

Design & Access Supporting Statement

3.no proposed dwellings, parking and footpath improvement works to unutilised garage site

At

Pearson Crescent, Wombwell, Barnsley, S73 8SQ

For

Berneslai Homes Ltd



Proposed Site Plan (NTS)

Pearson Crescent, Wombwell, Barnsley, S73 8SQ

Design & Access Supporting Statement

Introduction

This statement supports the planning application for the 3.no proposed dwellings, parking and footpath improvement works to an unutilised garage site.

This statement sets the context and explains the proposed scheme providing justification for the approach adopted. It is accompanied by photographs, maps and plans in order to illustrate and demonstrate an understanding of the client's needs and that of the public.

The statement includes site analysis, use, details of illustrative external appearance, sustainability of the proposal and the required description of access and improvements set out in the proposed design.

This supporting statement is in accordance with Government Circular 01/06 'Guidance on Changes to the Development Control System'. It reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use them'.



Existing Block Plan (NTS)

Site Appraisal

Context

The site is located off Pearson Crescent in Wombwell. The area to be developed was formerly an unutilised garage site. The proposal is sited within the social housing area and was formerly used to accommodate rented garages. The consisting predominantly of flats and residential dwellings form the bulk of the housing stock in the area.

Access

There is currently limited parking provision for the local residents due to the location of unused garages on site. Consequently some residents without parking provision are forced to park on the surrounding streets. We have based the number of proposed parking spaces on number of flats and dwellings without parking in the immediate area to satisfy demand. This land is owned by Barnsley MBC and held within the Housing Revenue Account managed by Berneslai Homes. It is proposed that some of this area is to be set aside for the erection of 3.no proposed 3bed / 4 person dwellings. 1-2 vehicle parking spaces per dwelling is to be provided at the rear of each property within a gated boundary fence.

It is acknowledged that provision of a single parking space for one of the three bed dwellings is contrary to 'SPD 'Parking. However, given that the properties will be located within the immediate parking improvement area this property will have access to park within a proposed parking space numbered 20-24 on the proposed site plan. (This additional space has been included when calculating the need for additional spaces on site)

Furthermore the parking area proposed to the development site would alleviate parking congestion within the vicinity for existing residents.

Use

The majority of the development is currently underutilised comprising of unused garages and low quality green space. The remaining garages are to be demolished as part of the development as there is no longer a demand for them.

The proposed 2 storey dwellings are to provide an improvement to the housing stock availability in the area. The elevation treatment is traditional with the proposed palette of materials consisting of red antique Brunswick and Arundel yellow facing brick with interlocking tiles. Brick and stone detailing around windows and dentil course add interest and relief to the elevations.

There is little or no demand for the existing site use at present. There is, however, a demand for accommodation which caters for larger families.



Pearson Crescent, Wombwell, Garage Site

Existing aerial photograph demonstrating the proposed area to be developed highlighted in orange (NTS)

Access / Footpaths

Designated areas of the site are adopted by highways – Three footpaths crossing the development require stopping up and redirection. This will be done in a Department for Transport application as advised upon consultation with Highways. No destinations have been made impassable by the closure of footpaths.

Scale

Development of site shall not affect the overall scale of the area. The proposed development aims improve and enhance the existing context.

Landscape and Sustainability

The area has fallen into disrepair and the grassed areas appear to be providing access for joyriders to access the wider green space to the rear of the existing flats. There is some apparent vandalism to existing garages that are currently boarded.

The site consists of tarmacked hard standing, low quality green space and a number of interconnected footpaths; all leading to similar destinations. The proposal includes for a more secure and low maintenance parking facility towards to rear of the site to form on-site parking for local residents. The land at the front of the site will be used to provide dwellings and provide continuation of the street scene. Fenced boundary treatments have been proposed at the rear of each dwelling for security and seclusion.

Site Drainage

A drainage strategy is to follow to support the proposal of 3.no dwellings and additional parking improvements.



View of redundant / boarded garages located on site



View of low quality green space to be replaced with no maintenance parking



Aerial photograph highlighting the abundance of high quality green space surrounding the site located in close proximity to Pearson Crescent (Off Aldham House Lane)

Consultation

A Community Consultation Event was held on site in April 2015 to identify those issues and areas which were of significant concern. This was attended by over 50 residents and local members.

The key issues identified were:

- The unsightly nature of the former garage court which acted as a magnet to groups of youths causing nuisance.
- Lack of Parking space adjacent to property
- Garages now redundant and low demand
- Footpaths uneven and some form rat runs through estate.
- Bin stores in wrong place, need to be away from front doors of block of flats and larger to accommodate range of bins
- Poor street lighting.

The design takes account of the above factors.

Conclusion

The development site addresses all points highlighted in the above document.

We believe that the development of the underutilised site will make a positive contribution to the wider regeneration of the area by creating a safer and desirable parking area for local residents. It will also improve the context to adjacent properties by increasing defensible space (security). As an infill development the proposed housing will strengthen the street frontage along Pearson Crescent.

From a housing stock and management perspective the project enhances the housing offer on the estate addressing the shortage of larger family houses.