



Design and Access Statement

For a proposed residential development
Off Park Hollow, Wombwell

Date: April 2010

17 Hesley Bar • Thorpe Hesley • Rotherham • S61 2PP

Telephone: 0114 2966616 • Email: karl.leatham@blueyonder.co.uk

	Page
01 - Purpose of the statement	03
02 - Site Assessment	04
2.1 Site and location	
2.2 Topography	
2.3 Land Use	
2.4 Movement and Circulation	
2.5 Sustainability	
2.6 Economic Context	
2.7 Physical Context	
2.8 Evaluation of Information gathered	
03 - Evaluation and Design Proposals	06
3.1 Evaluation	
3.2 Amount and use	
3.3 Layout and scale	
3.4 Access	
3.5 Appearance	
3.6 Landscaping	
04 - Summary	08

CONTENTS

1 Purpose of the statement

- 1.1 This statement has been prepared by KSL Design on behalf of Premier Construction in respect of the proposed residential development off Park Hollow, Wombwell
- 1.2 The Statement presented here is to supplement the planning application in respect of the aforementioned site and to explain: 'the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.'
- 1.3 This document achieves this within the following sections:
- 1.4 Section 1 Introduction
- Outlines the purpose of this document:
- 1.5 Section 2 Assessment
- Considers the site and its surroundings in terms of the physical, social, economic and planning context; and outlines the consultation undertaken as well as its key finding;

1.6 Section 3 Evaluation and Design Proposals

Identification of the sites constraints and opportunities in order to establish the design objectives which underpin the development of the site; presentation of the design proposals including access arrangements, layout of the development, scale of buildings, landscape treatments and materials

1.7 Section 4 Summary

Provides an overview of how the development proposals achieve the design objectives.

- 1.8 This statement should be read in conjunction with the application drawings and is accompanied by the following documents:

- Bat Survey by Derek Whitcher Ltd, Wildlife Consultants reference 080540
- Arboricultural Implications Assessment by AllAboutTrees Consultancy.

2 Assessment

2.1 Site and location

The Countryman Public House is located within the town of Wombwell to the south east of Barnsley, South Yorkshire. The site is approximately 500m south east of Wombwell Town Centre and within a predominately residential area. The pub is a detached building with a steeply pitched gable roof, 2 storeys with dormers windows to the front and 3 storeys at the rear. The building is constructed in a red/brown brick with a plain tile roof. The development site is approximately 0.33 hectares, measuring 56m across the southwest frontage to Park Street, and 60m deep to the southeast on Park Hollow, which continues to form the northern boundary. A majority of the site is covered with a tarmac car park with access being off Park Hollow.



View of car park from Park Hollow

2.2 Topography

Park Street is set around 1.8m to 2.3m above the ground level of the site with a retaining wall forming the boundary. 2 sets of steps lead down to the site from Park Street and at the junction of Park Street and Park Hollow. Park Hollow slopes down from Park Street to the north east corner of the site approximately 5.6m



Steps from Park Street / Park Hollow

2.3 Land Use

The site is currently vacant. The site has Planning Approval for the demolition of the Countryman public house and erection of 12 residential dwellings (Application No. 2009/0286). The proposal involves the redevelopment of the site by the erection of 13 no. three and four bedroom dwellings.

2.4 Movement and Circulation

With regard to the new proposal all dwellings will have on plot car parking provision located within the curtilage of the dwelling. 5 properties will be served by a private drive with a turning head provided on site.

2.5 Sustainability

The site is located in a long established residential and commercial neighbourhood. There are a broad range of community facilities within walking distance including, shops, schools, public open space and services within a 5 to 10 minute walk. Public transport links run along Park Street with frequent links to Barnsley, Rotherham and beyond. Wombwell also has Train Station.

2.6 Economic Context

The proposals will help to contribute towards a thriving local community, provide a high quality environment for people to live as well as being a more efficient use of the site and resources in so far as it would;

- Provide housing for local people, particularly working families.
- Result in a more efficient use of a currently under used piece of land.

2.7 Site Constraints

The immediate area surrounding the site is dominated by existing residential properties. Consisting mainly two stories in height with common use of the roof space and of traditional design, such as the recent scheme of townhouses at Hawson Street. There are several mature trees within the development site and to the western side is a tree belt extending onto adjoining land-forming part of Wombwell Hall. A Tree Preservation Order TPO 6/2004 at the Countryman Pub and TPO 7/1993 at Wombwell Hall cover the trees. A full assessment of the trees is contained in the accompanying Arboricultural Implications Assessment.



Trees to boundary with Wombwell Hall

2.8 Evaluation of Information gathered

The sites context has been processed, including its physical constraints, the existing site features and surrounding landscape, the social constraints and economic ones.

It is considered that the site presents the opportunity to provide a sustainable housing development, incorporating high quality design which would add to the social mix of the locality. This would be in a sustainable location close to the local facilities.

3 Evaluation and Design Proposals

3.1 Evaluation

The constraints and opportunities of the site have been used to inform the design proposals for the site;

The key constraints are;

- Proximity and relationship with existing residential properties off Park Hollow.
- Highway and pedestrian access into site.
- Level difference from existing highway to mean level of site.
- Existing mature trees

The main opportunities of the site are considered to be;

- Site within a sustainable location for residential development.
- Opportunity to provide a new residential development to enhance the character of the area.
- To provide a new development providing additional housing choice for the Wombwell area.
- Re-development of vacant site.

3.2 Amount and use

The proposal is for residential use, the erection of 5 No. 3 bedroom townhouses, 4 No. 4 bedroom townhouses and 2 No. 4 bedroom detached. The proposal represents a density of 39 dwellings per hectare, commensurate with the indicative threshold for density advised under PPS3, consideration has been given to the capacity of the proposed vehicular access and the character and appearance of the surrounding area. With a total of 23 parking spaces (1.76/dwelling), it is concluded that the development strikes a balance between the interests of efficient land use, and seeking to retain the character of the area.

3.3 Layout and Scale

The layout has been influenced by a number of factors including recently approved application on this site, the relationship to the existing properties on Park Hollow and trees to the North West boundary.

All of dwellings proposed are two storey with room in the roof therefore limiting any impact to existing dwellings surrounding the site, they also front the existing highway of Park Hollow and Park Street to provide an attractive street scene.

The dwellings are broken into two groups, with five properties served off a private drive located in the centre of the site. The remaining 8 plots take direct vehicular and pedestrian access off Park Hollow. Plots 8 – 11 front the private drive providing natural surveillance. Plots 10 and 11 also front the rear of plots 1-7, again, providing natural surveillance of the rear boundaries whilst retaining a distance 20m from the front of plot 10 to the rear of plot 6. Plots 8 and 9 have been designed to provide a front elevation to Park Street, Park Hollow and the private drive.

The scale and mix of the proposed is consistent with dwellings surrounding the site. There is a mix of uses with a range of community facilities within walking distance of site.

Our proposal for two storey dwellings with room in the roof will sit comfortably in terms of size and scale with those existing.

3.4 Access

The application site is located on land off the adopted highway of Park Street / Park Hollow, Wombwell.

This application proposes thirteen new dwellings with associated parking all located within the curtilage of the dwelling. The provision of 23 parking spaces will exceed the minimum requirement of 1.5 spaces per dwelling but reflects the size of

unit and improved requirements following pre application consultation with the Local Authority.

A new private drive of tarmac construction is proposed, taking access off Park Hollow on the northern boundary. The private drive has been designed to be a minimum of 4.5m wide and a sufficient size to allow a car turn within the site. The drive will give access to 5 dwellings; plots 8 – 11 will front the private drive to give natural surveillance.

The existing vehicular access from Park Hollow will be removed and footpath reinstated. A new 2m wide footpath will be constructed along the northeastern boundary. The existing steps into the site will be removed and boundary reinstated

In accordance with Part M of the building Regulations, level access thresholds will be provided at front doors. Within the dwellings all requirements of Part M of the Building Regulations will be met.

For waste collection and storage facilities sufficient space has been provided within the curtilage of each plot, which can be brought to the kerb side for collection / recycling on Park Hollow.

As the development is not of a significant nature and the likely trip rates from the new site be very low, the impact to the existing road network minimal.

To conclude, the new development will have no material impact on the existing road network and should be acceptable from a highways perspective.

3.5 Appearance

There is no consistency to the existing architectural style in the surrounding area to strongly influence the design proposal. The proposed buildings will be constructed in a red facing brick and concrete roof tiles to reflect some of the materials in the vicinity of the site. Vertical window proportions, art-stone detailing and steep roof pitches provide an attractive street scene with the utilization of quality materials. Cream UPVC windows and black rainwater goods complete the external pallet.

The scheme will add character to the area and complement the dwellings surrounding the site.

3.6 Landscaping

A full Arboricultural Impact Assessment including tree survey and development implications recommendations accompanies this application. This report justifies the removal of certain trees and works required to others, as well as identifying tree protection measures.

The location of proposed soft and hard landscaping is also identified on the submitted detail; this will enhance the appearance of the site and create an attractive living environment for occupiers of the development and the wider community.

4 Summary

- 4.1 PPS3 encourages the re-use of previously developed land and promotes regeneration, whilst encouraging the more efficient use of land for housing.
- 4.2 The site of the proposed development is located within an area of Wombwell which is considered to be in a sustainable location, with good access to local facilities as well as wider facilities in Barnsley. It is considered therefore that the principle of development for residential use is acceptable.
- 4.3 We believe the proposed scheme successfully integrates the development proposals into the existing landscape and the neighbourhood without detriment to the character of the area or the amenities of existing dwellings, and in doing so will provide:
 - A place which assimilates itself into the surroundings;
 - Defines its own character;
 - Has lasting qualities; and
 - Where people will continue to enjoy living.