

Design Code Compliance Statement



BARUGH GREEN ROAD, BARNSELEY

July 2021

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1.1 This statement has been prepared by Countryside Properties to support a full planning application for 140no dwellings plus associated infrastructure, access and on site formal and informal open space on land at Barugh Green Road, Barugh Green.

1.2 The site is a parcel within the Barnsley West MUI allocation and as such has to comply with the Masterplan and the Design Code.

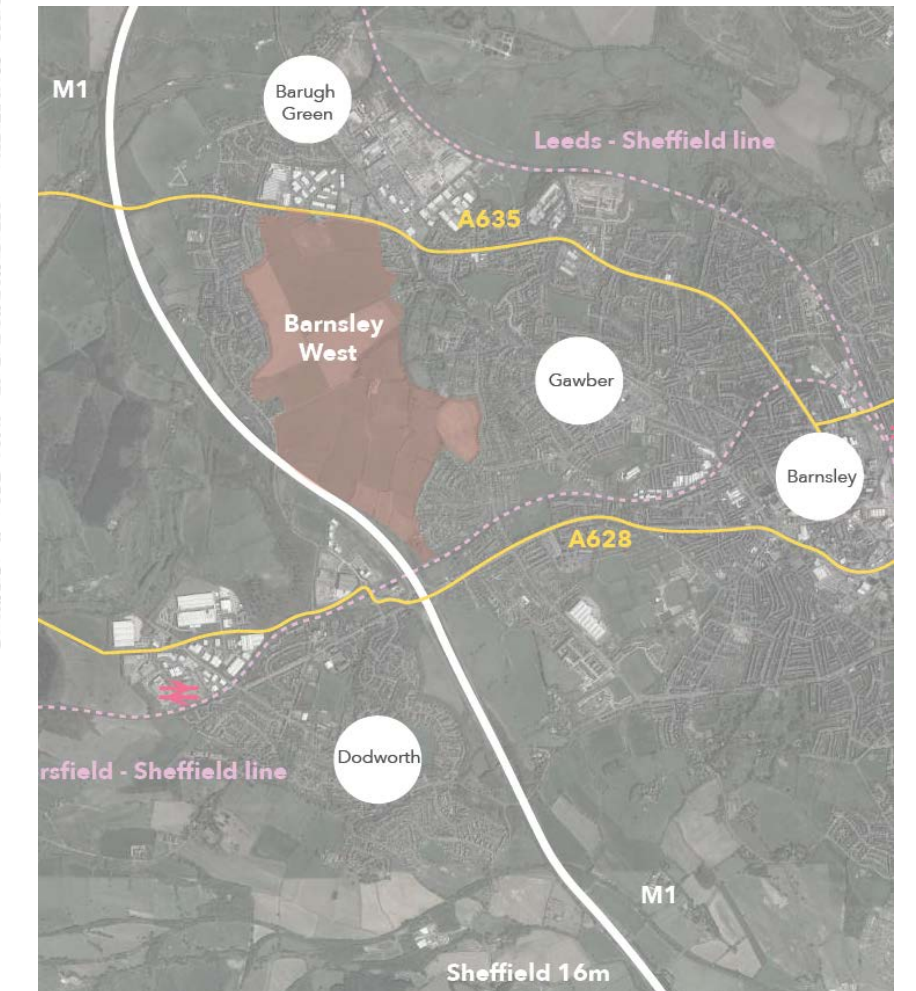
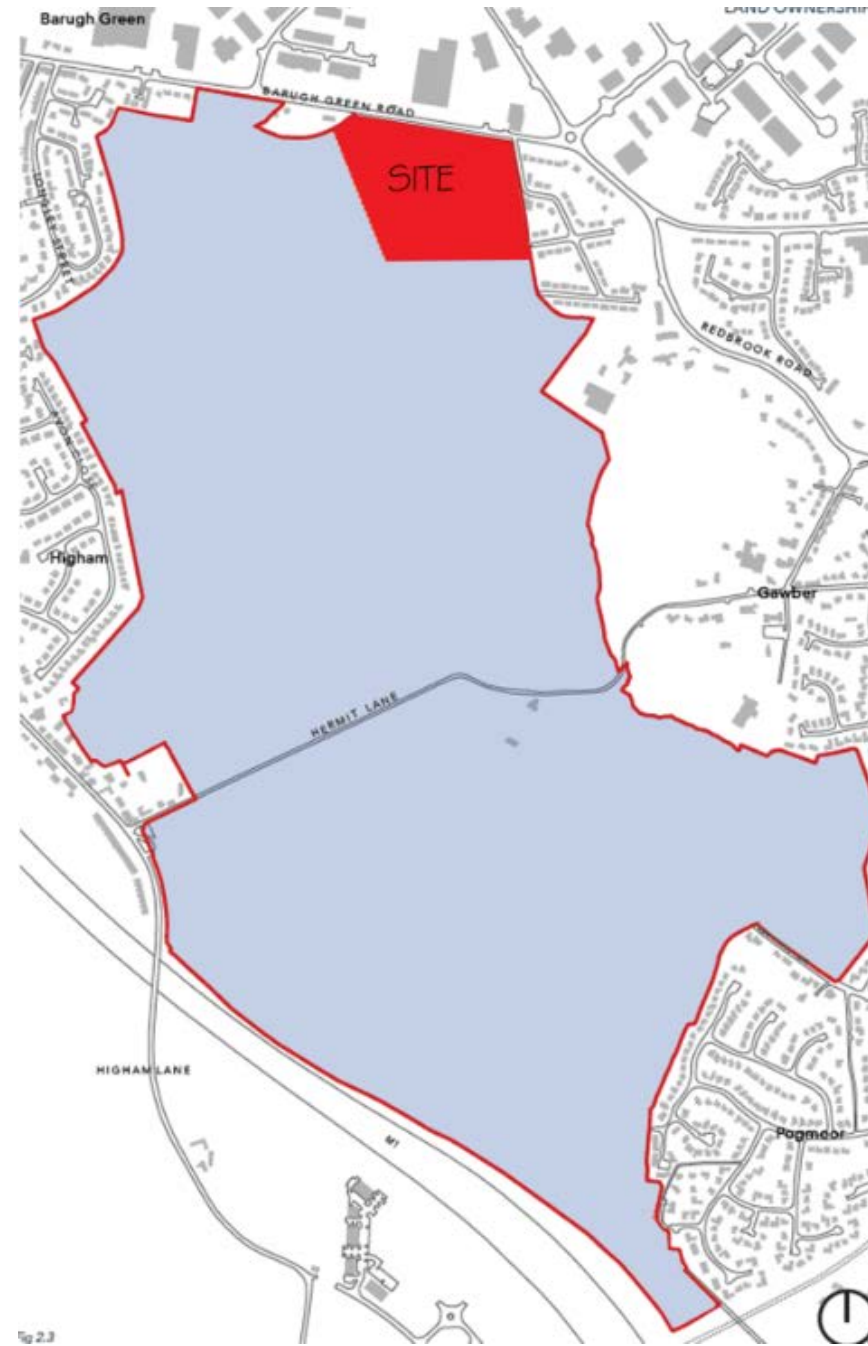
1.3 This statement will cover the principles as set out in the design code;

- the vision for the site;
- site context;
- quantum of development;
- aspects of the development relating to the public realm;
- aspects of the development relating to the character areas;
- does it adhere to the Health and Wellbeing Framework?;
- does it adhere to the landscape framework?;
- sustainability.

1.4 The site is located 2km west of Barnsley town centre, on land between the communities of Gawber, Higham, Pogmoor, Redbrook and Barugh Green and lies directly to the east of the M1 motorway, north of junction 37.

1.5 The site is allocated as a mixed use development to provide 1,700 new homes and 43ha of employment land. It will also provide;

- a new primary school;
- small scale convenience retail and community facilities;
- brand-new infrastructure, including an access link road;
- open green space with wildlife corridors, watercourses and key pedestrian footpaths and cycleways.



Planning Policies

2.1 The relevant planning policy guidance is provided within the National Planning Policy Framework (NPPF), South Yorkshire Residential Design Guide, Barnsley Local Development Framework and the Barnsley West Masterplan Framework.

National Planning Policy Framework

2.2 The revised NPPF was updated by the Government on 19th February 2019. The NPPF sets a positive role for planning and there is an emphasis on enhancing rather than just protecting and maintaining the assets that contribute to sustainability.

2.3 At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development has three dimensions 0 being economic, social and environmental - and planning should therefore perform each of these roles.

2.4 Good design is another key aspect of sustainable development, and the Government considers it important to plan positively for the achievement of high quality and inclusive design for all development. This DAS demonstrates that the scheme has been carefully designed to a high quality taking account of the surrounding area and providing a safe and attractive residential development that people will want to live in.

South Yorkshire Residential Design Guidance

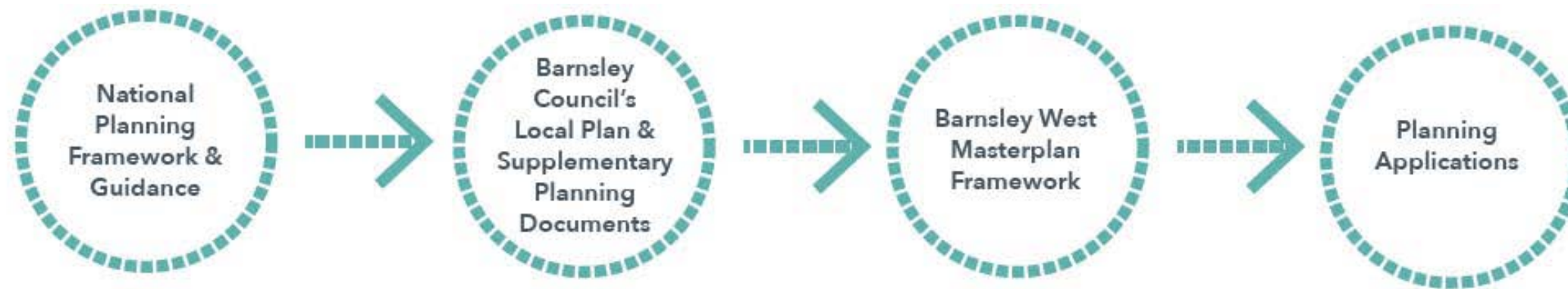
2.5 The guide complements and supports the policies in the Development Plan Documents of the Local Development Frameworks of each of the local authorities. It has been prepared in accordance with Regulation 17 of the Planning Regulations 2004.

2.6 It sets out the detailed design guidelines, principles that each of the Local Authorities will expect proposals to follow to meet the criteria. Technical requirements are also stated which expands on the design guidelines.

Barnsley West Masterplan Framework

2.7 The council's Local Plan was adopted in January 2019. This Masterplan Framework is a requirement of the Local Plan policy MUI in order to guide the development and make sure that policy objectives are met in the plan period and the site can be developed in a comprehensive manner, taking into account all of the infrastructure requirements. The Masterplan Framework will guide the development of the site to achieve its full potential and secure sustainable and inclusive growth, helping to achieve the council's priorities of achieving a thriving and vibrant economy through creating more and better jobs, good business growth and more and better housing.

2.8 The Masterplan Framework is a strategic document that should be read in conjunction with the adopted Design Code and sits alongside Supplementary Planning Documents. The Masterplan Framework and Design Code are material considerations in the determination of planning applications on the site.



The Vision for the Site

3.1 The master plan states the vision for the whole MUI site is ‘to provide a new sustainable community, combining high-quality new homes with new jobs, facilities and open space, available to new and existing residents - to enjoy for living and working.’

3.2 The site plays an essential role in providing housing and employment for Barnsley over the next 15 years. It is strategically located for a high-quality, sustainable, mixed-use community and will act as an urban extension to Barnsley.

3.3 Our site is located at the front of the allocation fronting Barugh Green Road and leads the way in to the remaining site. As part of our vision for the site we aim to

- make the best use of the land;
- provide a high standard of design;
- deliver high quality homes;
- help create a modern place which is landscape led;
- deliver a permeable road layout which provides links into the wider masterplan area;
- deliver axial views looking north-south through the site;
- provide pedestrian and cycle links within the proposed open space.

3.4 Our site is under separate ownership to the remainder of the allocation and the site can come forward and deliver an initial phase of the master plan. It presents the opportunity to produce a character area with its own distinctiveness alongside the wider MUI.

3.5 The built environment and how we interact with it has a profound effect on our quality of life whether it is our working, living or recreational environment. Well designed places ensure variety and ease of use for all members of the community.

3.6 The proposals have been developed and take regard of CABI's publication The principles of Inclusive Design (CABI 2006) which sets out 5 key principles:

- Inclusive design places people at the heart of the design process
- Inclusive design acknowledges diversity and difference
- Inclusive design offers choice where a single design solution cannot accommodate all users
- Inclusive design provides for flexibility in use
- Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

3.7 These key principles should lead to development that is inclusive, responsive, flexible, convenient, accommodating, welcoming and realistic.

3.8 The proposed residential development offers choice and variety for all groups within the community and aims to appeal to a multitude of people with differing lifestyles and social backgrounds. The housing types are designed with a flexible approach to varying lifestyle choices and provide a sound base for future adaptation.

3.9 The built form provides a clear distinction between public and private space, with the use of clear boundary treatments utilising varying materials. Corners and vista stops have also been carefully considered to assist with way finding and ease movement and create the sense of a distinctive environment.

Site Context Appraisal

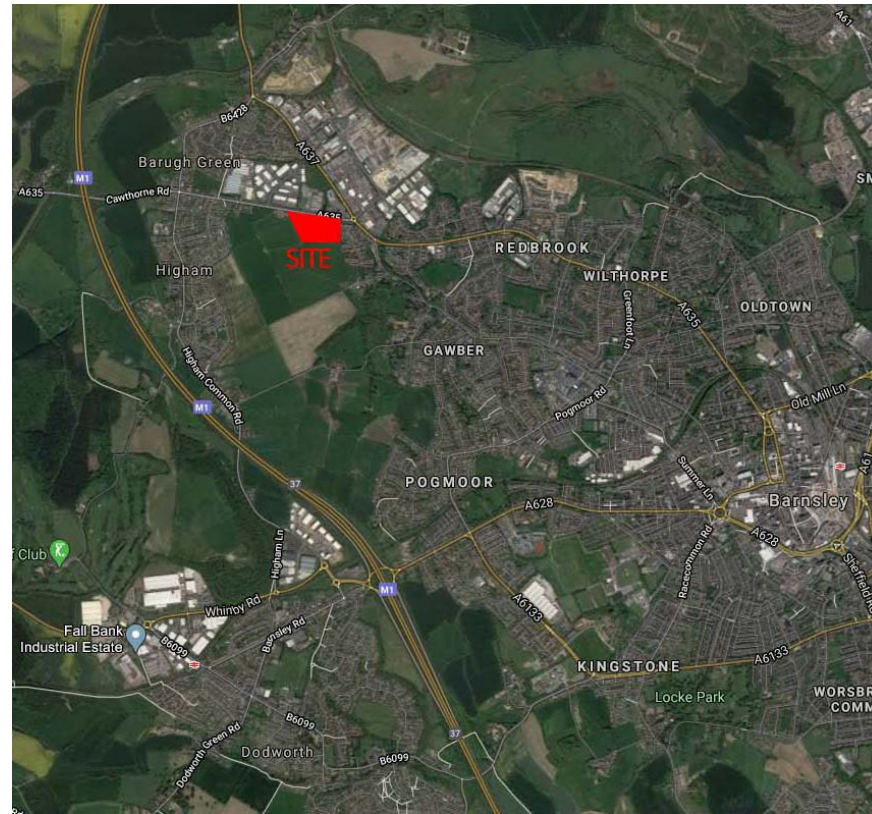
4.1 To ensure the development achieves physical, social and economic integration, an assessment of local facilities and movement patterns has been undertaken and is described in the Design and Access Statement.

4.2 For the wider site allocation the context has been researched thoroughly for the master plan and it was decided where best in the new site to locate the residential, commercial and educational aspects. Our parcel has been allocated for housing with some public open space provided alongside this.

4.3 Our proposals will sit within the existing and also proposed context. The new houses will relate well to the existing residential estate adjacent to the site.

4.4 The application's access strategy into the wider MUI site for both pedestrians and vehicles has been largely impacted by the emerging proposals by Strata, and in particular the required cut and fill exercise. As such, the current application proposals have been amended to reflect this emerging position.

4.5 The plan adjacent shows Strata's proposed master plan, which cuts off our site from the rest of the allocation.



Quantum of Development

5.1 We propose to deliver in total 140no dwellings which comprises of 28no two beds, 89no three beds and 23no four beds. They start at 759ft² 2 bedroom terraced house up to 1131ft² 4 bedroom detached properties. The house types meet the internal space requirements of the South Yorkshire Residential Design Guide.

5.2 The nett density of the scheme broadly accords with the Local Plan Policy and makes the most efficient use of the site. The site plots at 39 dwellings per hectare with a coverage of 15,520ft² per acre.

5.3 The quantum of development is appropriate for this parcel of land and ensures that landscaping is provided in accordance with the master plan vision.

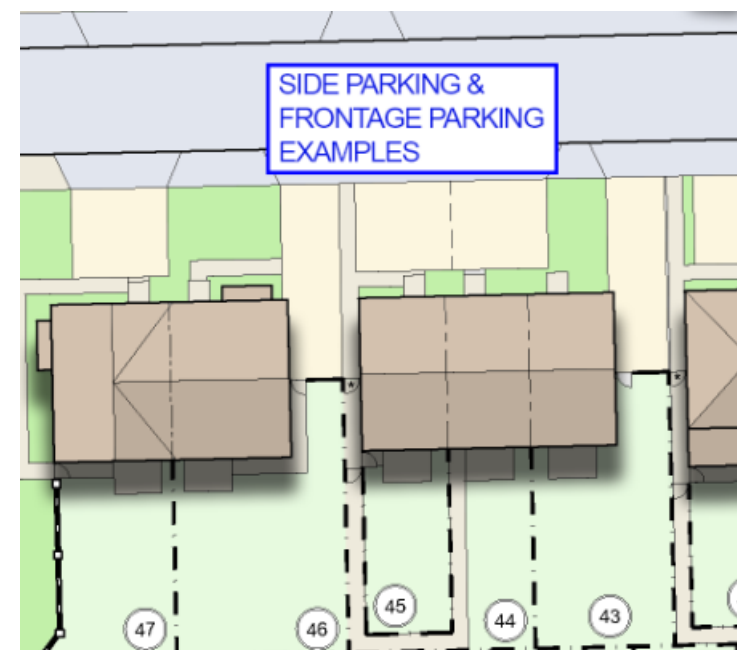
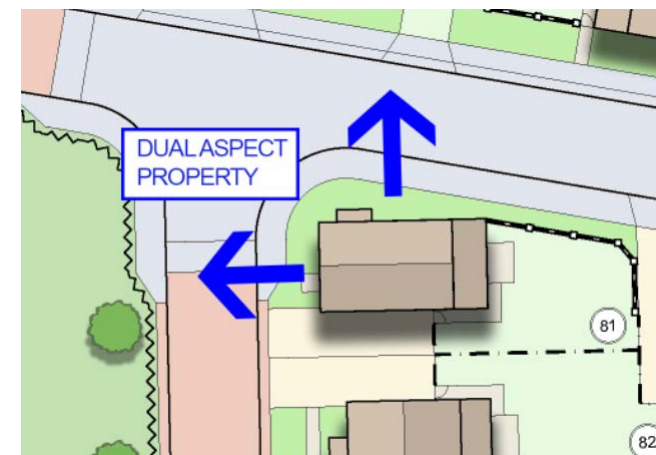
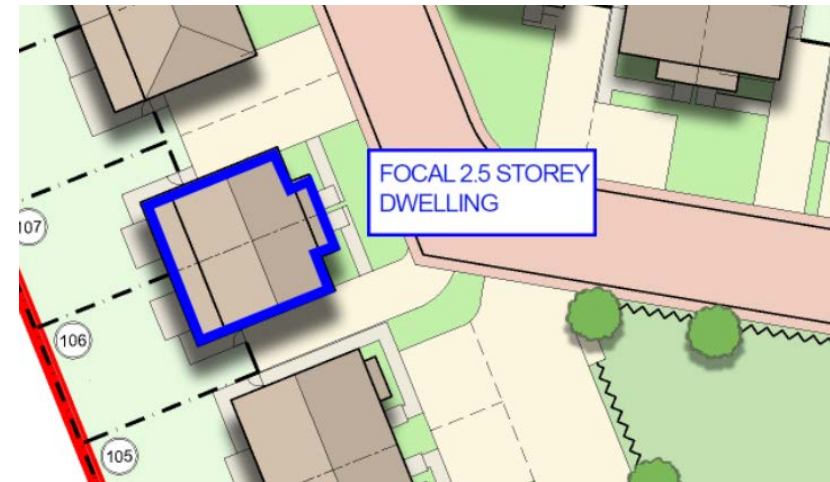
5.4 Feature buildings provide focal points and vista stops at key junctions within the development. All dwellings face onto the street with articulation of corners achieved by the use of distinctive materials, bays and additional windows to habitable rooms which ensure that blank gables to the street are avoided. This assists in pedestrian way finding through the scheme and the creation of a sense of place. Dual aspect units (eg: Rydal house type) have been introduced to ensure all elevations make a positive contribution to the public realm and junctions.

5.5 For a development to be truly permeable and legible it is important that all the spaces within the development are clearly defined as public or private. Ambiguous spaces which could be either can cause confusing spaces within developments.

5.6 There is added value for the residential dwellings to face public open space where possible. This creates an attractive outlook and a focal point for way-finding.

5.7 The layout has been designed to accord with the Council's separation distances in order to create a quality environment for future and existing occupiers. The layout is respectful to existing residents and creates adequate separation.

5.8 The scheme also meets the garden size requirements stated in the South Yorkshire Residential Design Guide; 50m² for two bedroom properties and 60m² for properties with three or more bedrooms.



5.9 Parking is in curtilage for the majority of dwellings and follows the principles of manual for streets. An element of up-front parking has also been proposed. Parking provision meets the requirements of Barnsley Council both in terms of quantum and size.

5.10 Side parking is used to reduce the widths of adjoining footway crossings, which can be both unsightly and detrimental to pedestrian and cycle safety.

5.11 Individual parking bays are generally just set back from the building line to allow ease of access. The visual impact of parking on the street will be broken up by limiting this to small groups of bays. These groups will be separated by planting and street trees.

5.12 Our parking provision meets the Council's masterplan of which states 'generally, no more than three consecutive plots are to have the same parking solution'.

5.13 The positive effects of street parking within this scheme is that it adds activity to the street and is typically well overlooked. It also provides improved security, whilst acting as a useful buffer between pedestrian and moving vehicles.

5.14 It is noted that the MUI masterplan identifies vehicular links through the application site into the wider MUI, and Policy GDI seeks to ensure vehicular access into adjacent land. However, the emerging MUI proposals prepared by Strata include a steep bank which runs adjacent to the application site's west and southern boundary. This bank is at a gradient of 1:3 and as such it is not possible to provide vehicular links into the wider MUI. As such, the site layout reflects this and has a road network which links into the existing road infrastructure but, for the reasons set out above, does not have any wider vehicular connections into MUI.

5.15 Without the ability to provide vehicular connections from the wider MUI the proposed vehicular access from Barugh Green Road is crucial in providing a suitable access into this area of MUI. Furthermore, the application site will no longer have any direct vehicular trips through the proposed link road given the lack of permeability created by the adjacent bank.

The Public Realm

6.0 The application site is located within an area identified as 'Glades and Greens' by the landscape framework of the Design Code.

6.1 Within our scheme we are providing three main areas of open space. One will be provided along Barugh Green Road which will comprise a planted orchard and path routes through the open space along with benches to enable relaxation. Wildflower mixes along with bulbs will enable an ecological rich area to be enjoyed by all.

6.2 A second strip of open space is provided north to south along our proposed spine road which will provide a separate cycle and pedestrian route through the site. Semi-mature trees will be planted along this route to ensure it is an attractive route for all.

6.3 The third area is provided in the centre of the site to the west, which is described in the masterplan as a heartspace. There will be a LAP provided in this area. The LAP will be informal, immersive and contain sensory play. The space will encourage play and social interaction and is located next to a pedestrian route.

6.4 Alongside this, the landscape masterplan proposes street trees and other soft landscaping features to break up the street scene and provide attractive routes through the scheme and between each area of open space.



Character Areas

7.0 *'The purpose of the node, gateway and heartspace buildings is to provide an architectural language that subtly differs from other buildings to create distinctive spaces and moments in the townscape. Through doing so, they both provide the opportunity to create a sense of arrival and act as navigation points throughout the area'.*

7.1 The application site is located within the 'Community Hub' character area. The application proposals have sought to deliver the key characteristics which define this character area. This achieves the delivery of 60% of the dwellings fronting onto open space and the inclusion of gateway buildings.

7.2 The road layout has been designed to be more 'grid' like and provides an easily readable layout through the site into the wider area. The net density of the scheme is considered to be appropriate for this character area and makes the most effective use of the site.

7.3 There are opportunities within the proposed landscaping areas to deliver the landscaping palette for this character area. This will be shown on the accompanying Landscape Masterplan.

7.4 It is noted that the masterplan identifies a potential 'edge parameter' along the eastern boundary of the application site. The masterplan text states that proposed dwellings within edge parameters should be set lower than existing dwellings where possible. Given that the site level in this area is the same as the adjacent existing properties it has not been possible to deliver an edge parameter in this area. The proposal to lower levels and set dwellings back would significantly impact on the scheme layout and sterilize a large part of the site.

7.5 Gateway buildings are located at the entrance of the site to guide you in to the development. Gateway buildings are described as 'key primary buildings at the entrances to create a gateway arrival'. The buildings we are proposing at the entrance have gabled roofs and rendered feature walls to make them more distinct from the other properties. They will act as navigation points into and through the development, being a single building with a contrasting roof form in prominent positions.

7.6 Our approach to the materials palette has taken in to consideration the Design Code figure 11.28. Lighter bricks will be used to face the heartspace and along the POS spine that runs north to south, rendered properties will be the gateway properties with the remainder being red brick. Grey roof tiles will be used throughout the development.



7. Character Areas



Health and Wellbeing Framework

8.1 The built environment has long been recognised as an important factor towards health and wellbeing. Encouraging physical activity and a healthy lifestyle is one of the most impactful measures that can be taken to reduce chronic diseases, obesity and mental ill health.

8.2 The layout provides a landscape-led scheme that promotes a strong connection for the new dwellings to the proposed open space. Primary spaces are designed to face out on to the landscaping.

8.3 The layout seeks to engage the local community by providing a series of spaces which are connected through the provision of attractive pedestrian links set within landscaping. These spaces are aimed at providing year-round usage and meeting the needs of all residents. These areas include the proposals for orchard planting provided adjacent to Barugh Green Road for all to use, generating a sense of place and identity for the frontage. The pedestrian/cycleway runs through the site is set within areas of open space which provide informal areas to play and socialise. A secondary heartspace has been incorporated into the scheme which will provide a mutli-functional use with the inclusion of a locally equipped play area alongside a place to meet and hold community events.

8.4 The scheme also provides pedestrian connections into the adjacent areas of Claycliffe Avenue and Mawfield Road, encouraging connectivity and permeability into the MUI masterplan area, encouraging existing residents to access the proposed green and landscaped areas.

8.5 Cycling and walking are encouraged through the layout with separate pedestrian routes provided through the site. A cycleway is provided running south through the site providing connection to the existing network. These routes are proposed within attractive, landscaped corridors which will promote their use providing credible and dedicated connections. In accordance with the Masterplan wider pedestrian connections are proposed into Barugh Green Road and Claycliffe Avenue which creates permeability and increases opportunities for existing residents to access the new facilities and amenities the application site and MUI will offer.

8.6 There are opportunities to incorporate street furniture along this main shared cycle pedestrian route to allow for people to socialise and use the opportunities for informal play.

8.7 The layout has been designed with security and surveillance in mind. All public areas which could be used as places to meet, socialise or play are well overlooked with dual aspect properties used on corners to ensure an active frontage throughout. The proposed landscaping for the scheme doesn't create hidden spaces or restrict views which could lead to anti-social behaviour but rather allows for views through the scheme.

8.8 The use of locally sourced, sustainable, re-used or recycled building materials and aggregates will be used in the construction of the development where practicable. Our proposed dwellings are designed to achieve high levels of energy efficiency, by using our fabric first approach and maximising efficiency of the building. This is coupled with an efficient heating, ventilation and lighting strategy and each new plot is air tested to ensure strict air tightness requirements are adhered to. Combinations of high fabric performance and good natural day lighting within the proposed development will create significant benefits in terms of reduced electrical use for lighting, and reduced space heating consumption, as a result of maximising solar gains.

8.9 A sense of place and identity will be created by the new development with houses relating well to the proposed open space and the existing surroundings. A distinctive design will be followed throughout with all houses relating well to one another.

8.10 The site does not currently contain many features which provide any inspiration or sense of place, apart from the retained oak tree on the north east boundary. The landscape proposals are based upon the principles of the masterplan and will begin to generate a sense of place which the MUI is seeking to deliver, providing landscape-led areas which are accessible to new and existing residents.



Landscaping Framework

Public Open Space

9.1 The wider Landscape Framework within the Barnsley West Design Code has shown the development site to be part of the Glades and Greens landscape type. In response to this the layout of the development has been designed to provide a generous area of informal Public Open Space along the frontage of Barugh Green Road. Avenue planting along the road frontage will create a strong sense of place and, along with feature entrance planting, a sense of arrival into the development. Large semi-mature trees will be planted to create instant impact. Hedging along the pavement to the north of the site will enclose the space and screen the main road from the interior of the development. In line with the Landscape Framework, two areas of orchard tree planting have been included within the POS, with wildflower meadow sown underneath. The meadow and fruit from the trees will be an excellent food source and habitat for wildlife, as well as well as providing a community resource for residents to use. The rest of the mown grass area can be used for informal play, dog walking etc.

9.2 The Landscape Framework also identifies the requirement for pedestrian and cycling links through the development from Barugh Green Road to the future developments to the south. In line with this, a wide cycling and pedestrian route has been provided along the main north/south spine road. This is set within a generous landscape corridor and is separated from the road by a knee rail and tree planting. This provides cyclists and pedestrians with a pleasant, safe, off road route through the development, linking to future developments. Trees will be planted at regular intervals either side of the path to create a distinctive 'boulevard' character to this route.

Plot Landscaping

9.3 Tree and evergreen hedge planting are used within the private curtilage of the properties to provide structure and create privacy for the residents. Different species and sizes will be used to define the character areas and street hierarchy.

9.4 A mixture of shrub and herbaceous species will be planted within front gardens to create texture, colour and year round interest. The character areas and street hierarchy will be further emphasised by the colours of flowers and foliage of the species selected for different areas. A variety of flowering species will be incorporated to encourage insects and birds.

TYPICAL HEDGE PLANTING



Ligustrum ovalifolium 'Aureum'



Photinia 'Red Robin'



Griselinia littoralis

TYPICAL SHRUB PLANTING



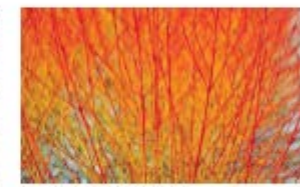
Hebe varieties



Lavender



Hydrangea varieties



Cornus 'Midwinter Fire'



Skimmia varieties



Pittosporum 'Tom Thumb'

TYPICAL TREE PLANTING



Acer campestre 'Elsrijk'



Liquidambar styraciflua



Pyrus communis



Amelanchier lamarckii



Carpinus betulus 'Fastigiata'



Prunus domestica varieties

Landscape Masterplan

9. Landscaping Framework



Sustainability

10.0 The NPPF sets out a presumption in favor of sustainable development. The application site is within a sustainable location and is within walking distance to public transport links and local services and facilities.

10.1 The application proposals includes large areas of open space which offer the opportunity for landscaping and planting which minimises the ecological impacts of the scheme. The scheme incorporates footpaths and cycleways within the proposed landscaping promoting the reduction of car dependency. The accompanying Energy Statement provides details of the schemes approach to energy efficiency.

10.2 Street trees placed throughout the development will aid in climate change mitigation, projecting shade onto the buildings and limiting the heat island effect.

10.3 Existing biodiversity assets will be preserved wherever possible including those trees indicated as being retained. New planting within the site will use native species and of local provenance that will encourage wildlife. Where hedgerows are included within the detailed design, these will be protected and supplemented with new planting where appropriate to ensure the biodiversity value of these features is maximized.

10.4 The use of locally sourced, sustainable, re-used or recycled building materials and aggregates will be used in the construction of the development where practicable.

10.5 Our proposed dwellings are designed to achieve high levels of energy efficiency, by using our fabric first approach and maximising efficiency of the building. This is coupled with an efficient heating, ventilation and lighting strategy and each new plot is air tested to ensure strict air tightness requirements are adhered to.

Our dwellings energy efficiency is helped by the following:

- Fully Compliant with 2013 Building Regulations.
- Improvement on required U-values.
- A rated appliances (when fitted).
- A rated boilers with weather compensators and zone controls.
- 100% energy efficient lighting.
- Water consumption of 100 lppd (Building Regs 125 lppd).
- Air leakage target at 4 (Building Regs 10).
- Positive Input Ventilation systems.
- Reduced site material and energy waste through off site manufacturing in the form of timber frame construction and prefabricated components (ie. porch canopies).

10.6 Combinations of high fabric performance and good natural day lighting within the proposed development will create significant benefits in terms of reduced electrical use for lighting, and reduced space heating consumption, as a result of maximising solar gains.

10.7 In accordance with our fabric first approach and high levels of energy efficiency the scheme does not propose any specific renewable energy technologies as this will impact on the overall viability of the scheme.

Places People Love



COUNTRYSIDE
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