

Design and Access Statement

Residential Development
at

Hill End Road
Mapplewell

May 2013

The Seddon logo is written in a bold, red, italicized sans-serif font.

nicol thomas

heyside house blackshaw lane heyside royton oldham ol2 6ns
t. 01706290088 f. 01706290099 e. info@nicolthomas.com



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1.0 Executive Summary



Nicol Thomas are pleased to submit this Design and Access Statement in connection with the proposed residential development on land at Hill End Road, Mapplewell for Seddon.

The purpose of this document is to outline the understanding and significance of the residential units in both design and site usage and the impact that this will have on the immediate environment and wider community.

The document provides a detailed design justification for the proposed development in terms of height, mass and scale.

The following pages should be read in conjunction with the submitted plans.

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2.0 Introduction



This document is a response to planning and associated issues relative to the proposals for a new housing scheme with associated car parking and private amenity space.

The brochure contains Seddon’s proposals in respect of the design decisions undertaken by the design team and the relative criteria necessary to formulate a successful project.

The design team and developer alike are committed to a high quality scheme that will not only benefit the new residents but the wider community.

Close consultation with Barnsley MBC Planning Department has assisted the design procedure, resulting in a well balanced mix of housing, connection with the local vernacular and meeting current market demand.

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3.0 The Site



01



02



03



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The site occupies an irregular shaped area to the west of Hill End Road in Mapplewell, Barnsley.

The site covers an area of 0.47Ha. There is a fall of approximately 6m across the site from West to East. The level banks down steeply from the Hill End Road boundary by about 2m, there is also a steep bank across the middle of the site dividing the site into two gentler sloping planes.

Previously the site has been used for vehicle dismantling but is now vacant and occupied by disused buildings, concrete bases, hard standings, retaining walls and random vegetation.

To the North of the site there is a private garden bordered by trees and shrubs and a depot for a small coach company.

The Western boundary drops down to a recent housing development.

The Southern boundary also adjoins the housing development, A tree lined footpath runs along over half of its length.

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The development site lies outside any Flood Risk areas identified by the Environment Agency and covers an area of less than 1.0 Hectare. A Flood Risk Assessment for the site will not be required.

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4.0 The Context



Pedestrians:

The site lies close to the centre of the small village of Mapplewell and is within walking distance of all the local amenities including Primary School and Co-op supermarket.

Air:

Leeds Bradford Airport is approximately 30 miles north of Mapplewell and less than an hours drive away.



Road:

The A61 connects with Barnsley to the South and Wakefield to the North. The M1 can be accessed at junction 37 approximately 4 miles from the site.

Frequent bus services, 10mins, run every day from Blacker Lane which is about 300meters from the site.

Train:

Barnsley Rail Station is less than 3 miles to the south of the site and connects with major routes and destinations.

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5.0 Design Statement



Scheme Design

Seddons are proposing a high quality residential development in an area where people want to live. The proposed development will create attractive accommodation for existing residents of Mapplewell and their future generations, by maintaining links with families in the village this provides a sustainable solution in the purest sense.

The following are considered to be the key site characteristics and constraints;

- Level differences between road level and site and within site.
- Overhead BT cable running through the site
- Overlooking to existing properties.

All dwellings are two storey and designed as either semi-detached or terraced format, the former being the preference to provide rear access to the dwellings.

All house types are designed to meet the requirements of the HCA's Scheme Development Standards, accommodating all necessary furniture and activity zones.

The Architectural language of the new properties respond to the local vernacular in terms of aesthetic, materials and detailing. A simple palate of traditional materials is proposed, materials which will last, are durable and will minimise maintenance for the Housing Association.

The proposed development offers a good mix of property types, 2, and 3 bedroom units will provide accommodation for couples and families, young and elderly, local people to live in this semi-rural location.

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The design development of the scheme has involved internal reviews, client reviews and incorporates feedback from the Planning Authority. A meeting was undertaken between Nicol Thomas, Equity Housing and Barnsley MBC Planning and Housing on 15th October 2012 to discuss the scheme proposals resulting in positive feedback. The highway design has dictated finished floor levels, a height difference of 6 metres is experienced across the site. The new access road has been designed following a mews court arrangement, consisting of a 5.5m wide main highway with a 600mm wide service strip to its perimeter. The angular design will serve to limit vehicle speeds and enhance pedestrian safety.

All properties have car parking within curtilage and private amenity space. Boundary treatments to individual properties are designed in accordance with the requirements of West Yorkshire Police Architectural Liaison Unit. It is proposed that a submission will be made to ensure that the scheme complies with 'Secured By Design'. Dwellings are orientated to provide natural surveillance to common areas and car parking.

Early investigation to the site topology was undertaken to assess the viability of the scheme and review solutions to the level issue. A series of site sections were provided, not only to assess levels against gaining access to the properties but to ensure that all dwellings had the benefit of level, usable private garden areas.

The proposals include for 'steps' in blocks and semi-detached units to accommodate level access to front and rear of properties and to ensure that dwellings sit comfortably in their respective plots. It will also be necessary to include some retaining structures within the site but this has been kept to a minimum.



It is proposed to protect and retain the majority of the existing trees adjacent to the site. A small number, about 4 Poplar trees bordering the plot at the Southern edge of the site will need to be removed, a substantial number of newly planted trees are to be included within the proposed landscaping for the scheme, more than compensating for the lost trees. A tree survey is to be included in the submission.



One area where the change in levels caused difficulty in accommodating level access to the front and also the rear bin storage area is in the Western corner of the site where the topography falls away sharply to the adjacent properties on Spey Close. the proposed solution is to provide a suspended level deck area to the rear of the dwellings which can contain the refuse storage area and rear door access, with steps down to a lower useable grassed area.

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Car Parking

Each dwelling benefits from within curtilage car parking. All 3 bedroom properties are provided with 2no car parking spaces, 2 bedroom properties have 1 space.

Building for Life

The scheme is to analyse against Building for Life criteria. This comprises 20 sections which evaluate the proposals against national standards for well designed homes and neighbourhoods. We have used this document as a guide for development and as a review tool providing a foundation for good design.

External Storage

All properties will be supplied with an external storage unit, 2m x 2m for garden equipment which will also accommodate 2no bicycles with steel hoops embedded into concrete floor for security purposes.

Rainwater Storage

All dwellings will be supplied with a 200 litre water butt within the rear garden area to provide a sustainable solution for watering plants and lawned areas.

Refuse Collection

All dwellings' provision for refuse/recycling storage within curtilage. The standing areas are highlighted on the proposed layout drawing and all within the secure rear garden areas. For the purpose of accessibility a 1500mm turning circle is highlighted in front of the bin standing area with a 900mm paved access to frontages to all properties.

Landscaping

The specification of tree and shrub planting will be appropriate for the siting and the majority of planting specified will be native species. Careful consideration to constraints on the site such as pedestrian visibility splays and secured by design criteria.

All planting outside the curtilage of dwellings will be specified to minimise maintenance for which the management company.

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6.0 Access Statement



External:

Access points from vehicle parking spaces and crossings to be tactile finish and contrasting colours to main pathways.

Lighting to the parking areas will provide sufficient safety requirements to assist disabled and able bodies persons.

Ramps where provided or required are to be within 1:12/1:20 gradient with minimum 1200 x 1200mm unobstructed landing area and entrance.

Access to amenity areas are unrestricted.

Houses:

Entrances to all units to have minimum 1000mm structural opening giving clear 900mm door width capable of wheelchair access. Each door having a maximum force of 20N to assist opening.

Door furniture and finishings have still to be specified, however will clearly comply with DFA requirements where practical.

All housing to have separate ground floor WC which can be accessed by disabled persons.

Fittings within each room i.e. electrical sockets to be a minimum 450mm above finished floor level.

Bathrooms: each bathroom is capable of accepting a 750mm clear unobstructed area in front of each WC.

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7.0 Conclusion



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The definition of community should extend to the very heart of the development with the architecture forging friendships and a sense of belonging.

Scale and choice of materials suggest a familiarity of domestic architecture making it easier for residents to identify with the buildings.

The proposed development promotes a sense of community, it focuses on the individual and pays greater attention to the 'quality of life'.

The quality and connection to the local vernacular maintains links with the local neighbourhood and wider communities.

8.0 The Way Forward



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Nicol Thomas and Seddon very much look forward to progressing this development on to site in the near future. The following considerations are critical to the implementation of this development:

- Continued understanding of the emerging context of the proposed development
- Commencement of detailed design development to ensure deliverability of the proposed aesthetic
- Continued evaluation of cost to ensure deliverability of the proposed scheme

Appendix 1 House Types



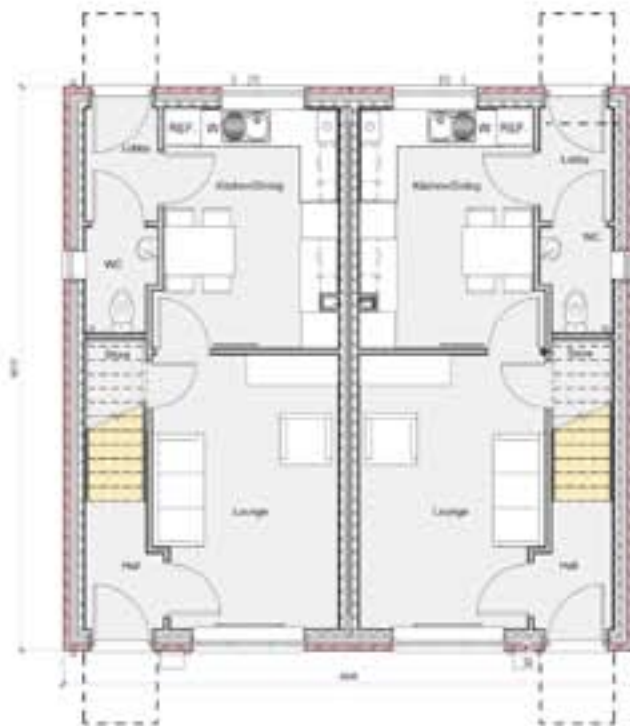
1 01 Front Elevation
1 : 50



2 02 Rear Elevation



3 03 Side Elevation
1 : 50



4 01 Ground Floor Plan
1:50



5 02 First Floor Plan
1 : 50



6 3D View 1_1
1:1

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Appendix 1 House Types



1 Front Elevation
1:50



2 Rear Elevation



3 Side Elevation
1 : 50



4 01 Ground Floor Plan
1:50



5 02 First Floor Plan
1:50



6 3D View 2_1

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Appendix 2 Meeting Notes; Barnsley MBC

Hill End Road, Mapplewell. Planning Meeting Minutes
15th October 2012

	Proposed residential development at Hill End Road, Mapplewell, Barnsley (M3540)			
	Meeting held in the offices of Barnsley MBC on Monday 15 th October 2012			
Present	Gillian Williams	Barnsley MBC Strategic Housing	(GW)	
	Graham Northern	Barnsley MBC Planning	(GN)	
	Clare Russell	Equity Housing Group	(CR)	
	Richard Fletcher	Nicol Thomas	(RF)	
apologies	Barbara Wilson	Barnsley MBC Highways	(BW)	
1.00	Purpose of Meeting			
	1.01 Pre application discussion for the proposed development of 25no. 2 and 3 bedroom houses on former commercial site on Hill End Road.			
2.00	Main Points of Meeting			
	2.01 RF presented Feasibility Layout drawing and House Type proposals for discussion which provided the following accommodation: • 14no. 2 bedroom 4 person houses • 11no. 3 bedroom 5 person houses			
	2.02 CR confirmed that the feasibility had been undertaken on behalf of Seddon - developer, but would be built out on behalf of and managed by Equity Housing Group with a proposed start on site of April 2013.			
	2.03 GN provided Planning overview for the site. Reserved Matters application presented by McInerney Homes for 26no. units was rejected by Barnsley MBC Planning due to design and layout issues relative to the lower end boundary following objections from neighbouring home owners.			
	2.04 GN requested that Nicol Thomas consider increasing the distance between plot 10 and western boundary to lessen impact of gable on existing dwellings. RF confirmed that this would be undertaken as part of the Scheme Design development as per Outline approval scheme.			RF
	2.05 CR confirmed that the scheme would be a mix of rental units and shared ownership.			

Hill End Road, Mapplewell. Planning Meeting Minutes
15th October 2012

	2.06 RF confirmed that proposed facing materials of brickwork and concrete tile to connect with the adjacent properties. GN stated that the McInerney scheme had proposed artificial stone however anticipate that brick facing would be acceptable. 2.07 Questions were raised regarding the difference in level between Hill End Road and rear gardens with regard to drainage. RF confirmed that land drainage would be proposed to ensure that standing water and flooding issues would not arise. 2.08 Introduction of footpath along Hill End Road frontage will enhance scheme and overcome Highways issues.	RF				
3.00	Planning submission requirements 3.01 GN confirmed that the following information and reports will be required as part of the Detailed Planning application: • Sustainability report • Ground Investigation Phase 1 report • Topographical survey- complete • Renewable Policy • Tree survey • Housing Statement- GW to formulate a statement • Design & Access statement No requirement for transport statement however GW to liase with BW. RF to include transport comments within D&A statement. 3.02 Information day/ consultation, to be undertaken as part of Pre application.	RF GW/CR				
4.00	Programme 4.01 The following provisional programme was discussed: <table><tr><td>Information day</td><td>mid November 2012</td></tr><tr><td>Planning submission</td><td>end November 2012</td></tr></table> 13 week consultation period	Information day	mid November 2012	Planning submission	end November 2012	
Information day	mid November 2012					
Planning submission	end November 2012					

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	Determination Start on site Completion	February 2013 April 2013 anticipated circa April 2014	
5.00	Date of Next Meeting 5.01 No further meetings arranged at this stage. Meeting to be arranged mid-point Planning application if necessary.		
6.00	Distribution Gillian Williams Barnsley MBC Housing Graham Northern Barnsley MBC Planning Clare Russell Equity Housing Kevin Williams Equity Housing Emma Lafferty Equity Housing Paul Hulme Seddon Construction Mark Schofield Seddon Construction Chris Carley Carley Daines Richard Fletcher Nicol Thomas		

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Nicol Thomas



-Nicol Thomas Limited formed in 1987

-Local Office in Oldham

-Founded in Birmingham in 1882

-Over 50 staff

-QA accredited

-£3.75m fee turnover

-Projects range from £10K to £40m

-Commercial acumen, innovation and a collaborative approach have been key to the company's development and success.

We have an established reputation in many areas of work and an emerging portfolio of exciting, contemporary projects.

Nicol Thomas offer a range of inter-related core services. This diversity of skills means we are able to realise our design aspirations through a considered approach to all aspects of the construction process.

Our core services;

-Architecture and Design

-Urban Design and Planning

-Interior Design

-Construction Cost Consultancy

-Quantity Surveying

Our Aims and Objectives:

-To utilise the best design and technical practice to the benefit of our clients, users and the built environment.

-To practice in a spirit of partnership within the company and with all those with whom we collaborate.

-To seek creative and imaginative solutions in the work which we undertake; to provide added value and continually seek to improve our services.

-To be financially prudent in all our affairs and to work to agreed budgets and programmes.

-To invest in the continuing professional development of our staff, to keep abreast of new legislation and maintain an awareness of environmental and social issues.

Technical Experience:

Nicol Thomas have a diverse wealth of experience in many types of construction.

An established background in refurbishment, conservation and new build residential projects, means our understanding of traditional construction is formidable.

More recent projects have enabled us to research and utilise modern methods of construction and we now have a growing expertise in using prefabricated and modular types of construction.

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