

DESIGN & ACCESS STATEMENT

Land off south side of John Street

Great Houghton

November 2012



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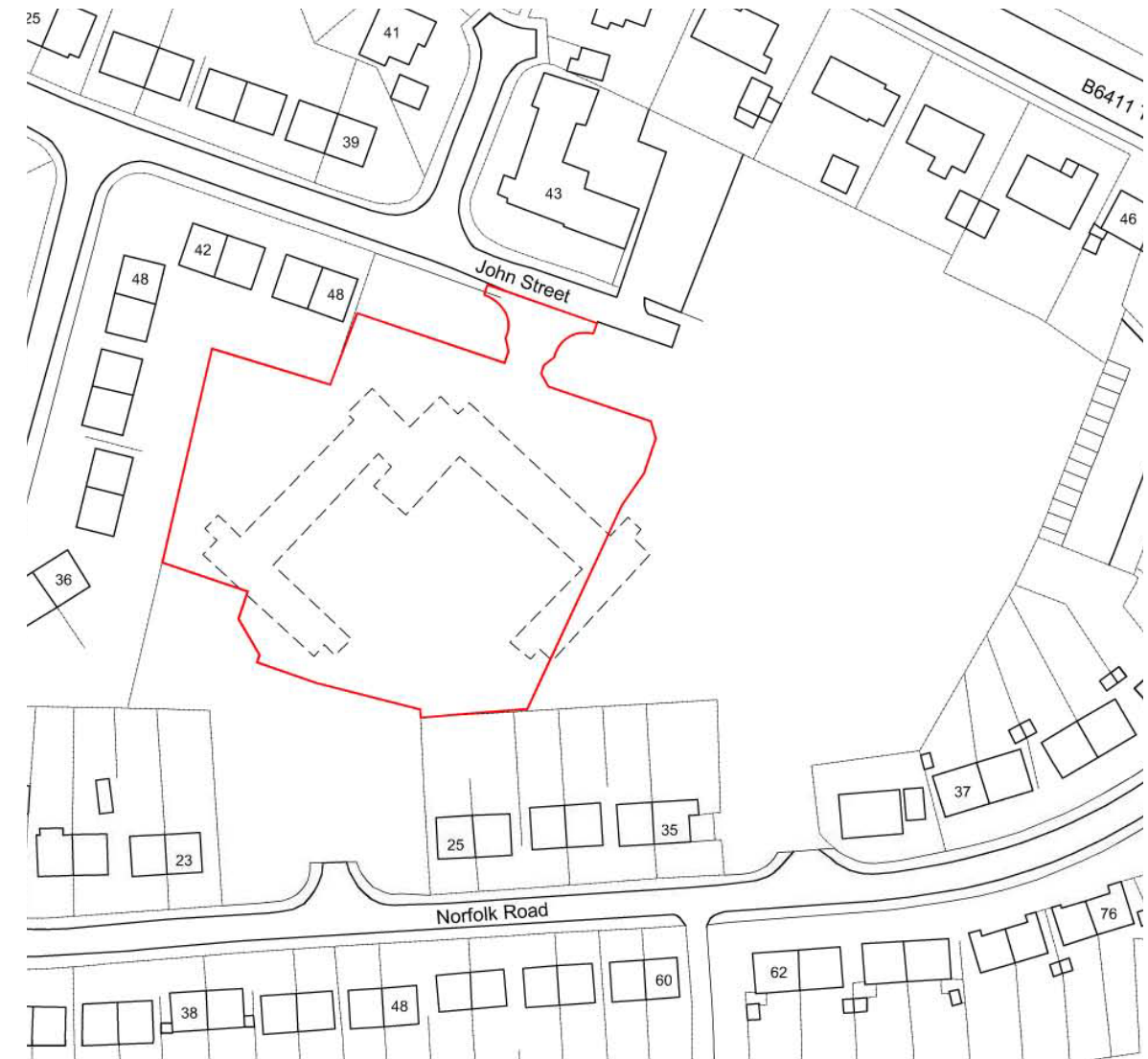


INTRODUCTION

This document describes the thought processes, concept development and technical considerations associated with the production of proposals for the redevelopment of a land off the south side of John Street. The site was previously occupied by an elderly persons complex constructed in the 1970s which was demolished recently ready for redevelopment.

The structure of the document is based on the guidance produced by CABI and the more recent South Yorkshire Residential Design Guide - January 2011. This document requires Design & Access Statements to demonstrate how the proposed development adheres to the principles of Building for Life.

The report is divided into the typical sections required for a Design & Access Statement, but in addition it includes a section on sustainability. At the beginning of each section the relevant Building for Life Criteria are noted in the grey box to aid understanding.



Site location plan

THE SITE & ITS SURROUNDING

The proposed site is located approximately 5km to the east of Barnsley centre in the village of Great Houghton. The village sits at the junction of the B6273 and B6411. The village has a limited number of local facilities including a local food store and pharmacy along High Street. The proposed site is located at the eastern side of the village and sits on the south side of John Street.

The site was previously occupied by an elderly persons complex constructed in the 1970s which was demolished recently ready for redevelopment. The proposal subject to this application sits on the curtilage of the former complex and does not include the adjacent recreation area to the east or the landscape strip on the south side of John Street.

The site has a slight change in level of approximately 1 metres in a south to north direction and is roughly rectangular in shape. Access to the former complex was achieved off the John Street at the northern end of the site.

The site is bounded residential development to north, west and south, whilst to the south lies the open ground associated with the recreation ground. To the north, south and south-west are two storey houses, whilst to the north-west are single storey bungalows. There are no predominant building materials in the area. There are examples of red or buff brick within the immediate vicinity of the site. Roofs are pitch and are covered with either concrete tiles or red pantiles.

Immediately adjacent to site boundary at the south-west corner of the site are a group of trees that provide amenity value to area. In addition, a mature single tree is located within the landscape strip adjacent to the northern boundary of the site.



View of the site and the access point off John Street



Adjacent housing to the west



Adjacent housing to the south



Housing to the north



Trees to the south-west of the site



View of the open ground to the east

DESIGN PROPOSALS

Use and amount

RELEVANT BUILDING FOR LIFE CRITERIA

Q1 Does the development provide (or is it close to) community facilities?

Q2 Is there an accommodation mix that reflects the community?

Q3 Is there a tenure mix that reflects the needs of the community?

The proposal provides 16 affordable houses in an existing residential area close to existing facilities. This mix of units is as follows;

- 12 no. Two storey 2 bed/4 person units
- 2 no. Two storey 3 bed/5 person units
- 2 no. Bungalow 2 bed/3 person units

The proposed site layout utilises the existing access point off John Street and provides a mews court highway arrangement. All units are orientated to face on to the streetscene and are provided with a front garden area that also accommodates off street parking. Within the rear gardens each unit is provided with a shed that is large enough to accommodate cycle storage. All rear gardens are enclosed to provide gated and secure private amenity space in accordance with Secured by Design principles. The units on the site have been carefully positioned away from the surrounding houses and will therefore not impact on the amenity of the surrounding residents.

Layout

RELEVANT BUILDING FOR LIFE CRITERIA

Q6 Is the design specific to the scheme (the location and its character)?

Q7 Does the scheme exploit existing buildings, landscape or topography?

Q8 Does the scheme feel like a place with a distinctive character?

Q9 Do the buildings and layout make it easy to find your way around?

Q10 Are the streets defined by a well-structured building layout?

Q11 Does the building layout take priority over the streets and car parking, so that the highways do not dominate?

Q12 Is the car parking well integrated and situated so it supports the street scene?

Q15 Are public spaces and pedestrian routes overlooked and do they feel safe?

Q16 Is public space well designed and does it have suitable management arrangements in place?

Q17 Do buildings exhibit architectural quality?



Proposed site layout

Scheme Design

The proposed residential units are predominantly two storeys in height, with the exception of the two bungalows. This scale reflects the surrounding development in the area. The proposal provides semi-detached units which also reflects the form of the surrounding houses.

The units are primarily constructed with a buff brick with elements of render under a pitched concrete tiled roof. This variety in materials breaks down the mass of the units and adds interest to the streetscene. In addition a canopy above the entrance door adds relief to the façade.

Soft landscaping within the proposal is limited to the private garden areas of the individual units. The garden sizes comply with the requirements as set out in the South Yorkshire Residential Design Guide. Hard landscaping will be limited to the driveways within the curtilage of the units.

Landscaping

RELEVANT BUILDING FOR LIFE CRITERIA

- Q6 Is the design specific to the scheme (the location and its character?)
- Q7 Does the scheme exploit existing buildings, landscape or topography?
- Q8 Does the scheme feel like a place with a distinctive character?
- Q16 Is public space well designed and does it have suitable management arrangements in place?

Scale & Massing

RELEVANT BUILDING FOR LIFE CRITERIA

- Q6 Is the design specific to the scheme (the location and its character?)
- Q8 Does the scheme feel like a place with a distinctive character?
- Q17 Do buildings exhibit architectural quality?

Appearance

RELEVANT BUILDING FOR LIFE CRITERIA

- Q6 Is the design specific to the scheme (the location and its character?)
- Q8 Does the scheme feel like a place with a distinctive character?
- Q17 Do buildings exhibit architectural quality?



Planning Context

The proposed site is located within an existing urban area that was previously occupied by housing. The development will provide 16 high quality Code for Sustainable Homes Level 3 semi-detached units. The density of the proposed scheme is 34 units per hectare as result of the site constraints. As a result the siting and orientation of proposed units have no impact on the amenity of the surrounding residents. Also, the proposed development predominantly consists of two storey houses which reflects the height of the surrounding buildings.

In curtilage driveway parking is provided for all units. The two bedroom units have one parking space, whilst the 3 bedroom units have two. This provision accords with adopted parking policy standards.

As a result it is considered that the layout form and design of the proposal accords with Policies CSP2, 3, 5, 14, 15, 25 & 29 of the Core Strategy.

Consultation

A public consultation event was held at the Welfare Hall in Great Houghton on the 1st October 2012. The proposals were well received but there was a concern regarding the lack of bungalow units within the scheme. As a result of this feedback the proposal now incorporates two bungalows in the south-west corner of the site.

SUSTAINABILITY

Sustainability

Q5 Does the development have any features that reduce its environmental impact?

Q18 Do internal spaces and layout allow for adaptation, conversion and extension?

Q19 Has the scheme made use of construction or technology that enhances its performance, quality and attractiveness?

Q20 Do Buildings or spaces out perform statutory minima such as building regulations?

The dwellings on the application site have been designed to achieve the 15% reduction in CO2 emissions, following the “Passive Homes “ principles of incorporating high levels of thermal insulation to floors, roof and walls (including thermally efficient windows and external door sets), improved air tightness utilizing “Enhanced Robust Details” and controlled ventilation using mechanical ventilation and heat recovery.

Energy efficient SEDBUK A rated gas condensation boilers with gas saver units (heat exchange to preheat incoming air from exhaust gases), AAA rated white goods and low energy lighting will reduce both CO2 emissions and energy consumption. The combination of these proposals is a very cost effective, low maintenance approach providing direct immediate benefits to the residents by creating homes that have low levels of heating, thus reducing energy consumption, CO2 emissions and fuel bills.

ACCESS

Access

RELEVANT BUILDING FOR LIFE CRITERIA

Q4 Does the development have easy access to public transport?

Q13 Are the streets pedestrian, cycle and vehicle friendly?

Q14 Does the scheme integrate with existing streets, paths and development?

The B6273 and B6411 have a number of bus stops, within walking distance, that provide convenient access to the employment, retail and leisure facilities within Barnsley town centre and the surrounding villages.

The proposed development utilises the existing highway access point and provides in curtilage parking spaces for vehicles and access to the units will be level in accordance with Part M of the Building Regulations.