
PROPOSED DWELLINGS

on

**LAND AT
PARK STREET
WOMBWELL**

For

ABS HOMES DEVELOPMENT LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for development comprising the construction of five dwellings comprising a pair of semi-detached houses and a block of three town houses on land at Park Street, Wombwell, Barnsley.

The properties will incorporate measures to achieve Code Level 3 as defined by the Code For Sustainable Homes

2 THE SITE

The proposed site is located on Park Street Wombwell, approximately 4km to the south-east of Barnsley Town Centre in Wombell.

Wombell has a number of local facilities including a supermarket, banks and other local shops.

The site is located on the west side of Park Street at its junction with the access road to the Wombell Park Street Primary School.

The site was previously occupied by a school building and has Town & Country Planning approval for a pair of semi-detached bungalows (application ref 2013/0168)



The site slopes from west to east and is open scrub land with no significant ecological value in its present form.

Park Street forms the eastern boundary with the access road to the adjacent school along the southern boundary. The site is enclosed by a metal fence along the boundary with the school grounds while the boundary to the north is defined by stone walls. The southern boundary has no boundary feature. A section of the boundary along Park Street is a stone wall and coping.

The site is within an established residential area with properties of varying ages and styles to the north, south and west. The surrounding houses are a variety of detached, semi-detached and terraced two storey dwellings.

The buildings are of traditional constructions and there are no predominant building materials in the area. There are examples of red brick and stone within the immediate vicinity of the site. Roofs are pitched and are covered with concrete tiles or slate.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposed site layout responds to the existing highway along Park Street and the access to the adjacent school.

The orientation of the properties has been determined to minimise views into the living areas from public footways.

All rear gardens are enclosed to provide gated and secure private amenity areas.

The proposed dwellings have been sited to avoid overlooking and overshadowing and will therefore not impact on the amenity of the residents of the surrounding properties

In curtilage parking is provided to each property in accordance with the South Yorkshire Residential Design Guide.

Development along the main road frontage has been kept to a minimum to maintain an open appearance to the site. However the proposed dwellings adjacent Park Street has its principal elevation towards the highway thus avoiding blank gables along the street scene.

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are in keeping with the general style of properties in the area.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

The site is close to frequent public transport links on the main Barnsley to Doncaster Road.

The site is within walking distance of shops and local amenities.

5 ACCESS

Access to the site will be via new independent short private drive as shown on the submitted drawings direct from the existing highway.

The parking standards comply with the South Yorkshire Design Guide.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

High Street and Park Street 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 areas.

6 TREES

The existing small bushes within the site are to be removed. Full landscaping proposals to include replacement trees will be submitted for approval.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

The principles of residential development on the site and access from the existing highway network has been established on earlier approvals.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.
