

WEST STREET, WORSBROUGH, BARNESLEY

DESIGN AND ACCESS STATEMENT

FOR

THE PROPOSED DEVELOPMENT

ON LAND OFF

WEST STREET, WORSBOUGH, BARNESLEY

November 2023

L O R O O C
A R C H I T E C T S



Contents

0.0 INTRODUCTION	3
1.0 SITE ANALYSIS	
1.1 Location	5
1.2 Site History	6
1.3 Site History via Satellite	7
1.4 Site Context	8
Settlement Character Study	
1.5 Immediate Context	9
2.0 DESIGN RATIONALE	
2.1 Design Philosophy	11
Design Restriction / Consideration	
2.2 Proposal	12
Access	
House Types	
2.3 Opportunities & Constraints	13
2.4 Appearance & Material	14
2.5 House Type Material Location	15
2.6 Surface Material Location	16
2.7 Landscaping	16
2.8 Access	17
2.9 Scale	17
2.10 Supporting Information	18
2.11 Conclusion	19

DATE OF ISSUE	REVISION	NOTES	COMPLETED BY	CHECKED BY
20.11.23	-	FIRST ISSUE	BC	JC

Copyright of LOROC. All Rights Reserved.

No part of this document may be reproduced, copied, photocopied, translated, stored in or converted electronically into a retrieval system or transmitted, in any form, or by any means without prior written permission of LOROC.



0.0 INTRODUCTION

LOROC Architects have prepared this Design and Access Statement on behalf of Hooper Homes and forms part of the planning application for new build houses development on land off West Street, Worsbrough, Barnsley.

The purpose of this document is to establish the principles behind the design for the proposed 51 no. new-build homes and associated access, car parking and landscaping.

The following sections of this document aims to clearly set out the aspirations of the client, the intentions of the designer and the expectations of the planning authority and local residents.

Please reference the Planning Statement by Barton Willmore, for the relevant policies and guidance relating to the proposals, previous planning consents and acceptable land uses, pre-application advice, amenities, transport links, etc. as well as the following application supporting documents:

- Planning Policies
- Open Space
- Affordable Housing
- Drainage Proposals
- Flood Risk Assessment
- Landscaping Proposals
- Biodiversity / Ecology Assessment

1.0

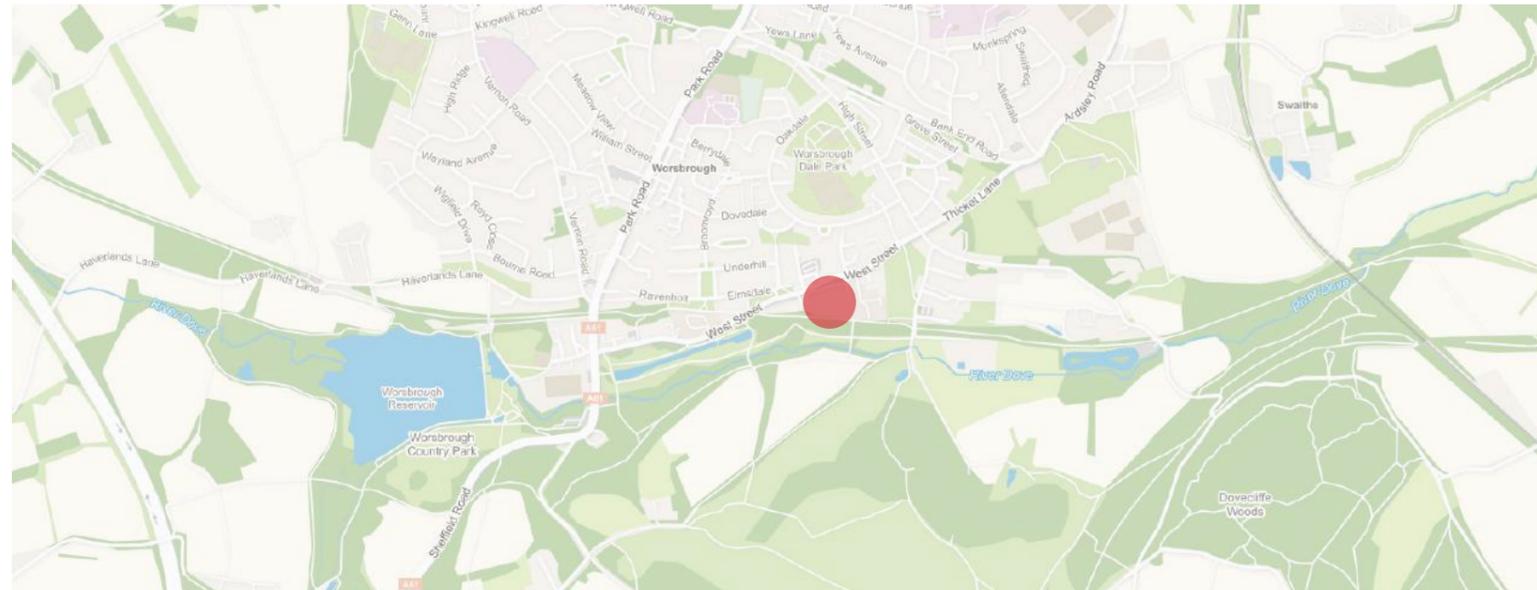
**SITE
ANALYSIS**

1.1 LOCATION

The 1.6ha. site is located at West Street, Worsbrough, Barnsley, South Yorkshire and is situated around Ordnance Survey grid reference SE 35846 03689.

The site is approximately triangular in shape, with the northern edge fronting West Street. The southern boundary is home to a mature tree line and runs adjacent to a Trans Pennine trail.

The site is surrounded by a mixture of development such as: Residential areas largely dominate north, north of West Street, with industrial development can be found pepper potted around the area, particular in the western direction. The site is presented with large open green areas beyond its southern boundary accommodating large tree growth, that surrounds the River Dove.



1.2 SITE HISTORY

1850 - Coal pit in western third of site.

1890-1892 - Buildings for Dearne and Dove Saw Mills shown in south eastern quarter of the site / Coal pit no longer labelled in west of site.

1903-1906 - Western half of site now as Timber yard.

1929 - Saw Mills extended into western half of site.

1967-1997 - Saw Mills renames as Engineering works.

1987-1993 - Engineering work reconfigured on site.

Some time between the years of 2018 and 2019 the buildings that accommodated this site were demolished. The sites current condition is as shown in the photograph below.



1.3 SATELITE SITE HISTORY



Year 2002

Year 2009

Year 2018

Year 2019

Year 2023



1.4 SITE CONTEXT

The site is surrounded by a mixture of development such as: Residential and some industrial development. The residential areas are generally build of 2 storey houses and from review and our studies below the vernacular is predominantly red brick.

SETTLEMENT CHARACTER STUDY

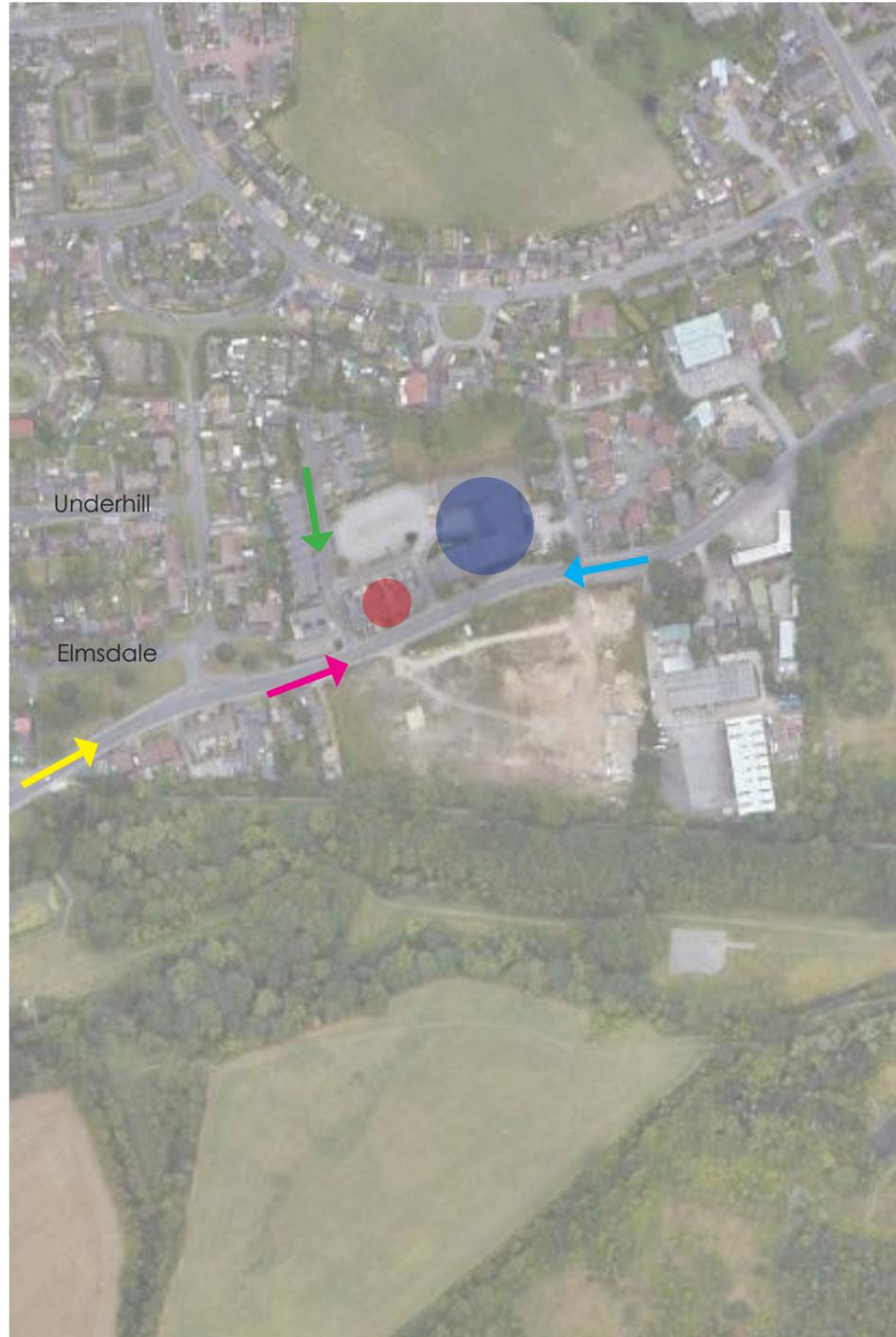


Area 1
 - Semi detached units
 - Hipped and gable roofs
 - Red brick, render and timber clad
 - White upvc surrounds

Area 2
 - Semi & detached units
 - Variety roofs styles
 - Red brick & red brick and render
 - White upvc surrounds

Area 3
 - Semi & detached units
 - Linear terrace form
 - Variety roofs styles
 - Red brick & stone
 - White upvc surrounds

1.5 IMMEDIATE CONTEXT



Views from West Street toward site (west direction)



Views from West Street toward site (east direction)



Views down West Street near site (east direction)



Terrace homes overlooking West Street / Site



Worsbrough Centre on the road from site



Views from Baden towards site (south direction)



Views on Underhill street near site.



Views on Elmsdale street near site.

2.0

**DESIGN
RATIONALE**

2.1 DESIGN PHILOSOPHY

The proposals have been established with proven residential principles and other supporting documents such as CABI, Manual for Streets, Home Zone Design Guides etc. Inspiration has been taken from the architectural elements of the existing buildings in the surrounding area, site constraints, topography, site context, the need to address security issues and the future occupant's requirements. These principles are outlined as follows:

- Achievability, deliverability and functionality of the project;
- Accessibility for all people (i.e., disabled, elderly and young families);
- Sensitivity to the surrounding environment;
- Creating a sense of community;

Contextual aesthetics expressed as a theme through the design.

DESIGN RESTRICTION / CONSIDERATION

As highlighted above, most sites have constraints that can limit and direct a designer. This site is no different. The key issues that have dictated the design and the appropriate action taken are as follows:

- Site Levels – The site has a general fall from north to south, which can easily be overcome via retaining garden walls and some minor re-grading, so levels do not represent any major design issues.
- Site Access – There is two point of access in and out of the site within the proposal, with the existing site access sealed up and re-located.
- Public Footpaths – the main body of the site has no public footpaths within or located nearby. However, the proposal creates a pedestrian link to the Trans Pennine Trail to the south.
- Services – the site is clear of any major services, easements or wayleaves.
- Trees & Hedges – The site has a mature tree line to the south, alongside the Trans Pennine Trl. All trees located along this boundary are to be retained. The site is general free of any self-seeded trees or other vegetation.



2.2 PROPOSAL

SITE

As highlighted above, the site has a fall from north to south which will require retaining structures in areas, to achieve compliant road accessibility and flatter rear gardens. The result of the retaining structures will mean reducing importing fill on site.

ACCESS

There are two points of vehicle access within the site, one existing is to be retained in the same location and the other existing to be sealed up and re-located to suit the plotting arrangement as shown. Each point of access will serve plots at higher and lower levels with no loop connection. All road types following the general road hierarchy, with main spine estate roads, mews courts and private drives.

The site proposes no frontage or driveway access directly off of West Street. However, there is a shared private drive off of West Street providing parking to plots 1 and 2, and visitor parking.

HOUSE TYPES

All plots are either semi-detached or detached units. Rear gardens access is via gables of all plots.

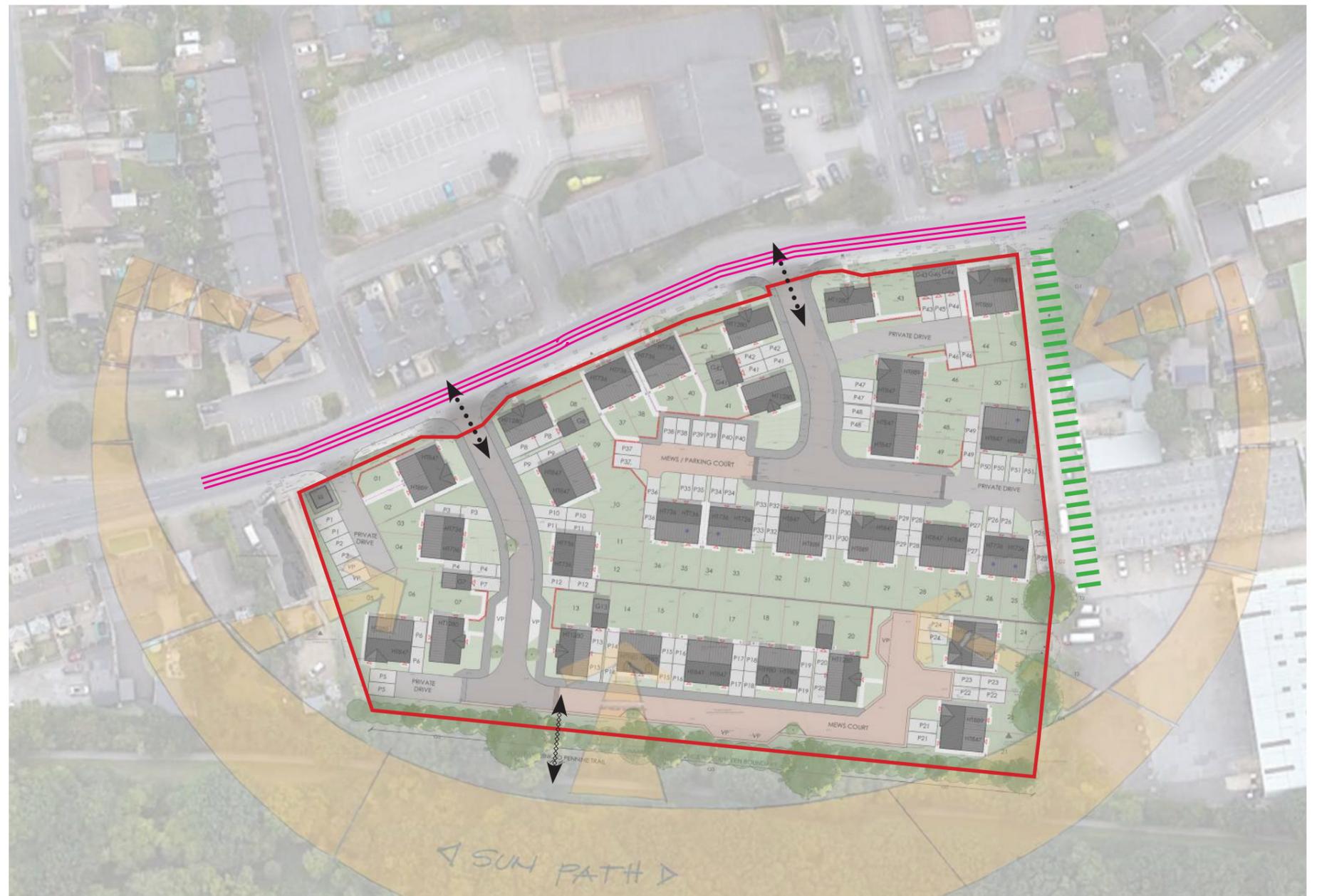
The proposed houses comprises of 14no. 2 bed units (27% of the overall number of houses), 30no. 3 bed units (59% of the overall number of houses) and 7no. 4 bed units (14% of the overall number of houses). This mix is pepper-potted across the site, again to create some interest in the streetscapes and address space about dwellings requirements.



2.3 SITE OPPORTUNITIES & CONSTRAINTS

The image on the right illustrates the layout of the proposed site layout, highlighting both its constraints and opportunities. Due to the site been an open site with hardly no constraints the opportunities for design / plotting was straight forward to deliverer a complaint scheme. However, the layout accounts for the preservation of existing trees on the site, which will be seamlessly integrated into the proposal.

Moreover, the design plan includes provisions for vehicular access, establishing a connection between the site and West Street. Simultaneously, it promotes pedestrian accessibility through making a connection to the Trans Pennine Trail.



KEY

- Boundary Line
 Primary noise pollution via West Street
 Secondary noise pollution from the park at the rear
- Pedestrian and vehicle links
 Pedestrian links

2.4 APPEARANCE & MATERIALS

The existing housing around the site is the best guide to determine the most suitable materials to approach the proposals with. These are predominately brick with some limited stone and rendered buildings with a predominately concrete tiled roofing profile.

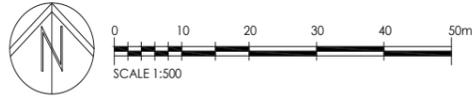
Based on this, it is felt that the following materials are the most suitable for the proposed scheme and will both protect and enhance the character of the area.

- Walls – brick and render with feature brick banding and artificial stone heads & cills.
- Roof – concrete interlocking tiles,
- Windows –grey UPVC, double glazed as standard.
- External front doors – black UPVC frame, black composite doors, double glazed as standard.
- Other external doors – black UPVC, double glazed as standard.
- Rainwater and Soil Goods – Black UPVC with matching downpipes, brackets, etc.



2.5 HOUSE TYPE MATERIAL LOCATION

WORSBROUGH, BARNSELY



THIS DRAWING IS BASED ON SURVEY DRAWING NO. HH/WS/TS01, PREPARED BY MS LAND & CONSTRUCTION LTD INFORMATION / DRAINAGE SURVEY DRAWING NO. LTC222-TSP. IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES / RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE LOCAL AUTHORITY, DESIGN TEAM AND PUBLIC UTILITIES, ETC.



NOTE
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

HOUSE TYPE TREATMENTS

- TBS AUTRIQUE (RED BRICK)
- TBS AUTRIQUE (RED BRICK) WITH HALF RENDER
- TBS LAVA (GREY BRICK)
- TBS LAVA (GREY BRICK) WITH HALF RENDER
- ROOF TILES = CALDERDALE GREY INTERLOCKING

OTHER

WINDOWS AND FRENCH DOORS - GREY GEORGIAN BAR STYLE - UPVC, DOUBLE GLAZED AS STANDARD / WITH 150MM STONE HEADS & CILLS TO FRONT ELEVATION - EXCLUDING HEAD ON FIRST FLOOR.

FRONT DOORS - BLACK COMPOSITE DOOR WITH BLACK FRAME / WITH FULL 150MM STONE SURROUNDS.

RAINWATER AND SOIL GOODS - BLACK UPVC.

FASCIA/S/ BARGE BOARDS/ SOFFITS - BLACK / GREY UPVC.

REV.	DESCRIPTION	BY	CHKD.	DATE
LOROC ARCHITECTS				
25A PARK SQUARE WEST, WORSBROUGH, BARNSELY, S70 2JH		180 FLOOR, 84, 90 PAUL STREET, WORSBROUGH, BARNSELY, S70 2JH		
CLIENT: HOOBER HOMES				
PROJECT: WEST STREET, WORSBROUGH, BARNSELY				
TITLE: HOUSE TYPE MATERIALS				
DRAWING NO.	1724-107	REVISION		
SCALE	1:500 @ A2	DATE	NOV 23	
DRAWN BY	BC	CHECKED BY	BC	

PURPOSE OF ISSUE

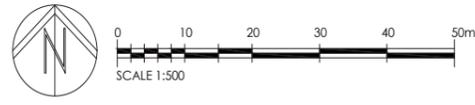
- PLANNING
- BUILDING REGS
- TENDER
- COMMENT
- INFORMATION
- CONSTRUCTION

THIS DRAWING IS COPYRIGHT AND THE INTELLECTUAL PROPERTY OF LOROC ARCHITECTS. UNLESS THE DRAWING IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY. NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT/ENGINEER CONTRACTOR.



2.6 SUFACE MATERIAL LOCATION

WORSBROUGH, BARNSELY



THIS DRAWING IS BASED ON SURVEY DRAWING NO. HH/WS/TS01, PREPARED BY MS LAND & CONSTRUCTION LTD INFORMATION / DRAINAGE SURVEY DRAWING NO. LTC222-TSP IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES / RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE LOCAL AUTHORITY, DESIGN TEAM AND PUBLIC UTILITIES, ETC.

- GROUND TREATMENTS**
- TARMAC TO ESTATE ROADS, PAVEMENTS & FOOTPATH - UNLESS OTHERWISE STATED
 - BRINDLE SETS TO MEWS COURTS AND PRIVATE DRIVES & DRIVEWAYS | GREY BLOCK PAVING TO PARKING SPACES - UNLESS OTHERWISE STATED
 - MARSHALLS 450X450MM RIVEN BUFF PAVING TO PATHS & PATIOS

PLEASE REFER TO LANDSCAPE ARCHITECT DETAILS FOR SOFT LANDSCAPING LOCATIONS



2.7 LANDSCAPING

Landscaping is an important issue when considering a development of any site, as it defines the quality of the development and helps to create a sense of place.

As stated in the DESIGN RESTRICTIONS / CONSIDERATIONS section, the site has a small number of trees, generally along its boundaries with some being a suitable quality for retention and have been included into the proposals – reference the submitted tree survey - which are to be retained and reinforced with new planting of the same species or of a suitable / compatible species. Tree works will be undertaken to protect and enhance the retained trees as well as bring these into better health.

In terms of design, parking spaces have been positioned together where possible to create areas for tree and shrub planting adjacent the road network plus space in front gardens to accommodate smaller shrub planting, all to help break up hard landscape elements of the proposals thereby enhancing the overall attractiveness of the scheme.

Each property enjoys a private rear garden which can be used to further enhance the planted areas to the front elevations / road as well as define the existing boundaries, etc. giving the site a lush green appearance that will complement and enhance the local area.

The landscaped spaces to the road are overlooked and where in front gardens will kept to species that will grow no higher the ground floor window cill, addressing 'Secured by Design' requirements whilst the private rear gardens offer a degree of seclusion, there is also an element of overlooking for a sense of security, representing defensible space.

The above provides an overview of the principal design considerations and inclusions for this element of the project and a detailed landscaping scheme will be conditioned to any approval.

2.8 ACCESS

Access has been considered in the broadest sense to cover the needs of all building users and visitors who may have sensory, mobility and/ or hidden impairments plus others including elders, children and parents with young children.

As stated above, there are two points of vehicle access within the site, one existing is to be retained in the same location and the other existing to be sealed up and re-located to suit the plotting arrangement as shown. Each point of access will serve plots at higher and lower levels with no loop connection. All road types following the general road hierarchy, with main spine estate roads, mews courts and private drives.

In terms of the proposed houses, access to all house types has been considered for all groups / in line with current building regulations, such as disabled doorway widths, ground floor WCs and other requirements such as even paths to front doors, level thresholds to front entrances, etc. are to be incorporated into the design.

In terms of parking, all houses have a minimum of 2no. 3m x 6m parking spaces, located to the front or side or rear of their properties. Separate paths to front doors will be formed to each property to separate cars and pedestrians for added safety – reference the site plan. Where this isn't possible, drives are widened to 3.3m to accommodate pedestrian access on the drives.

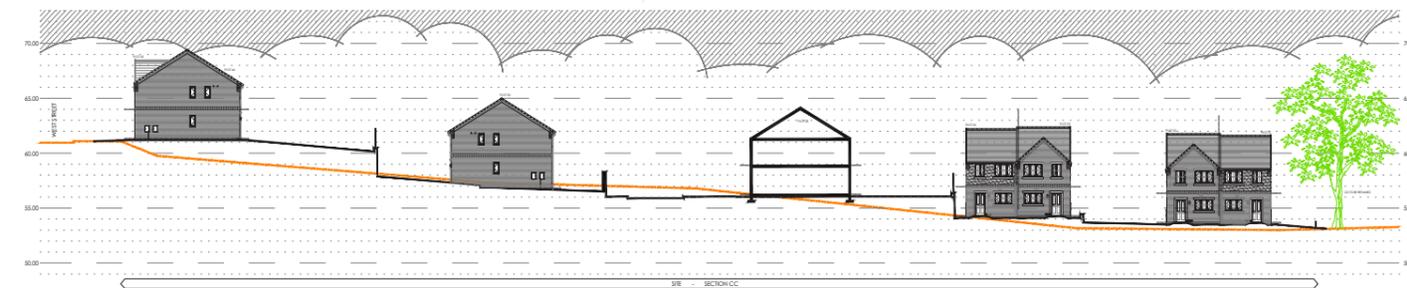
7no. Visitor spaces have been provided on the proposals regardless of the indicated 200% parking provision. These have carefully been located around site for all to use.

Please reference site plan layout information 1724-101_rev-A

2.9 SCALE

The surrounding context has been carefully considered within the design process, to ensure that the new build houses are in proportion with its neighboring built forms. The scale of the new development will not be overbearing, create overshadowing or overlooking neighboring dwellings

The proposals, as stated before, are either one or two storeys with limited attic space accommodation. Ridge levels remain as per one or two storey houses which match and blend in with the surrounding properties. Please reference the site sections / streetscapes to the left.



2.10 SUPPORTING INFORMATION

AFFORDABLE HOUSING

Please reference the Planning Statement.

OPEN SPACE

Please reference the Planning Statement.

DRAINAGE & FLOODING

Please reference the FRA and Drainage proposals prepared by Eastwood Consulting Engineers..

ECOLOGY / BIODIVERSITY

Please reference the ecology and biodiversity report prepared by Witcher Wildlife.

PRE - APPLICATION ADVICE & STATEMENT OF COMMUNITY INVOLVEMENT

Please reference the Planning Statement.

SUSTAINABILITY/ RENEWABLES

The site location, access to public transport, local amenities and other facilities has already been mentioned in some detail and covers this element of the sustainable appraisal.

The scheme will be constructed to current Building Regulations Standards / new 2023 Part L and will therefore incorporate Photovoltaic renewables.

SECURE BY DESIGN

The Police Authority has not been consulted on the proposals at this stage, however the principles of 'Secured by Design' have be incorporated into the proposals, namely

- The singular means of vehicular access to the 3no. sperate areas within site, with no loop connection promotes good security.
- Each property will be fitted with external lighting operated from dusk to dawn sensors.
- All windows and doors will be fitted with locks / dead bolts, etc. to the appropriate BS / PAS standards.
- As part of the house designs each property will enjoy a principal room to each main elevation thus providing overlooking to both the public and private areas.
- Access to all rear gardens is via paths to the side of each plot, these will incorporate lockable gates.
- Existing boundary fences to be retained / repaired where possible. All rear gardens are enclosed with 1.8m high timber fences matching gates (reference the boundary treatment details).



2.11 CONCLUSION

It is considered that the proposals provide a high quality and attractive development and represent a significant opportunity to secure the positive development of this site- which will, in our view, enhance this site and the surrounding area as a whole.

Overall, careful consideration has been given to the design, layout and massing of the proposed development. As such it is considered that the design of the proposal is appropriate, and it is our view that the new development will have a positive impact on West Street.



Leeds – 5th Floor, 15 St Pauls Street, Leeds, LS1 2JG / t: 0113 233 7755
London - 3rd Floor, 86-90 Paul Street, London, EC2A 4NE / t: 0203 875 5333