

# Barnsley College Housing Development Sites

## Carrington Avenue Site

### Design, Access and Sustainability Statement

June 2014



**CAPITA**



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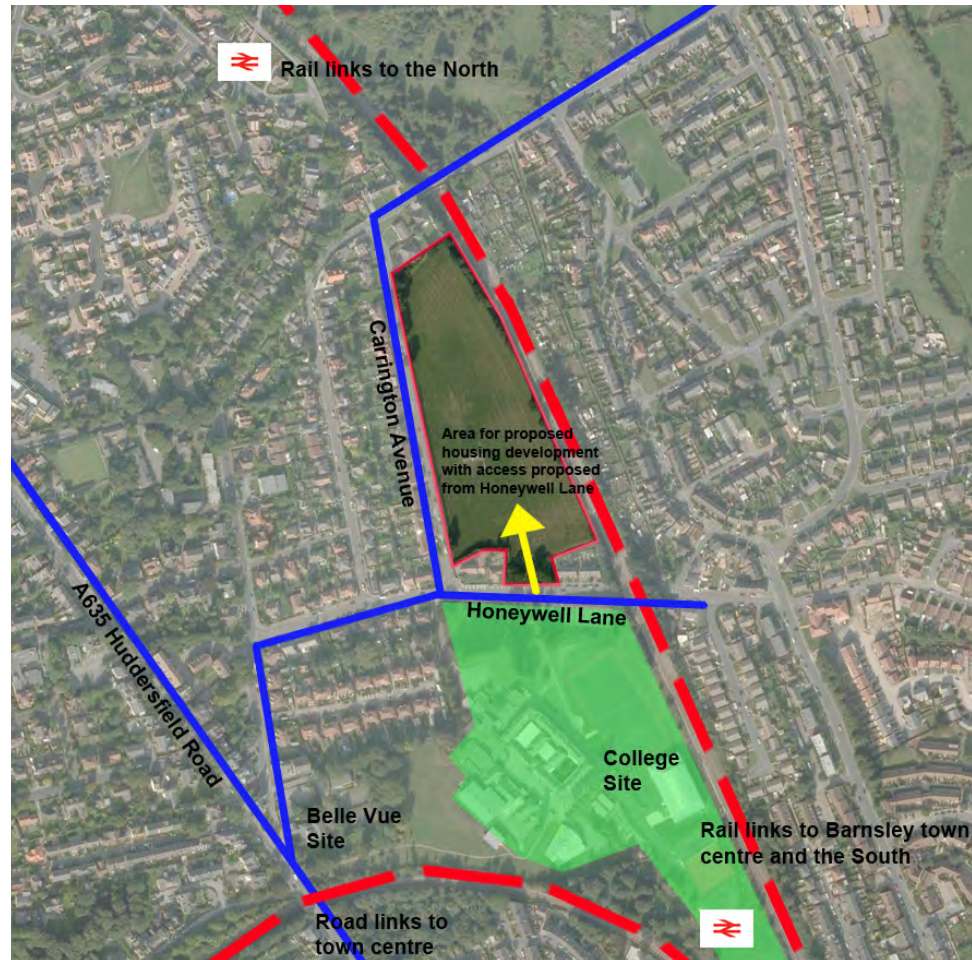
# Introduction

Capita have been commissioned by Barnsley College to develop outline planning proposals for housing developments across two sites within the College's ownership. Both sites are located to the north of Barnsley Town Centre.

The overarching objective is to obtain outline planning consent in order to market the sites to potential buyers. There are a number of key constraints across each of the sites including playing pitch reprovision and being sited near to a conservation area. Capita are also commissioned to obtain full-planning consent for the conversion of Belle Vue House (within the conservation area) into 5no. Executive Apartments. A similar scheme was previously approved by Barnsley Metropolitan Borough Council, however the approval has since expired. Client aspirations include the approved schemes reaching Planning Committee on 2<sup>nd</sup> September 2014.

This Design and Access Statement sets out our approach, development and conclusions to support our outline planning application for the site at Carrington Avenue. Since our submission of the Pre-Application Planning Advice application which was issued to the planners during January 2014, the sites have been subject to a number of surveys that were requested by local Planning Officer Steve Kirkham. Pre-Application advice from the planners and detailed discussions with Helen Cattle (representative of Sport England) have informed our proposals for the development of the site and formed solutions for the reprovision of the football pitches that currently exist on site. The pitches are not open to the public and Barnsley College statistics deem them as being surplus to their requirements. The housing development at Carrington Avenue is to provide a quality housing scheme that will be in keeping with the surrounding area.

# Site Assessment & Context



**Diagram 1;** The Carrington Avenue site defined by red line boundary. Diagram shows main transport routes and the position of the site in relation to the College campus.

## Barnsley in Context

Barnsley is a town in South Yorkshire, situated 11.8 miles north of Sheffield, 17 miles to the south of Leeds and 14.5 miles west of Doncaster. The town is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley which has a population of approximately 230,000. Barnsley is notable as a former industrial town, centered on coal mining and glass working although few functions remain in the town to this day.

## Barnsley's Built Environment

Barnsley Town Hall is the seat of local government in the Metropolitan Borough of Barnsley. It bears more than a passing resemblance to the Parliament Buildings of Northern Ireland, Stormont, and, like Stormont, its façade is sculpted in Portland stone.

Since the abolition of the County Council, only a small number of council departments are based in the town hall, most of the offices having been distributed around the town centre. In 2006 the Council are building new offices on Westgate to the West of the Town Hall to accommodate 700 staff. There are plans to convert part of the town hall into a museum and community heritage facility. The project is known as Experience Barnsley.

In recent years, Barnsley has undergone a period of change with several modern interventions including the multi-million pound developments at Barnsley College sites just outside the town centre.

## Carrington Avenue site

The Carrington Avenue site is situated to the north west of the town centre, connected by the A635 (Huddersfield Road) and accessed via the Huddersfield Road Conservation Area. There are regular transport links from nearby main roads. The train station is situated in the centre of town and offers regular services to the north (Huddersfield) and to the South (Sheffield). The railway abuts the Carrington Avenue site to the east.

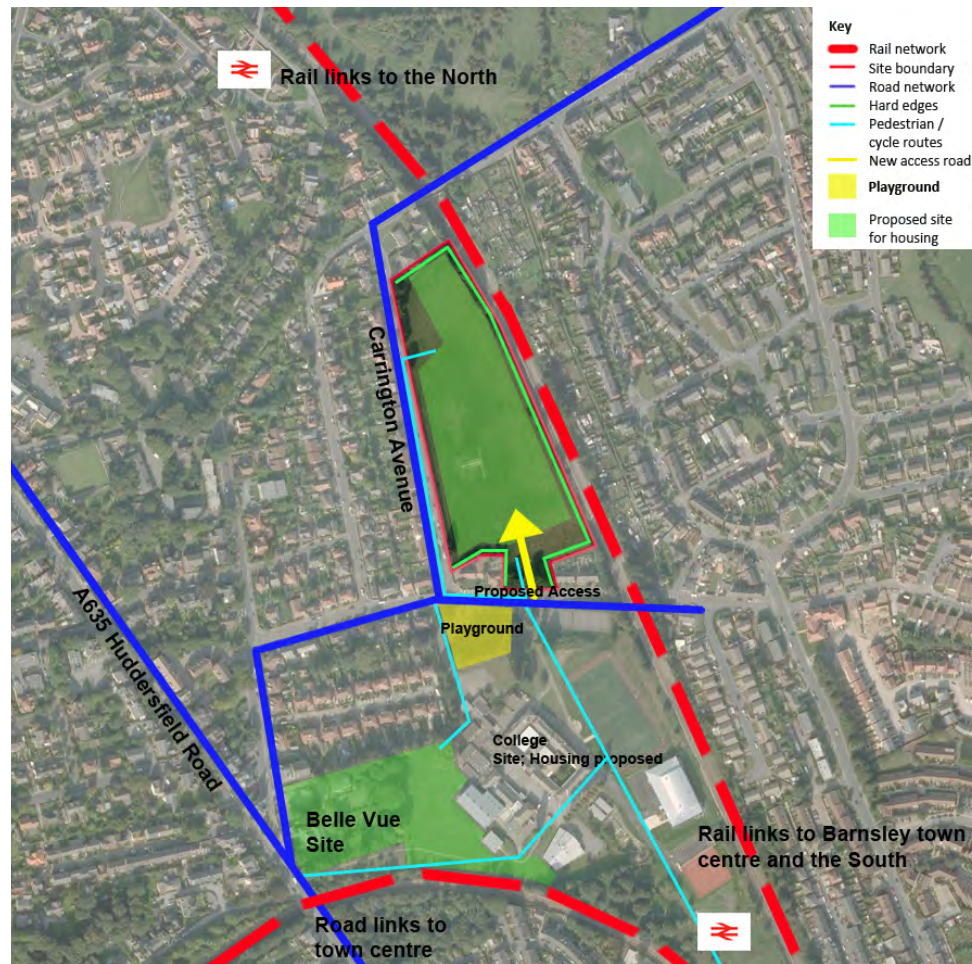
## Conservation Area

The nearby Huddersfield Road Conservation Area is an excellent example of a Victorian residential suburb. As a settlement, it developed during the late 1800's on former fields and land associated with Cockerham Hall, and has since remained largely unchanged. Properties within the Conservation Area tend to be residential and are detached, semi detached and terraced houses.

## Material Palette

Surrounding streets offer a mix of semi and detached red brick properties. Many properties are built from sandstone (often blackened) with welsh slate roofs. The majority of properties comprise of two stories, but there are a number of large three storey dwellings. Architecturally, designs are of the Victorian classic style, with some Arts and Crafts inspired dwellings. A small amount of infill development has taken place, notably around Rosehill Court - but the Conservation Area remains relatively unaltered.

# Constraints & Access



**Diagram 2;** The Carrington Avenue site constraints and access routes

The site at Carrington Avenue offers a number of constraints, not least those relating to development on playing pitches and also where the level change between the street level and the site is in excess of three metres in places. There are also a number of mature trees at the entrance to the site and also around the edge of the site. These have all been analysed as part of an arboricultural assessment of the area, and the conclusions of the assessment have informed the design in relation to the proposed access being from Honeywell Lane, where we propose to retain the majority of trees.

In January 2014, a Pre-Application was submitted to the Planning Office at Barnsley Council, and a number of meetings were held to help steer the project towards an application for outline planning permission. The design at Pre-Application stage received a number of comments to inform the design development leading to this outline planning submission. The design now incorporates more public open space which can be accessed from Carrington Avenue to open up the development to the surrounding residential community. There is proposed to be a row of housing with frontage onto Carrington Avenue so to strengthen the connection with the streetscape. Due to the substantial level change between Carrington Ave and the existing site, Capita have proposed to design a 2.5 storey dwelling which will appear 2 storey to street level, but three storey to the rear. Large rear gardens and dual car parking is provided for every unit on the site. Some of the trees at the entrance to the site will need to be removed due to the formation of the access road into the new development, however the planting of new trees is proposed across the site, where appropriate, to compensate for those lost and to add to the 'avenue-style' character of the development within its context.

Developing the site as proposed will inevitably raise queries around car-parking, additional traffic and congestion in and around Carrington Avenue. To alleviate the car parking issues, both 2 and 3 bedroomed properties across the site benefit from dual parking within the curtilage of each dwelling. This, alongside the provision of some on street parking within the development exceeds the requirement for parking. A Transport Assessment has been undertaken outside of and during college hours to determine the feasibility of the proposed development.

Pedestrian access to the site is offered from Honeywell Lane and from Carrington Avenue into an area of open space. This will be a stepped entry point, however level access is offered from the main site entry. The cul-de-sac formations of the development offer sufficient turning space for refuse collection and emergency vehicles.



**Image 1;** The site edge at Honeywell Lane which is proposed as the entrance to the development



**Image 2;** Proposed access opposite entrance to the Honeywell College Campus. Mature trees proposed to be retained where possible



**Image 3;** View across site showing proximity to railway



**Image 4;** Significant level changes from street level down to site (up to 3m at points)

# Design Approach & Principles



**Image 5;** Housing style in red brick on Carrington Avenue



**Image 6;** Typical semi-detached property faces onto the site



**Image 7;** Junction of Carrington Avenue with Honeywell Lane with open space

The design development after the Pre-App stage took into consideration the Planner's aspirations for the development which included for there to be houses facing onto Carrington Avenue to create a street frontage, driveways sited to the sides of dwellings where possible, and the provision of public open space. The proposed development is for 89 houses, all with rear garden offerings which meet the standards set in the South Yorkshire Residential Design Guide. The access to the proposed development takes into consideration some of the mature trees that are existing near to the Honeywell Lane edge of the site, and as such trees are proposed to be retained here and further tree planting is proposed throughout the scheme to create the local 'avenue' feeling.

The approach to the design of housing for the site has been influenced by the existing material palette in the surrounding residential areas. Dwellings on Carrington Avenue are a mix of semi-detached and detached red brick houses and as such red brick is proposed for the dwellings across the site. There is an option to introduce white render to the front elevations of properties to portray a more contemporary palette of materials. The lintels and sills to windows are designed in sandstone to mirror the heritage of the Victorian suburbs and the roofing proposed for the new dwellings reflects properties within the nearby conservation area which have grey-coloured Welsh slate roofs.

The 2.5 storey house-type which is proposed along Carrington Avenue has three bedrooms over two floors, a kitchen/diner at ground level and the living area at lower ground level. The living rooms open up into the generous rear garden spaces which abut further new housing within the site. The 'half-storey' at lower ground level handles the change in level from the existing street level.



**Image 8;** Artistic impression of proposed 2.5 storey housetype on the Carrington Avenue site

# Architectural Response; Proposed layout for the Carrington development



**Diagram 3;** Carrington Avenue proposed layout showing the provision of public open space relating to the surrounding context

The request from Planners to create a street frontage onto Carrington Avenue lead the design after Pre-Application discussions. The main constraint of this site is the change in level at its western edge. As the level change was averaging 3m along the edge of the site, the design for the 2.5 storey housetype was developed to cope with the 'drop' as opposed to designing steep driveways or front garden access to properties.

Once the 2.5 storey housing was positioned on site to achieve minimum privacy distances between existing houses on Carrington Avenue, the remainder of the site was then populated with 2 storey units, set out spaciouly to allow maximum back garden space and to achieve the recommended privacy distances between dwellings.

The formation of the new development is an 'avenue-like' street with tree planting either side to relate to a typical avenue and to streets in the local area. The street leads up to an area of open space to the north-west of the site. This is proposed to encourage a connection between the development and the existing community, accessible from street level on Carrington Avenue. Soft landscaping is proposed to soften boundaries between house plots and to promote the desired character of the area and also to promote health and well-being. As an option, it is proposed that wall mounted fencing be constructed to the fronts of dwellings to define private and public space.

Park-style fencing is an option to the boundaries of areas of open space where desired.

# Architectural Response; Proposed housing styles for the Carrington Avenue site

## 2 Bedroom/4 Person House Type



## 3 Bedroom/5 Person House Type



## Appearance and Materials

The intention of this development is to take a sensitive approach to the context and surroundings. The design proposes to use a portion of materials seen in the surroundings including:

- Red Brick
- Sandstone lintels and sills
- Welsh slate roof (or similar)
- Timber window frames
- Some white render (optional)

Sandstone lintels and sills surrounding windows and doors add an element of detail and interest to the house types and reflects the material palette of the local conservation area near to the site.

The house styles developed for the Carrington Avenue site takes into consideration the guidance set out in the South Yorkshire Residential Design Guide. The majority of dwellings (84) are 3 bedroomed, whereas a smaller proportion (5) are 2 bedroomed. It is understood that affordable housing is not a requirement for the Carrington Avenue site.

## 3 Bedroom/6 Person House Type (2.5 Storey)



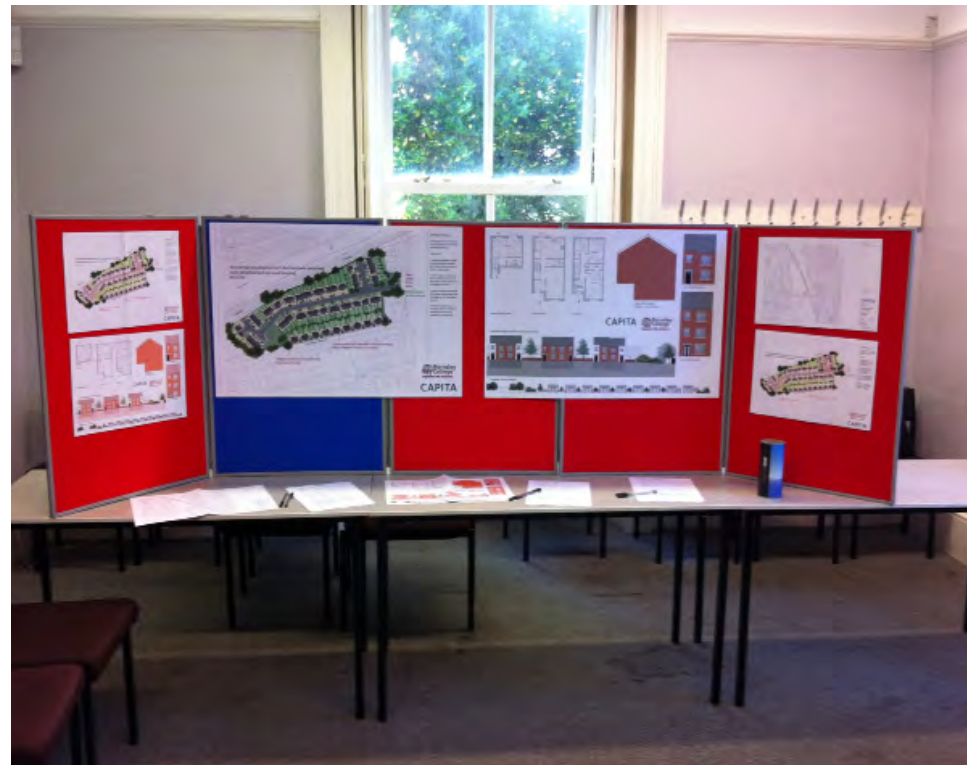
**Diagram 4;** Proposed house-types for Carrington Housing Development using material palette inspired by surrounding buildings. Two and three bedroom accommodation over two storeys or 2.5 storeys.

The bespoke 2.5 storey house type which is accessed from Carrington Avenue appears to be 2 storey at ground level so to remain in-keeping with the existing properties. It offers a generous hallway leading to a large kitchen and dining room, with a double bedroom also at ground level. Upstairs, there is a master bedroom with en-suite, a second twin bedroom and a bathroom, as well as a large landing area with the opportunity for storage. The living room is at lower ground floor level with a physical connection the large rear garden space through double patio doors. There is scope to design fenestrations into the gable elevation if desired.

# Public Consultations



**Image 10;** Consultation presentation for Belle Vue



**Image 11;** Consultation presentation for Carrington Avenue

Capita, alongside representatives from the College, arranged and attended a Public Consultation which was held at Belle Vue House on 18<sup>th</sup> June 2014. 150 properties in the near vicinity were invited to attend the consultation, where indicative proposals for the sites were displayed and the public were given the opportunity to ask questions and raise any queries.

In general, the proposals for the Carrington Avenue site were received well by residents and by all who attended. There were a number of residents who expressed their approval, their indifference and their objections. Some residents were extremely enthusiastic stating that they felt the development would encourage more community interaction.

The main objections were around the increase in car parking if the development goes ahead, particularly on Carrington Avenue as it is narrow to begin with. Other concerns were around the proximity of new properties to the existing properties on Honeywell Lane. Residents who live on Honeywell Lane were concerned that they would be overlooked by new dwellings of a larger scale. Representatives of Capita were able to reassure residents that only 2 storey dwellings are proposed to face or back onto existing houses and that planning privacy distances would be strictly adhered to.

Some residents were concerned about the loss of the football pitches on Carrington Avenue site, and so it was explained that these are to be reprovided (at Belle Vue and the Fleets sites) in line with Sport England recommendations and statistics of pitch-usage provided by the college.

# Sustainability

The Carrington Avenue housing scheme is a proposal to develop 89 houses on green space which currently is used as playing pitches. The site is close to main transport links to the town centre of Barnsley and to some key retail and community facilities. The proposed new housing will help to sustain such local businesses through improved local expenditure.

Sustainability is of great importance during the design development and all measures are taken to adhere to all relevant planning requirements to reduce the environmental impact of the proposed development and to achieve Level 3 of the Code for Sustainable Homes. As such the design and layout has been informed by a wider sustainable approach. As stated in the Code for Sustainable Homes, the design considers that the development is to score highly in terms of energy performance and as such the layout and materials are designed to improve building performance levels. Where possible, means of installing renewable energy systems into housing are considered throughout the design development. Principles from the Lifetime Homes standard are incorporated to ensure that the new homes are adaptable and accessible to a wide range of occupants.

The development incorporates areas of quality public open space. The access to the development is from the south of the site and is designed around mature trees in the area. There is a large area of open space to the north-west edge of the site with pedestrian links to Carrington Avenue as well as from within the site. Smaller areas of open space are sporadically positioned throughout the street scape and in areas where trees have been retained. The development encourages a direct connection between the new and the existing homes in the area, with new houses fronting onto existing older dwellings. The development forms pleasant open spaces and generous gardens that will contribute towards improved health and well-being. Where it has been possible, the proposed development is designed so to reduce crime.

Consideration will be given to adopting Secured by Design principles as follows:

- The development of the cul-de-sac road layout means there is only one point of access and egress to the development for vehicles. This inevitably provides security for prospective residents by minimising through traffic.
- Proposed soft landscaping can be carefully considered to deter criminal activity; for example specification of low level spiky bushes against back garden fences that adjoin public open space or highway.

# Landscape Design



Image 12; Proposal showing soft landscaping



Image 13; Typical park style benching

Due to some of the constraints of the site, Landscape design is introduced where appropriate and existing trees upon accessing the site set out the desired character sought after in the area. There is a small quantity of trees that will be lost to accommodate the proposed development. However, further trees will be introduced to the site which will compensate for any loss of vegetation and will create a more suitable planting environment which further boosts the character of the site.

Pedestrian access is available throughout the site adjacent to the carriageway which leads from Honeywell Lane through the northernmost properties beyond the proposed open space. Footpaths are proposed to reflect those within the surrounding streets and are designed in line with the Local Authorities standard to become adopted highways. A footpath and feature steps are proposed to offer access from Carrington Avenue into the public open space.

Soft landscaping is proposed to align house boundaries and planting along the frontage of the houses softens their impact on the surrounding public open spaces. Low boundary walls or wall mounted railing are a consideration for creating definition between private and public space and to define front garden spaces.

Each household has two car parking spaces which meets the requirement for 3 bedroomed homes. Due to constraints of the site, front gardens are much smaller than at the rear, but effort has been made to ensure there is an area of private garden space to the front and/or side of each proposed dwelling.

There is some on-street/visitor car parking proposed central to the site and near to the largest area of open space.

Park-style benching is to be considered for the area of open space connecting the site with Carrington Avenue. There is also potential to provide benches near to the access to the site where mature trees portray a welcoming and habitable environment.



Image 14; Example of wall-mounted fencing and domestic planting.



Image 15; Example of park style fencing used at the boundary of open space

# Summary

The Carrington Avenue housing scheme is a development that will sensitively respond to the requirement for housing in the Barnsley area. Aesthetically, the development has been designed to respond to the existing character of the surrounding area. The layout of the development has been carefully considered and developed throughout the design process to ensure the development is a desirable place to live. The house types proposed are of a high quality, and have taken account of the South Yorkshire Residential Design Guide standards, in addition to blending suitably into the surrounding context through the scale, mass and chosen material palette. The entrance to the site is proposed to have little impact on the surrounding environment and mature trees are to be retained at the entrance. Traffic issues are addressed as part of the Transport Assessment which is submitted as part of the outline planning application. In summary, with careful consideration of all of the Pre-Application advice offered by the Local Planning Authority, the scheme has evolved into a pleasant development which has generally been received well by the local community.

**CAPITA**

