary

2.30 Existing Landscape Features

There are a small number of existing trees along part of the southern boundary. A tree report has been prepared detailing type and condition together with recommendations for the removal of some trees and pruning of others.

2.30 Movement and Circulation

Access to the site is taken directly from Mary Street. Mary Street extends along the site frontage providing access to the rear of properties on Mary Street and Rotherham Road. From the end of Mary Street there is also a pedestrian link onto Rotherham Road.



Site from the end of Mary Street

2.50 Economic and Social Context

The development proposals will significantly improve the current derelict and unattractive site which is vulnerable to fly tipping. The proposals will help contribute towards a thriving local community, provide a high quality environment for people to live and provide a more efficient use of the site in so far as it would;

- Provide housing choice for local people
- Result in a more efficient use of a currently underused site
- Contribute to the regeneration of the local area

2.60 Townscape Context

The site is bounded on 3 sides by residential dwellings. It is mostly a collection of current and former council houses with small infill developments providing a variety of architectural details.

The existing residential properties immediately adjacent the site are current and former council houses in a semi detached format with parking to the side or the frontage of the property. Buildings are constructed in a red brick with a subtle brick band course below the first floor windows under a grey slate roof or replacement roof tile and generally hipped roofs. Windows are white upvc in a variety of styles as the windows have been replaced over the years. Door entrances are animated with fanlights and some with canopies over the door and lounge window. Centre chimneys are constructed to most dwellings of this age generally in red brick. The dwelling is bounded to the front with a mixture of brick walls, stone walls, fencing, railings and hedgerows.

To the west of the site are properties constructed from concrete sectional panels which are rendered or peddle dashed. Roofs are both gabled and hipped and covered in red concrete tiles.

To the south of the site are two bungalows, one with single storey equestrian buildings set at a lower level than the proposed development.



Typical properties along Mary Street



Existing properties to the west of the proposed site



Example of infill development within the Hamlet of Little Houghton

03 Pre-application Consultation

In developing our proposals for the site discussions have taken place with the Local Authority prior to the submission of the planning application

Plans were submitted to the Local Authority via email, below are the comments received from Graham Northern at Barnsley Council –

“I am still awaiting comments from highways on the proposals suggested. I have looked at the allocation and the site is allocated as a Housing Policy Area in the Unitary Development Plan and as Urban Fabric in the sites and places document of the Core Strategy. The site is also not allocated as Green Space and as such in principle there is no objection to residential development.

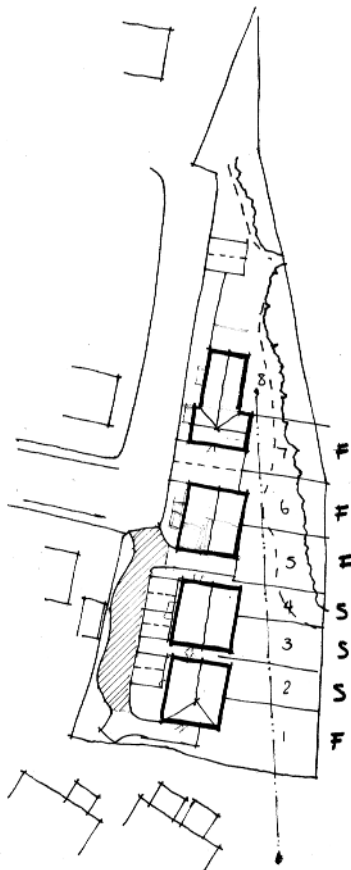
In terms of the layout submitted I think more work needs to be done regarding this I am uncomfortable with the way plots 1 - 5 turn their back on the street and the way the development projects down towards the west near the rear of dwellings on Windsor Crescent. The layout does propose somewhat of a "dog leg" and doesn't seem to relate to Mary Street. I would say the close proximity of the gable of unit 1 relative to the gardens of these properties would form an overbearing relationship.

I am of the view that the corner of Mary Street presents a good opportunity to create an "L" shaped form of development that wraps around the street and retains the existing building line of the semis running down the western side of Mary Street. For instance a pair of semis could run in line with the existing properties and then a further pair rotated at 90 degrees and drives could be accommodated to the sides and a shared drive centrally depending on the space, gardens would thus run to the west and south which would afford between amenity than being to the north as proposed. This would put the sewer in the rear gardens.”



Initial Proposal

A meeting was held with Graham Northern and the scheme below was presented in response to the comments received.



This scheme was welcomed by the Local authority

Proposed residential development at Mary Street, Little Houghton, Barnsley.

04 Evaluation and Design Proposals

4.10 Evaluation

Following assessment of the site and its surroundings as set out in section 2, a number of constraints and opportunities associated with the proposed development have been identified. The site constraints and opportunities have been used to inform the design proposals for the site and are illustrated on the supporting drawings.

The **key constraints** are considered to be;

- Proximity and relationship with existing dwellings to the north, south and west.
- Access position fixed from Mary Street
- Interface of proposed development with existing dwellings
- Frontage required to Mary Street
- Site topography
- Existing public sewer

The **main opportunities** are considered to be;

- Opportunity to provide a high quality residential development to enhance the character of the area.
- To develop the site in a form that's in keeping with the existing predominate use of residential in a sympathetic manner.
- Opportunity to create a focal point at the end of Mary Street

4.20 Vision

The vision for the site is to complete a high quality residential development which respects the character and amenity of the area and fully integrates with and responds to the site opportunities and constraints.

The aim is to deliver a contemporary design solution for the site which draws on the positive characteristics of the existing housing within Little Houghton.

This will contribute to delivering housing choice and availability which will enhance and re-generate the site and surrounding area.

4.30 Design Proposals / Scheme Evolution

The design proposals for the site have been informed by the constraints and opportunities identified together with the character of the surrounding area

Various schemes have been produced and following detailed discussions with Barnsley Council, the scheme has evolved to that currently proposed for eight 3 bed 2 storey dwellings.

4.40 Amount and Use

The development proposed provides eight 3 bedroomed dwellings in a semi-detached format.

4.50 Layout and Scale

The proposed site layout has been determined by the size and shape of the site, consideration of the sites constraints and opportunities and consultation with Barnsley Council.

Approaching the site down Mary Street, plots 5 & 6 are positioned to provide a focal point at the end of Mary Street. Plots 1 to 4 are sited to provide a sensitive interface between existing dwellings to the north and east. The design incorporates a landscaped buffer along the northern

and western boundary at the interface with existing dwellings. Plot 8 is designed to take account of the restricted depth of the site to the east and the bungalow to the south.

Soft landscaping proposals to the front gardens throughout the site will further enhance the scheme to create an attractive living environment and focal point

4.60 Access

Vehicular and pedestrian access to the site is utilised directly from Mary Street.

Access to individual dwellings will be provided in accordance with approved document Part M.

4.70 Car parking provision

All properties have a minimum of 2 parking spaces located to the side and front of the dwellings.

Bin storage to houses will be located to hard standing areas to rear gardens.

4.80 Appearance

An assessment of the neighbourhood character established that there was little dominant architectural influences within the immediate area upon which the design proposals should be based.

The post war medium density housing adjacent the site is characterised by red brickwork under grey roofs with white upvc windows. Windows tend to have rectangular proportions with varying types of detailing. Roof pitches tend to be shallow.

The proposed buildings will be constructed in artificial stone with artstone heads and cills to windows. Vertical casement style window proportions will be utilised to maximise solar gain and increase passive surveillance and reflect the room size behind.

The submitted scheme will create a high quality development scheme, taking a lead from the positive details that exist within the locality of the site but with a distinct design theme to create a modern individual identity.



Proposed street scene from the end of Mary Street



Proposed Site Layout

Proposed residential development at Mary Street, Little Houghton, Barnsley.

4.90 Safety and Security

The layout of the development proposals have been carefully considered to ensure safety and security for those visiting and living on the development.

- The boundary between private and public space is clearly defined by soft or hard boundary treatments.
- Conduits for movement and access are well defined and provide convenient movement without compromising safety.
- The soft landscaping within the scheme will be designed to eliminate hiding places and areas of concealment.
- There are no unsupervised areas within the site layout this will limit anti-social behaviour and opportunities for crime.
- Lockable gates provided at access points to rear gardens.
- Dwellings orientated to create conditions which make any potential offender vulnerable to detection.
- Well-designed lighting.
- Suitable locks for doors and windows of dwellings.

4.10 Scale

The scale of the development is two storey to protect and respect the amenity of the existing surrounding dwellings. Variation in dwelling design and layout will provide visual interest along the street scene.

4.11 Landscaping

Subtle differences in the depth of front gardens will allow small variations in the landscaping of the scheme. With the use of both hard and soft landscaping to dwelling frontages it will provide a defensible space together with variation in the street scene.

05 Summary

The site of the proposed development off Mary Street, Little Houghton is within a sustainable location with good access to local facilities.

The scheme has been designed to preserve and enhance the character of the local area, which will successfully integrate into the existing landscape without adverse impact on the amenity of the existing dwellings.