

2017



[LAND AT ARTHUR STREET, BARROW IN FURNESS DESIGN & DEVELOPMENT BRIEF]

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Introduction

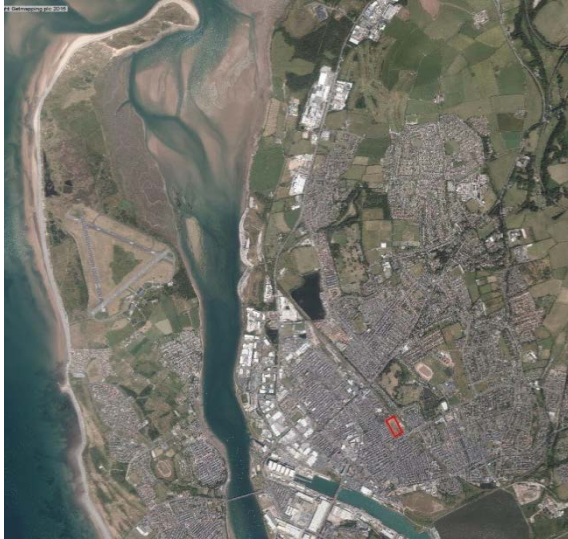
This Development Brief is being issued to encourage expressions of interest for the development of this Council owned site for market housing. The site is particularly sustainable being within close walking distance of Barrow Town Centre and Railway Station as well as other local facilities such as the Park and leisure centre..

The site has been subject to clearance by the Council through its Neighbourhood Renewal Programme in 2011 which saw the removal of 180 terraced homes alongside the refurbishment of some neighbouring properties and public realm works.

The site has a strong linear townscape character established by the uniform character of the terraced street to the west. The Council wishes to retain this character whilst providing a range of modern homes which would be suitable for a range of residents. It has the potential to become an attractive place to live with its close links to the town centre and the splendour of Barrow Park.

The site (reference SHL047) is being progressed as a housing allocation through the emerging Local Plan. The purpose of this Development Brief is to inform, guide and deliver this process so that it leads to the delivery of a responsive, comprehensive, and sustainable and marketable scheme.

The site is in single Council ownership, available now, and is highlighted in the Site Location Plans on page 2.



**Site Location Plan – Arthur Street,
Barrow in Furness**



The Site



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Developer Brief

This Brief should be used to produce a viable scheme for full planning permission conceived for the whole site. This should be done in a way that meets the principles and criteria set out in following sections of the Brief and that contributes materially to improving choice in the local housing market.

The injection of a new style of private market housing into Arthur Street is considered to be an important step in creating positive attitudes and values in the area. The block format would support a variety of housing types including 'townhouses' and or low level apartments depending on what the market prefers.

The nature of the suggested development would lend itself to a wide range of potential buyers from young professionals working in the town to those retiring early and wanting sustainable and convenient transport options.

The blocks will be expected to address both elevations as frontage with variations in roof height and forms punctuating the length of the blocks with the end gables of blocks inset to soften corners.

Consideration should be given to parking and how it may be incorporated within the scheme both on street and off street.

The development needs to appear connected to the surrounding streets, and to any element of public open space or park, both visually and physically in order to create community ownership of the space.

Accesses should be located to create convenient links with the town centre.

Planning Status

This Brief is one of several being produced to guide and coordinate the delivery of sites in Council ownership being promoted as part of the emerging Barrow Borough Local Plan. The objective of the Brief is to secure high quality development and to deliver an example of good practice that will help to raise the standard of development across the Borough.

The entire site is within Barrow Borough Council ownership with no planning application history relevant to the development of the site. The site has been surface cleared and secured ready for development.

Vehicle access to the site is suggested to be via a single entrance at the North of the site in the same position as the original Arthur Street access. Access design will need to be based on a shared surface scheme designed to create an 'off-carriageway' character and appearance that will promote pedestrian movement around the site over the car.

The Council emerging Local Plan seeks to introduce Green Infrastructure (GI) into new developments and as such the design of any public open space will need to correspond with the form of the building design so that both relate well to the other in creating the necessary visual relief, community focus and other GI benefits.

The Site

The 1.62 hectare site comprises a shallow gradient from gentle convex slope falling north west to south east.

Site Conditions & Access

The site falls within the Environment Agency's 'Less ' category in terms of susceptibility to ground water flooding. The south east corner of the site is subject to 1 in 200 year deeper 0.30 event with a broader area of 1 in 200 year deeper than 0.10 event running from the southern site boundary between 5 and 30 metres into the site highlighting its role as a location for SuDS attenuation.

United Utilities surface water and foul pipes are shown as being available adjacent to the site.

The site is readily accessible to local services and facilities with the following list indicating approximate distances:

- Furness General Hospital 3300 metres
- Ramsden Infant School 350 metres
- Greengate Junior School 150 metres
- Furness Academy 900 metres
- Little Rainbows Nursery 400 metres
- Tesco Express 350 metres
- Large Supermarkets 1000 metres
- Doctor's Surgery 1000 to 1500 metres

The site is also accessible by public transport with Bus Stops within 200 metres of the site.

Photographic Images

The following images highlight the existing character of the site and the immediate surrounding area visible from it:



How to use the Design Sections of the Brief

The following sections set out the Council's thinking on the quality, character and appearance of development it expects to see. The guidance is intended to be used by the developers design team and to help structure a Design & Access Statement.

It is important to note that the Brief is not prescriptive; it highlights a general approach and the principles and objectives that schemes need to achieve, not how it must be done.

A list of contacts is provided on the back page should clarification or interpretation on any point be required.

Design Approach

The Council expects to see that scheme design has been driven by context in creating both a sense of place and a sense of space that combines a marketable identity with a functional and liveable arrangement.

Design and Access Statements will need to illustrate how the scheme would appear visually in streetscene terms from key viewpoints and not simply in plan form.

Design Principles

Proposed schemes will need to incorporate the following:

1. Achieving a sense of place that complements the character and location of the site;
2. Built form and landscaping arranged to create a visual interest.

3. Control over vehicle speed without the need for speed tables.
4. A legible form of development enabling ease of movement between public and private spaces.
5. Creation of a pedestrian-friendly environment
6. Appropriate drainage arrangements
7. Layout incorporates views in and out of the development.

Layout, Form & Character

1. How building form and arrangement creates a sense of place whilst retaining a generally open character within and around the site.
2. The creation and connection of habitat in line with Green Infrastructure objectives
3. How building layout through design and orientation will maximise passive solar gain and ventilation
4. How access into and around the site will need to achieve an 'off-carriageway' appearance through the use of a landscaped shared surface throughout.
5. The layout and building arrangement create an acceptable balance community safety, natural surveillance and privacy.
6. Appropriate drainage arrangements have been integrated into the design.
7. How the visual impact of parked vehicles will be minimised throughout the site.

Building Design

1. Building elevations incorporate a mix of projected and set back elements in order to create a strong façade.
2. Avoid blank gables in order to provide natural surveillance.

3. Consideration has been given to the use of glazing and materials to soften the impact of the development in this location.
4. Boundary treatments have been chosen to define semi-private space, create legible entrances and support the creation and connection of habitat in line with Green Infrastructure objectives.
5. Consideration has been given to the visual impact of the roofline.
6. Consideration has been given to lighting/light pollution to avoid the urbanising appearance of lighting columns.

Sustainability

1. Buildings have incorporated sustainable principles and technologies
2. Cycle storage facilities to encourage reduced use of the private car have been incorporated.
3. Storage for waste and recycling bins has been incorporated within the defensible curtilage and not in prominent view within the streetscene.

The Council considers that raising the design quality of development within the Borough as an absolutely vital goal in improving the attractiveness and competitiveness of the Borough.

Good design comes from a clear understanding of site character and context. The Council in developing its Green Infrastructure Strategy and Policies is seeking to achieve a holistic approach to site design that

balances the need for development with the need to protect the environment for the future.

Planning Policy Context

National Planning Policy Framework Context

Para 153 of the NPPF states that; 'Supplementary Planning Documents (SPD) should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.'

It is considered that the sensitivity of the site in landscape terms and its potential for impact on the character of adjacent landscape and development areas justifies the production of such a Brief.

Para 210 of the NPPF states that 'Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise'.

Local Policy Context

It is considered that the intention to develop land on Arthur Street would be consistent with the emerging policies of the Barrow Borough local Plan and the Green Infrastructure Strategy that supports it.

The use of a Development Brief on this site is consistent with the NPPF's encouragement for positive and proactive planning in the delivery of sustainable housing development

Planning Application Process

Pre-application discussions will be an important part in formulating scheme proposals with key stakeholders. The Council expects all issues to be resolved prior to the submission of an application to help ensure that it tracks through the process efficiently.

A Development Team approach will be offered from the Borough's development control, planning policy and building control officers with input from County drainage and highways sections.

Building and landscape design and material quality are of the highest importance. The Council expect to see materials scheduled within planning applications and not for condition as delivering on an approved quality will be fundamental to the successful outcome of the scheme.

Permitted development rights relating to fences and garden structures will be removed to ensure that the overall approach to landscape design is maintained.

Submission requirements

The documents in the list below will be required to accompany the application for full planning permission. Other statements may be required following on from information received from formal consultations:

- Planning Statement
- Housing Statement;
- Design and Access Statement;
- Flood Risk Assessment and Drainage Strategy;
- Development Timetable
- Construction Management Plan;

Useful Contacts

Planning Policy **01229 876363**

(All initial enquiries)

Development Management 01229 876485

Estates 01229 876362

Building Control 01229 876356

County Highways 0845 6096609

Disclaimer

It is important to note that every reasonable effort has been made to ensure the accuracy of the information provided. It remains the sole responsibility of the developer to demonstrate the acceptability and accuracy of proposals submitted to the local planning authority for planning permission.

February 2017

Working together to support sustainable development within the Borough of Barrow-in-Furness

