



**16 Ings Rd, Wombwell, Barnsley S73 0BP**

DESIGN & ACCESS STATEMENT  
2024/0367 Rev 1  
April 2024

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## SECTION 01

### Introduction

RD Architecture + Design (the 'Agent') are submitting a Outline Planning Application on behalf of Mr V Pears (the 'Applicant') for a proposed erection of a 2 new dwelling / houses with associated external works on **16 Ings Rd, Wombwell, Barnsley S73 0BP.**

This Design and Access Statement describes the key issues taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development.

This document should be read in conjunction with other validation documents and plans, outlined in the list below.

#### Full package of Planning drawings:

- 0367 0005 OS Plan & Existing Site Layout
- 0367 0015 Existing & Proposed Street Scene
- 0367 0020 Existing Site Layout
- 0367 0021 Proposed Site Layouts

**Design and Access Statement** – Ref 2024/0367/rev1

**Flood Risk Assessment**- Ref Prepared by Dr Robin Saunders CEng  
Innervision Design Ltd

#### Self-Build and Custom Build Exemption (Regulation 7)

This Statement will set out the context of the weighted planning balance by considering the Development Plan and any material considerations which are relevant to this determination.

It also explains how this vision will be met, through a sensitive site layout to ensure the delivery of a high-quality proposal.



Current Site 2024



Current Aerial View 2024

## SECTION 02

### Site Context

#### Site Description and Surrounding Area

The proposed development site comprises of an existing landscaped garden that surrounds the the main dwelling 16 Ings Road. The existing plot consists of large, landscaped areas of gravel and basis soft landscape. A temporary storage container is located in the southern corner and 2 existing shed sit along the eastern boundary.

The site is accessed from the North boundary of Ings Road which connects the centre of Wombwell and RSPB Dearne Valley - Wombwell Ings.

The surrounding buildings are predominately residential to the north and east of the plot and a combination of commercial and large sewage works to the opposite boundaries.

The overall redline site area is **831sqm / 8944 sqft / 0.0831 Hectare**.  
And the newly formed plots will consist of the following footprints:

#### **PLOT / DWELLING 1:**

**Overall Plot 185 sqm**

#### **PLOT / DWELLING 2:**

**Overall Plot 107 sqm**



Site Location Plan – (Red Dot high-lights site location)



OS Plan including site ownership.

**EXISTING SITE PHOTOS**



Existing access to rear of plot.



Overall existing front elevation.



Enclosed side boundary wall/garden.



Rear garden, with varies paved area`s and soft landscape.



Side garden, with varies paved area`s and soft landscape.



Side garden, with existing hard standings.

## SECTION 03

### Planning & Site History

#### Planning History

By way of background the proposed developed site has the following previous planning history:

#### Application Number: 2024/0078

Application Type: Prior Notification - Householder

Decision Letter Date: 05/03/2024

Decision Status: Final Decision

Decision Type: Prior Approval - Granted

Development Description: Erection of single storey rear extension projecting out 4.8m, with an eaves height of 3.56m and an overall height of 3.56m (Prior Notification Householder)

#### Application Number: B/85/0710/WW

Application Type: Historic

Decision Letter Date: 30/08/1985

Decision Status: UNKNOWN

Decision Type: Refused

Development Description: Use of land for storage of scaffolding

Development Address: REAR 14 INGS ROAD, LOW VALLEY, WOMBWELL

Officer: Historic

Received Date: 16/01/1991

Registered Date: 22/08/1985

#### Application Number: B/97/1236/WW

Application Type: Historic

Decision Letter Date: 06/11/1997

Decision Status: UNKNOWN

Decision Type: Historic

Development Description: Use of land to form extension of domestic curtilage

Development Address: LAND TO THE REAR OF SHALOM, 116 INGS ROAD, WOMBWELL

#### Application Number: B/94/1392/WW

Application Type: Pre Dates Electronic Working

Decision Letter Date:

Decision Status:

Decision Type:

Development Description: Pre Dates Electronic Working

Development Address: Pre Dates Electronic Working

Officer: Pre Dates Electronic Working

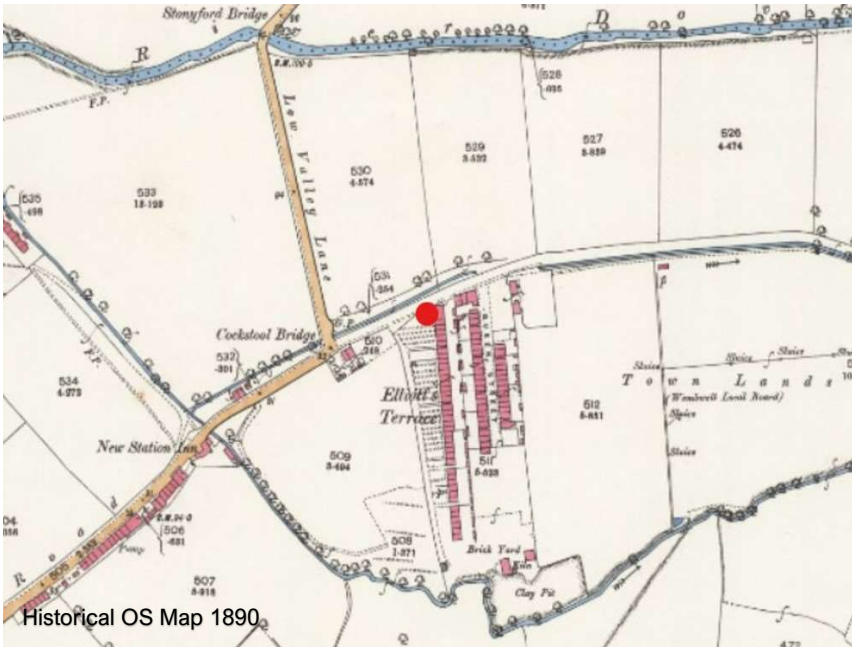
Received Date:

Registered Date:



Barksley Planning Application Map

Site History



Historical OS Map 1890



Historical OS Map 1900



Historical OS Map 1930



Historical OS Map 1950

## SECTION 04

### Local Character

Architectural examples vary around the locality and along Ings Road and Stonyford Road including styles from “turn of the century” post war traditional redbrick terraces, 1970’s brick, modern municipal styles and traditional stone-faced cottages. Most developments are more detailed by a fashion or style which was popular in the era in which they were built. The more architecturally attractive properties tend to be those from historically earlier periods, which include features such as chimneys and sash proportioned windows and constructed from local stone.

The photographs below illustrate the existing housing stock and locality of the surrounding area. Materials include a mix of stone, render but predominantly brick. The newer developments have a larger mass and scale compared to the earlier dwellings. The existing street scene has varied ridge lines, as larger developments sit next to smaller dwellings.



Birds eye view of site and surrounding area



Local Property 01



Local Property 02



Local Property 03



Local Property 04



Local Property 05



Local Property 06

## SECTION 05

### Proposed Development

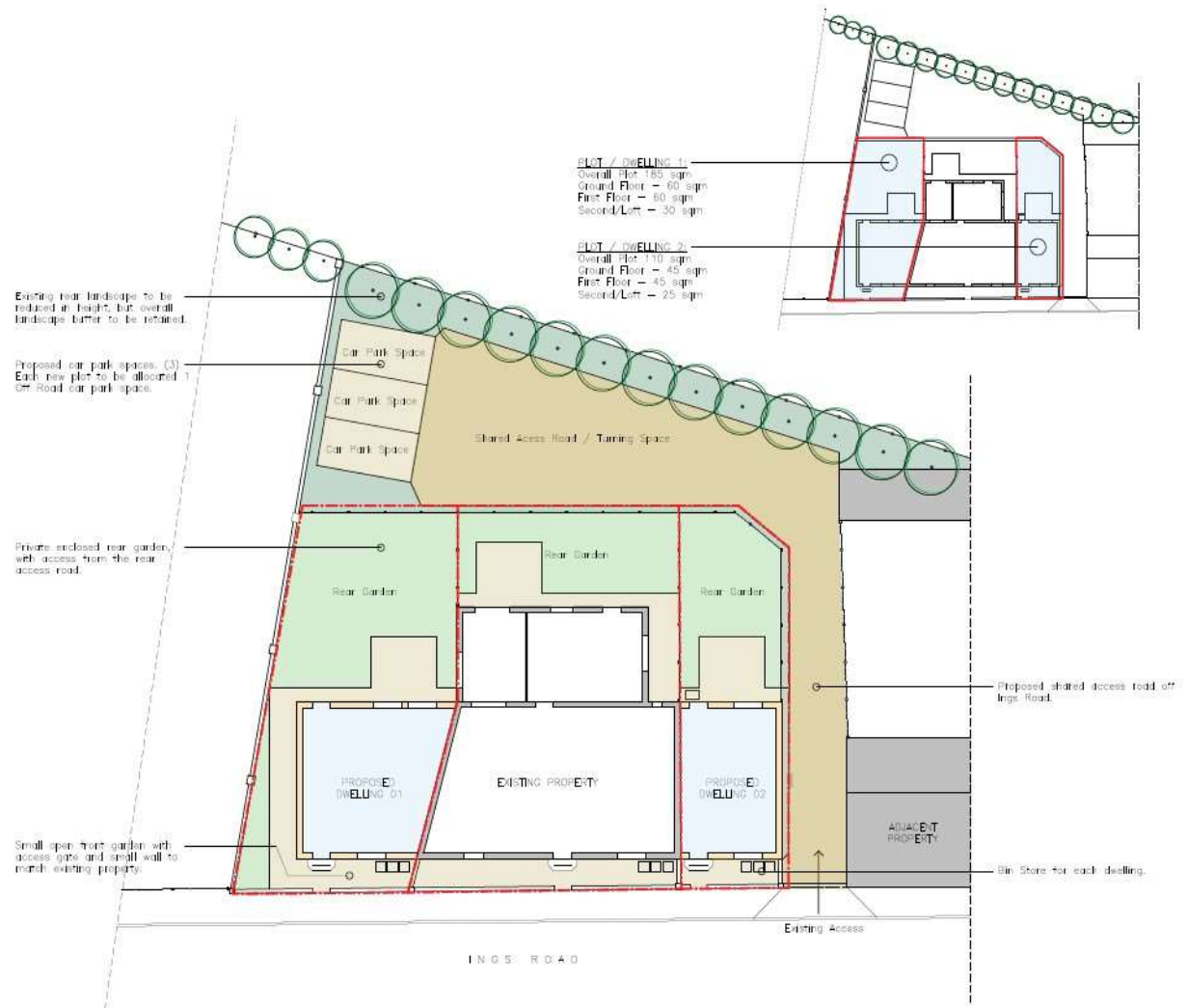
The proposed development at 16 Ings Road, Wombwell, Barnsley will consist of following main elements:

1. Demolition/removal of the timber sheds and storage units,
2. Relocation of existing entrance gates for access to new shared driveway for new dwellings/plots,
3. Construction of new shared access road and private off-road parking to rear of existing plot,
4. Formation of 2 new plots with front and rear gardens,
5. Construction of 2 new dwelling.

Please see submitted plans and indicative elevations which have been submitted in support of this application for further detail of the proposed development.

#### Full package of Planning drawings:

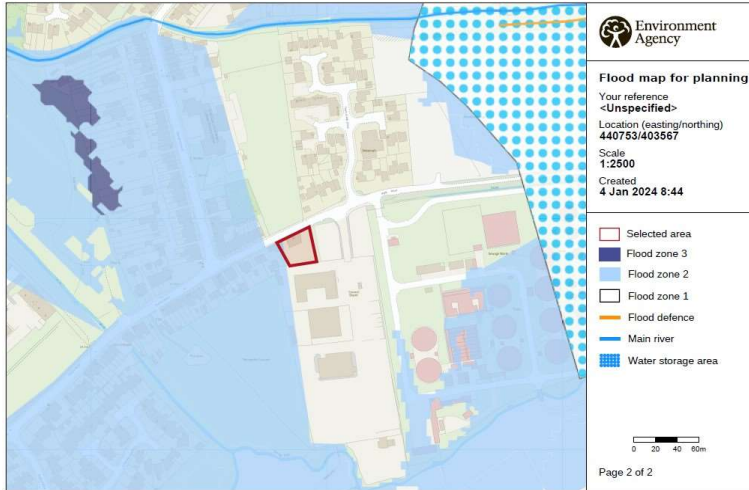
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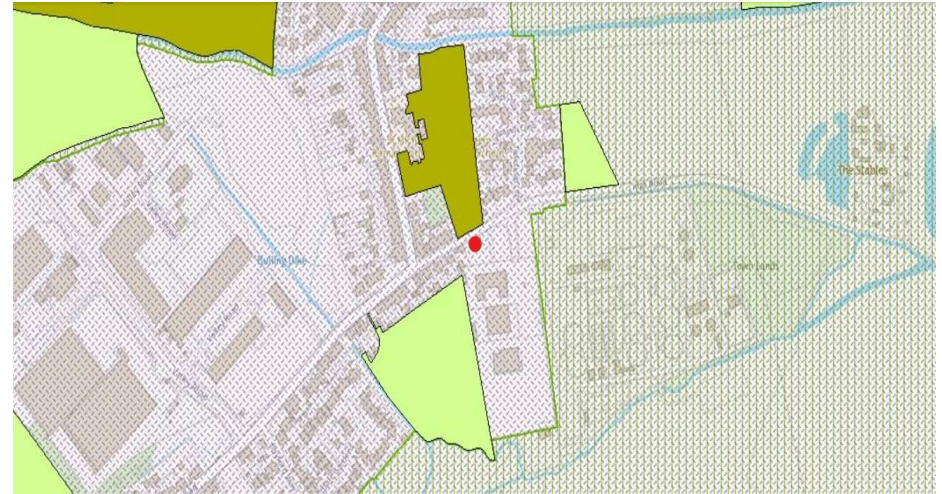
Proposed Site Layout.

SECTION 06

Site Specific Policy

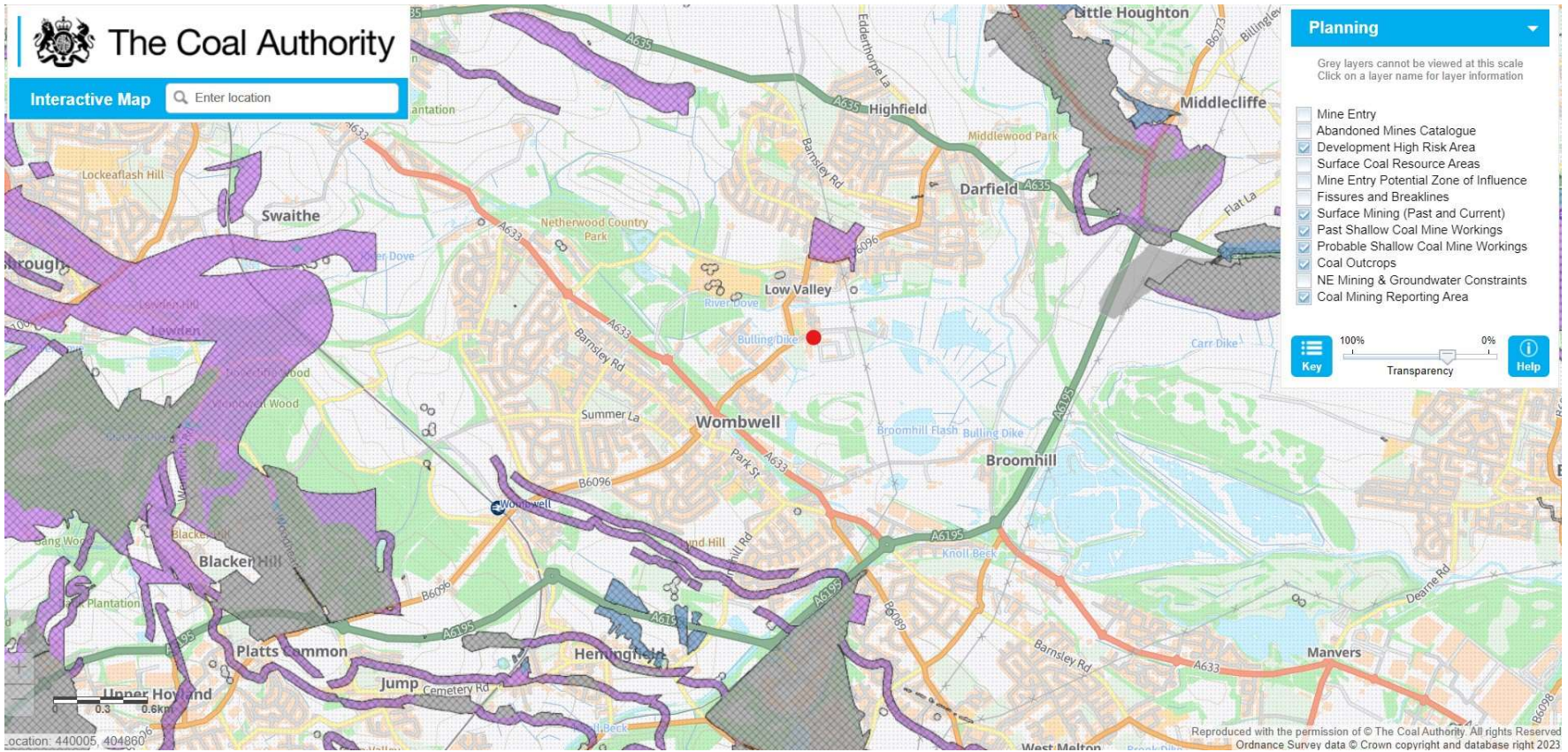


Environment Agency Location Plan – Flooding Mapping



Barnsley Council LDF Plan

- Peak District National Park
- Area to Remain Free From Development Due To Impact On Historic Environment
- School Grounds
- Nature Improvement Area
- Green Belt
- Allotment
- Greenspace
- Biodiversity or Geological Interest Site
- Conservation Area
- Park and Garden of Historic Interest



The Coal Authority have confirmed the location is in a **Low Risk Area** and with no record of **Past Shallow Coal Mining** and **Coal Outcrops** in the surrounding area.

See Coal Authority Map with site location high-lighted above.

## SECTION 07

### Summary

This statement has been prepared in support of a planning application which seeks outline planning approval for the construction of 2No dwelling at 16 Ings Road, Wombwell, Barnsley. Our vision for this scheme sought to create high quality and individual home, inspired by the site's existing and surrounding stone faced properties.

Key points of the proposal are as followed:

- Improved aspect of the overall site from Ings Road,
- The proposals do not overshadow or overlook any neighbours,
- The new dwellings form incorporates a thoughtful, high-quality design which merges local and natural materials with contemporary features,
- The proposals will respond well to the surroundings and will complement the immediate context.
- The siting and form of the new houses are designed to have minimal visibility from all angles as demonstrated in this document, therefore of minimal impact to the local area,
- Scheme includes improvements to bin storage areas and better parking/vehicle manoeuvrability to all dwellings when entering and exiting on to Ings Road,
- The development incorporates sustainable features including natural materials sourced locally, solar panels, re-use of existing materials, electric vehicle charging points, etc.
- Construction of any dwelling or structure within the Flood Zone has been restricted and the proposed FFL will match the existing property, to ensure no risk of future flooding will affect the proposed.

Key to its success is the process which has been involved, which includes:

- The contextual analysis of the surrounding area.
- Reference to relevant national and local design guidance.

The building design has been influenced by analysis of the local character of Wombwell and Ings Road and also by the existing dwelling of 16 Ings Road. The quality the architecture of the building is important, and the design is activated by drawing on what is best in the local area and through the use of quality materials throughout.

This document focuses on the overriding design principles and detail of the planning application. It tells the story of the design progression

