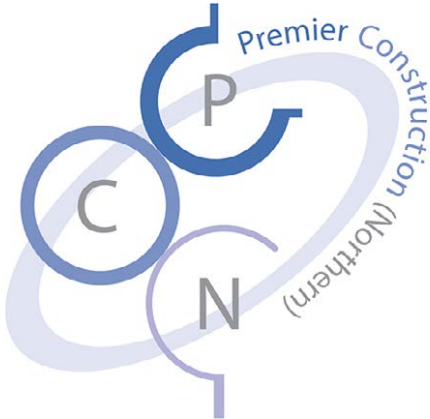


PROPOSED RESIDENTIAL DEVELOPMENT

FORMER WOMBWELL HIGH SCHOOL, WOMBWELL
JULY 2024



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This document has been prepared by STEN Architecture on behalf of Premier Construction Group to explain the details of a proposed residential development at land at Former Wombwell High School, Wombwell.

The aim of this document is to provide to explain how the proposed development is a suitable response to its context.

Premier Construction has collaborated with consultants to prepare an appropriate design solution which conforms to planning policy, responds to site context, mitigates constraints and maximises opportunities.

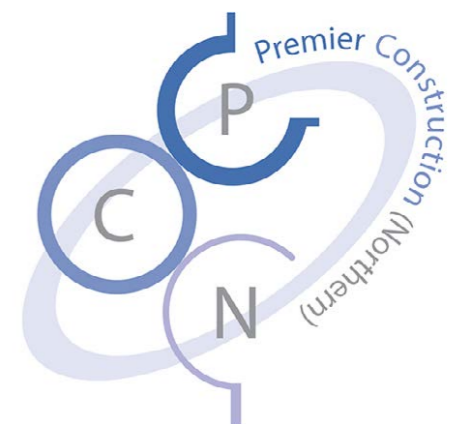
The intention is to:

- **Create a integrated development in keeping with approved development;**
- **Create a sustainable and legible living environment;**
- **Make proper use of land to deliver suitable scale and density;**
- **Produce new dwellings that meet high architectural standards and Building Regulations; and;**
- **Create attractive streets and pleasant spaces.**

ISSUE:	DATE:	NOTES:
1	JULY 2024	FIRST ISSUE



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2. PLANNING POLICY AND GUIDANCE

The accompanying Planning Statement is documentation and application of relevant planning policy and is a central reference point for this submission. This Design and Access Statement is an extension of that, focusing and expanding on design related policies and guidance and showing how these have informed the formation of the proposed development.

NATIONAL PLANNING POLICY AND GUIDANCE

The National Planning Policy Framework (NPPF) aims to make the planning system less complex and more accessible whilst promoting sustainable growth and protecting the environment.

Paragraph 15 states:

“The planning system should be genuinely planned. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

Paragraph 130 states:

“Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

NATIONAL MODEL DESIGN CODE

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design

BARNSELY PLANNING POLICY

The adopted Statutory Development Plan for Barnsley comprises:

- Barnsley Local Plan (adopted January 2019); and
- Barnsley, Doncaster and Rotherham Joint Waste Plan (2012).

The application site falls within the wider mixed-use allocation site reference MU6 (Former Wombwell High School, Wombwell). The allocation advises that the wider site is proposed for mixed use for housing and a primary school. The indicative number of dwellings proposed for the site is 250. Two hectares of the site is proposed for a primary school. The development will be expected to provide a new access and any necessary highway interventions at Lund Hill Road and Park Street.

NATIONAL DESIGN GUIDE (NDG)

The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics:

“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

NDG, Ministry of Housing,
Communities and Local Government

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

*The layout (or masterplan);
The form and scale of buildings;
Their appearance;
Landscape;
Materials; and
Their detailing.”*

NDG, Ministry of Housing,
Communities and Local Government

BEST PRACTICE

There are numerous best practice documents with general consensus of the principles of good design (different terminology is sometimes applied). The core factors of good urban design which underpin best practice can be defined as follows:

- **CHARACTER**, somewhere with a sense of place and local distinction;
- **LEGIBILITY**, a place, which is easy to understand and navigate;
- **PERMEABILITY**, achieving a form of layout, which makes for efficient pedestrian and vehicular movement;
- **AN ARTICULATED TOWNSCAPE**, creating an interesting, locational responsive townscape utilising building height, scale and massing all of which should be human in scale;
- **HUMAN SCALE**, the arrangement of building forms, which are easy for the human eye to read and provide a sense of scale and perspective;
- **SECURITY, NATURAL SURVEILLANCE**, creating places, which are properly overlooked and make effective passive and active policing;
- **DETAILING, RICHNESS AND INTEREST**, promoting ornamentation, rhythm, consistent vernacular, richness and intrigue to the built environment;
- **QUALITY WITHIN THE PUBLIC REALM**, promoting routes and spaces, which are attractive, safe and uncluttered;
- **CONTINUITY AND ENCLOSURE**, promoting the continuity of the street frontage and the definition of public and private space; and
- **ADAPTABILITY, ROBUSTNESS AND SUSTAINABILITY**, the layout of the site and individual buildings should all contribute towards the minimisation of resources from the design stage.

3. CONTEXT

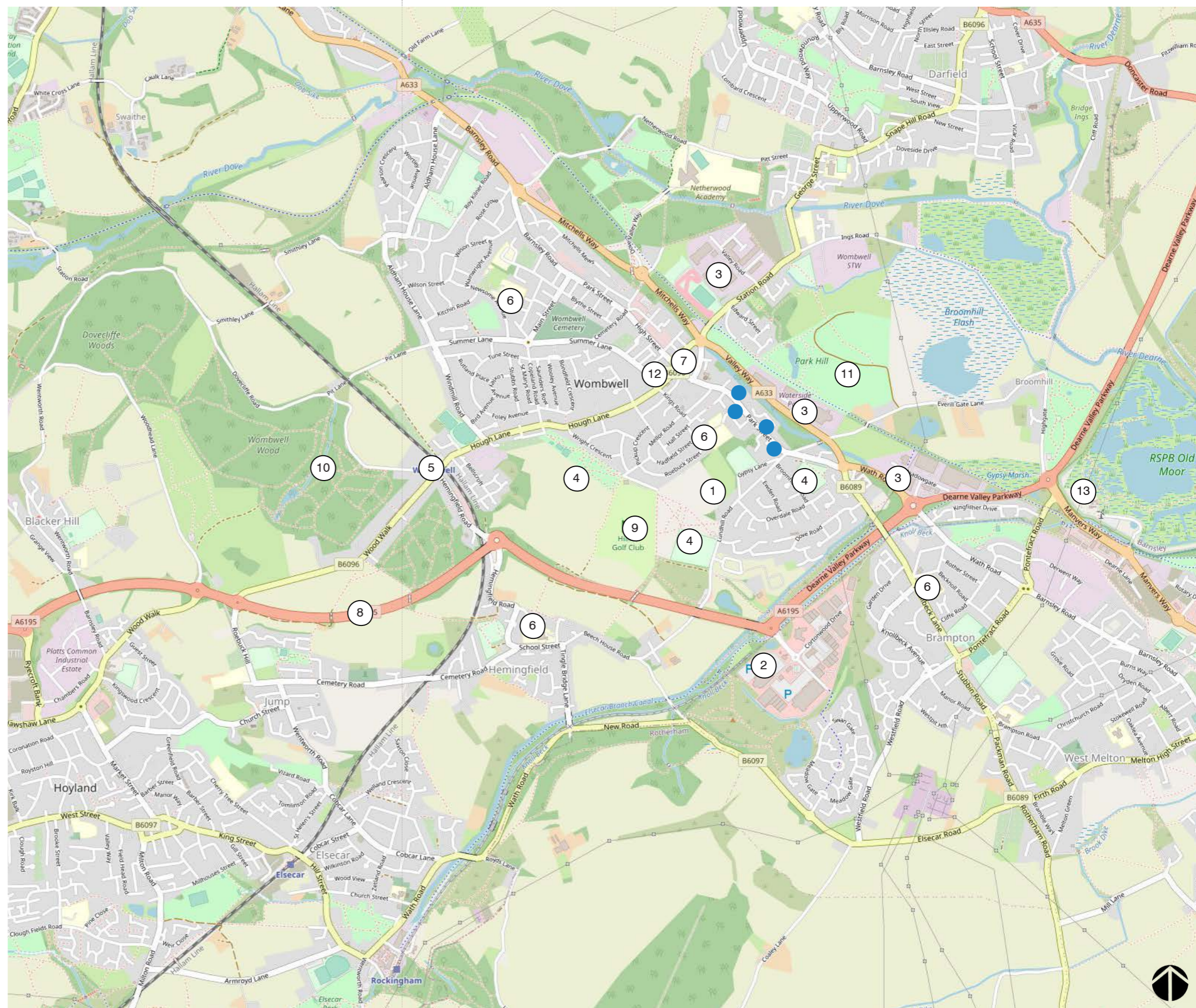
The site is located to the south-east of Barnsley and the south-east of Wombwell.

The town has a small centre along High Street and includes a number of services including library, pharmacies, food retail and banks.

The proposed development lies a short distance from the town centre and in an area of established residential development.

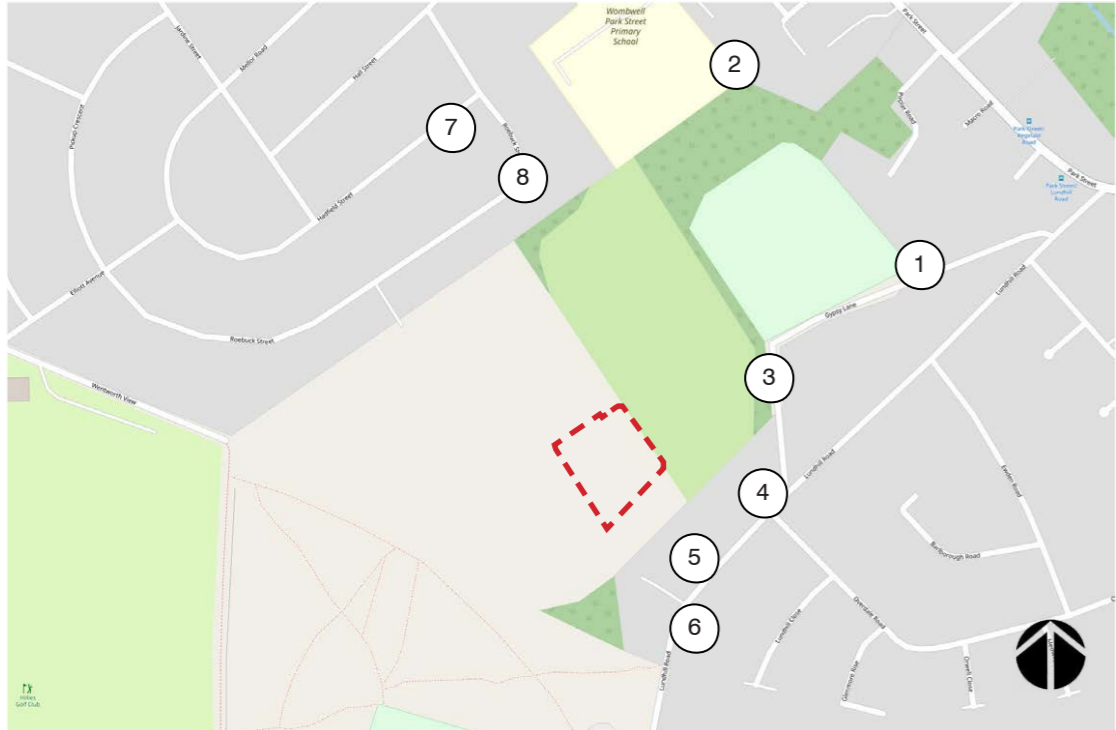
Key services within the vicinity include:

- 1. Site location;
 - 2. Cortonwood Retail Park;
 - 3. Employment/Commercial areas;
 - 4. Local play spaces and parks;
 - 5. Wombwell train station with connection to Barnsley and Sheffield;
 - 6. School and Education Facilities;
 - 7. Wombwell Town Centre;
 - 8. Dearne Valley Parkway and access to M1 motorway;
 - 9. Adjacent Golf Course;
 - 10. Wombwell Wood;
 - 11. Park Hill amenity space;
 - 12. Medical Facilities; and
 - 13. RSPB Dearne Valley - Old Moor
- Local Bus stop



There is established residential development in the vicinity of the site which indicates some important design cues to be considered including the following:

1. Large detached dwellings set within planting and trees;
2. Large detached dwellings around a shared surface turning head, planting define the plot boundaries;
3. Semi-detached bungalows
4. Varied housetypes within large plots;
5. Dwellings set back from the highway;
6. Robust boundary and planting define the edges of the space with a private drive beyond;
7. Simple, gable-to-gable construction, parking broken up by small areas of planting;
8. Some variety in materials and finishes break up the streetscene.



4. ADJACENT PERMISSION

The application is located close to an existing approved residential development at Gypsy Lane, Wombwell. Details of the approved planning application include:

- APPLICATION NO: 2019/0089
- DESCRIPTION: Demolition of existing bungalow and the development of 235 no. dwellings with formation of new access, car parking, landscaping and public open space (Amended Plans and Description).
- Dated: 30 April 2020

The approved development, surrounding much of the proposed application, is shown in the adjacent image. The extent of the proposed development is highlighted in red.

The adjacent, approved development includes large areas of open space, a play area, recreation space and connections to the wider settlement.

Highways in the adjacent application will provide vehicle access to the wider area via an approved junction along Gypsy Lane.

In this respect, the proposed development is ideally located to deliver a high quality, sustainable and integrated housing scheme.

The following pages show extracts from the application pack with explanatory notes to explain the details of the proposal.



5. PRE-APPLICATION

Prior to the submission of this application the Design Team have engaged with the Local Authority to ensure an appropriate design at this location.

The adjacent layout (accompanied by streetscene and h'type drawings) formed the basis for this process. A selection of points from the Local Authority's response include:

- Plot 7 is looking onto previously approved plots 125 and 126 at a distance of 17.8m and plots D and E are looking onto one another at 20.9m. Any formal application would need to increase these distances to 21m
- All habitable rooms of the house types are served by windows which allow for an adequate amount of daylight/sunlight and as such are acceptable in that regard. The scale of the development, being two storeys, albeit two houses which are 2.5 storeys, would be in keeping with the surrounding area and is welcomed.
- The red line boundary (as shown on the submitted location plan) includes a visitor parking bay that formed part of the 2019/0089 approval and as such is already allocated as part of the required parking provision for that development. These proposals for 7 dwellings require 1 designated visitor parking space which should be separate from anything already approved within the adjacent site.
- It's noted there are trees present on the site and therefore a full tree survey to BS5837:2012 will be required with the application and it is expected that the information in it is used to inform the final layout put forward so as to avoid impacts on trees wherever possible. If trees are to be removed then replacement planting will be required as part of a landscaping scheme.

Feedback from the Local Authority has been invaluable in shaping an updated proposal and the following pages expand on the rationale behind the new design solution.



6. DESIGN SOLUTION

The proposed development is well planned and complies with Local Policy. The proposal for 06 no. new homes consists of:

- 01 x 1 bedroom homes
- 01 x 2 bedroom home
- 02 x 3 bedroom homes
- 02 x 4 bedroom homes

02 homes are M4(2) compliant and one home is M4(3) compliant.

The following expands on the details of the proposal and there are four key factors that define the design;

- 1) LAYOUT - The arrangement of homes responds to approved streets in the adjacent approved development to deliver an efficient and effective layout. Homes are grouped together to ensure positive streetscenes whilst reducing the amount of hard surfacing required to access individual plots. Each home has designated parking spaces. Three homes also have garages;
- 2) SCALE - Buildings are arranged to face onto open space (within the adjacent approved development) or adjacent highways. A dual aspect building is located a prominent location with larger 2.5 storey homes at a visible location;
- 3) APPEARANCE - The proposal makes use of housetypes and materials used in the adjacent approved development. In keeping with this approval, materials are carefully considered to make effective use of new technologies and construction methods whilst complimenting existing housing stock; and
- 4) LANDSCAPING - Key to the success of the landscaping scheme is the provision of an attractive planting scheme in keeping with the adjacent approved development.



7. PROPOSED STREETSCENES

Materials have been chosen to compliment those found in adjacent development and reflect those in more established areas of the wider settlement. Finishes have been carefully considered to reflect the characteristics and features of recent technologies and construction methods alongside the established housing stock in the area.

Buildings are reconstituted stone with slate grey roof tiles. This is in keeping with materials found in the adjacent approved layout. Individual house types have conventional features with a suburban slant to deliver recognisable and desirable buildings. They also point to traditional homes that meet the needs of new residents and reflect current styles.

The increased pressure of shortened time-scales coupled with automation and contemporary construction techniques naturally results in some repetition between differing homes.

The Design Team recognise this constraint and have undertaken to deliver characterful homes and spaces that find a middle ground between local inspiration and contemporary construction methods. The intention is to provide new homes that meet local demand, are high quality, are accessible to the market (including first time buyers, families and downsizers), and meet latest efficiency standards.



STREETSCENE A-A



STREETSCENE B-B