

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF 21 No. APARTMENTS ON THE SITE OF THE FORMER
WHITE ROSE PUBLIC HOUSE, BARNSELEY ROAD, WOMBWELL.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is predominantly residential consisting of a dense mix of terraced dwellings, semi-detached and detached houses. A small number of shop units are in the vicinity although the main centre of Wombwell is approx half a mile further along Barnsley Road. An industrial park exists across the roundabout and to the north but this is quite well screened from the application site by mature tree and hedge planting.

The site has no special designation (i.e. it is not in a conservation area). The site is a prominent location on the junction of a roundabout with the Wombwell by-pass along one boundary and Barnsley Road leading into Wombwell on the other.

Wombwell is well served by local transportation links to the surrounding towns of Barnsley and Sheffield.

Site

The site is now vacant but originally was the site of the former White Rose Public House which has been demolished in anticipation of the redevelopment of the site. There is no public access through the site and there are no listed buildings adjacent to it.

Social

The original public house clearly was no longer sustainable and the site has been sold with the benefit of an existing approval for a residential development of 18 apartments.

There will be an impact on local services but these will be of a minimal nature.

Economic

During the construction of the development there will be jobs created for construction workers but these will be of a temporary nature. There is obviously the potential for certain local businesses to be supported by this project both in the short term, e.g. local builders merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new residents. We can only suggest that the scheme will enhance the quality of the local built fabric and therefore create a more attractive area to future investors.

Planning Policies

We consider the proposal does reflect national, regional and local policies. The site was originally granted approval for residential use by the LPA in 2004. The authority clearly considers that the site is appropriate for residential development.

This site is what can clearly be defined as a brown field location and redevelopment of such sites rather than 'green field' locations is strongly encouraged. The development will provide a number of new build homes that could appeal to the first time buyer or indeed be for the rental market. The site is also sustainable being within walking distance of the centre of Wombwell and on established bus routes linking Wombwell with the nearby towns of Barnsley, Sheffield and Rotherham.

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INVOLVEMENT OF COMMUNITY MEMBERS

The site has a current approval for residential development of 18 no apartments.
Consultation with local residents will have taken place at the time of the original application.
As this application is in principal of a similar nature in terms of the impact on the local community no further consultations have been made at this time.

EVALUATION

We consider that local planning design guidance has been complied with in respect of separation distances, overlooking and overshadowing etc. The economic viability of the development clearly depends upon the creation of a minimum number of units. Our clients consider there is a local need for dwellings of the type proposed and that this is an appropriate form of development.

DESIGN

Use

The site is currently vacant but has had certain works completed to date as part of the original planning approval, namely erection of boundary walls and the stopping up of the original site entrance.
Originally Planning Permission was granted in detailed form on the 30th November 2004 The owner/applicant now wishes to submit a revised detailed planning application for a development of 21no apartments.

Amount

The proposal is to erect a single building in a 'U' shaped block, three storey in height that will accommodate 21 two bed-roomed apartments.

Layout

The proposed building is 'U' shaped in plan. The main frontages of the building will face the roundabout, Barnsley Road and Wombwell by-pass. Vehicular access to the site will be from Barnsley Road in a pre-approved position. An internal courtyard area will provide parking and service areas.
There will be many apartment windows overlooking the courtyard area which from a crime prevention aspect will be of an advantage.

Access to the building will be via 3 no communal entrance doors leading to 2 no communal staircases.
The building will complete the street scene and reinforce the built fabric on this prominent which currently is presenting an untidy site at this main 'gateway' into Wombwell.
The site is generally level where the building is proposed with a gradual rise in ground levels towards the southern edge of the site. No excessive gradients will be created and disabled parking spaces will be provided with level access into the building.

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Crime prevention measures have been addressed in general terms for example:

- A security entry system will be provided
- External security lighting will be provided
- Boundary treatment will be kept to a height level where footpaths are not hidden from view
- The majority of entrance doors and windows are overlooked by adjacent apartments.

Scale

The surrounding property takes the form of established housing of two/two and a half storey height. The proposed building will be three storeys in height (similar to the current approved scheme) but the site is at a lower level than the adjacent residential buildings and the scale will therefore and will not be over dominant on the site. be appropriate The elevations will include a mix of gable and/or dormer windows to add interest and variety to the street scene

The relationship of the proposed building with the existing established development will not create any overlooking or overshadowing.

Landscaping

Although no landscaping exists on the site at present, it is proposed to introduce soft landscape around the building and associated car park areas.

Appearance

The external built form will be of good quality facing brick with stone detailing. The roof will be either plain tiles or slate to LPA approval. The whole, harmonising with surrounding properties.

Access

The main vehicular access to the development will be from Barnsley Road.

Car parking areas will be surfaced and sealed, with no excessive gradients and will be suitable for use by disabled persons. Access into the building itself will be easily negotiated and again level access will be provided for people with disabilities.