DESIGN AND ACCESS STATEMENT

Proposed Bungalow

off

Roy Kilner Road

Prepared by KSL Design

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01 Purpose of Statement

This statement has been prepared by KSL Design Ltd on behalf to support a planning application for one 2 bedroom bungalow off Roy Kilner Road, Wombwell.

It has been prepared in accordance with the Department for Communities and Local Government (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on Design and Access Statements; 'How to write, read and use them'.

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 (paragraph 80 DCLG circular 01/2006).

This document achieves this within the following sections;

Section 1 – Introduction – Outlines the purpose of this document.

Section 2 – Site Assessment – Considers the site and its surroundings in terms of the physical, social and economic context.

Section 3 – Pre Application Consultation – Provides details of the consultation undertaken with relevant Stakeholders.

Section 4 – Evaluation and Design Proposals – Identification of the site constraints and opportunities in order to establish the design objectives which underpin the development proposals. Presentation of the vision for the site together with design proposals including access arrangements, layout of the development, scale and use of buildings, amount of development proposed with hard and soft landscaping proposals.

Section 5 – Summary - Provides an overview of how the development proposals achieve the design objectives established.

02 Site Assessment

2.10 Site and Location

The application site is located north of Wombwell Town centre, accessed off Roy Kilner Road and is approximately 271 square meters in size.

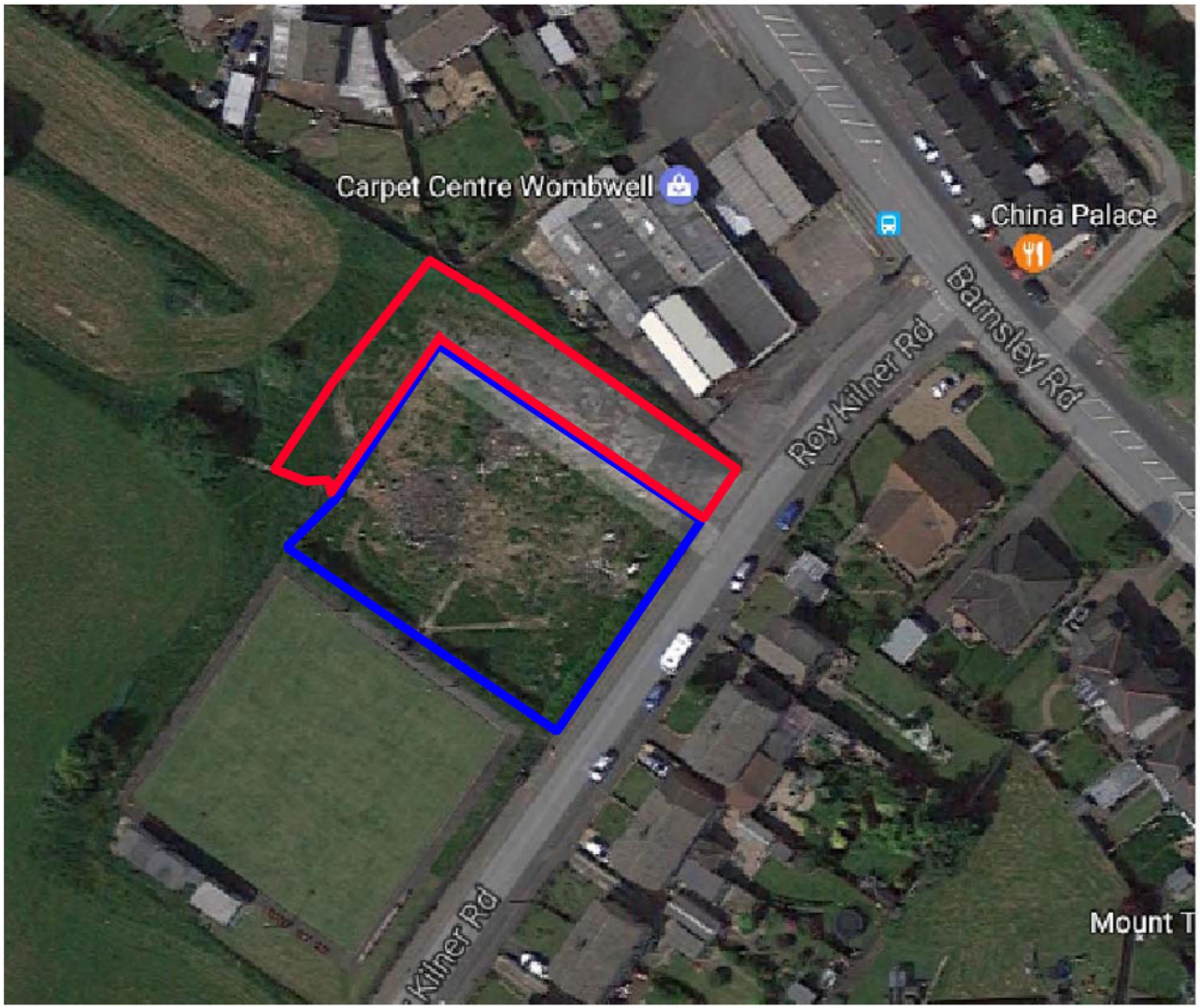
The site sits within a predominately residential area on the northern side of Wombwell, and within walking distance of a good range of shops, convenience stores, primary and secondary schools with excellent public transport links to the wider communities.

There are open playing fields to the west of the site and a bowling green to the south.

The land edged blue has the benefit of a planning consent for 7 dwellings with associated garages under application number 2016/0374.

2.20 Topography

The site falls approximately 0.8m from the high point on the western corner to the eastern corner. Beyond the site boundary levels are commensurate with the site levels.



Site Boundary **Adjacent land under applicant's control**

2.30 Movement and Circulation

Access to the site is taken from Roy Kilner Road. A private drive approved under the previous application will provide access to the bungalow along with the 3 previously approved dwellings.

2.40 Sustainability

The site is located in a long established residential neighbourhood within 1000m of Wombwell Centre giving access to a wide range of convenience stores, public houses, newsagents, doctors, post office, supermarkets, clothes and charity shops, restaurants and takeaway outlets.

There are a broad range of community and recreation facilities including the Royston Welfare Park located to the south of the site.

Public transport facilities are available on Barnsley Road within 200m of the site giving access to Barnsley, Rotherham and Wakefield Town Centre whilst Wombwell Train Station is approximately 1.5mile to the south of the site giving access to the wider area.

Due to the mixed nature of the area there are many employment opportunities available at the many sales and service outlets in the centre of Wombwell.

2.50 Townscape Context

The existing residential properties immediately adjacent the site are were constructed approximately 30 years ago. Buildings constructed are predominately detached and semi detached properties with larger front gardens. Building are typically constructed in brick with a mixture of brown and white upvc windows. Roof tiles are generally concrete both red and grey in colour. Properties in the vicinity of the site are 2 storey although there are examples dormer windows to upper floors creating 2 ½ storey properties in the wider area.



Existing dwellings adjacent to the site

03 Evaluation and Design Proposals

4.10 Evaluation

Following assessment of the site and its surroundings as set out in section 2, a number of constraints and opportunities associated with the proposed development have been identified. The site constraints and opportunities have been used to inform the design proposals for the site and are illustrated on the supporting drawings.

The **key constraints** are considered to be;

- Proximity and relationship with existing dwellings to the north.
- Access position fixed from Roy Kilner Road
- Interface of proposed development with existing dwellings
- Construction traffic during development

The **main opportunities** are considered to be;

- Opportunity to provide a detached 2 bedroom bungalow.
- The re-use of an unattractive brownfield site.
- To develop the site in a form that's in keeping with the existing predominate use of residential in a sympathetic manner.
- Opportunity to develop a site in a highly sustainable location.

4.20 Vision

The vision for the site is to complete a high quality residential development which respects the character and amenity of the area and fully integrates with and responds to the site opportunities and constraints.

The aim is to deliver a contemporary design solution for the site which draws on the positive characteristics of the existing housing within Royston.

This will contribute to delivering housing choice and availability which will enhance and re-generate the site and surrounding area.

4.30 Design Proposals / Scheme Evolution

The design proposals for the site have been informed by the constraints and opportunities identified together with the character of the surrounding area and the approved development currently under construction

4.40 Amount and Use

The development proposed provides one 2 bedroomed detached bungalow.

4.50 Layout and Scale

The proposed site layout has been determined by the size and shape of the site, consideration of the sites constraints and opportunities.

4.60 Access

Vehicular and pedestrian access to the site is taken off Roy Kilner Road and the new private drive taken off Roy Kilner Road.

Access to individual dwellings will be provided in accordance with approved document Part M.

4.70 Car parking provision

The 2 bedroom bungalow will have 2 parking spaces. All parking spaces are located within the curtilage of the dwelling.

Bin storage will be located to hard standing areas to rear gardens.

4.80 Appearance

An assessment of the neighbourhood character established that there is a wide variety of house styles within Wombwell.

Dwellings that are adjacent the development are low / medium density with varying window proportions and contrasting brick features.

The proposed buildings will be constructed in artificial stone with artstone features. Vertical window proportions will be utilised to maximise solar gain and increase passive surveillance and reflect the room size behind.

The submitted scheme will create a high quality development scheme, taking a lead from the positive details that exist within the locality of the site but with a distinct design theme to create a modern individual identity.

4.90 Safety and Security

The layout of the development proposals have been carefully considered to ensure safety and security for those visiting and living on the development.

- The boundary between private and public space is clearly defined by soft or hard boundary treatments.
- There are no unsupervised areas within the site layout this will limit anti-social behaviour and opportunities for crime.
- Lockable gates provided at access points to rear gardens.
- Dwellings orientated to create conditions which make any potential offender vulnerable to detection.
- Suitable locks for doors and windows of dwellings.

4.10 Scale

The scale of the development is single storey to respect the amenity of the existing surrounding dwellings and park beyond.

04 Summary

The site of the proposed development off Roy Kilner Road, Wombwell is within a sustainable location with good access to local facilities.

The scheme has been designed to preserve and enhance the character of the local area, which will successfully integrate into the existing landscape without adverse impact on the amenity of the existing dwellings.