

DESIGN & ACCESS STATEMENT

In respect of

59-61 High Street,
Wombwell,
Barnsley,
S73 8HS

On behalf of

Sarkawt Mahmood

Ref: 24-004-DA-01- A

Date: 30 July 2024

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1. INTRODUCTION

This report has been produced in support of a Full Planning application on behalf of Mr Sarkawt Mahmood.

This statement, along with the submitted proposals aims to argue why the development contributes positively to the context in terms of its size, scale, mass, orientation, and appearance. The aim is to briefly introduce the submitted design and analyse the proposal and highlight key aspects of the layout and appearance. This is to provide supplementary evidence in support of a current planning application submitted to Bradford Council.

2. EXISTING

SITE LOCATION

The site is located in the city of Barnsley to the south of the city centre. 59-61 High Street, is 4 miles from the centre of the city centre which equates to 15 minutes drive.

SITE ANALYSIS

Surrounding the site is predominantly residential with the odd commercial premises, residential sector made up of Victorian properties serving as houses or converted to flats with materials being of stone, natural slate roof and upvc windows & doors. The dwelling is built up traditional stone and slate roofs. The orientation of the dwelling is north facing.

TRANSPORT

The site is located within walking distance of a bus stop and is within driving distance of the city centre, the site is located very close to close amenities, including medical, educational, and retail facilities. These can be easily accessed by walking, cycling and public transport as feasible alternatives to a car.

PLANNING HISTORY

The site has had an approval for an ATM machine to be inserted into the commercial business of the ground floor. 2018/0786 Display of illuminated advertisement to ATM.

3. PROPOSED

PROPOSAL

The proposal on this building is for the change of use of the previously approved dwelling (currently being built) to form 4 flats.

There shall be minimal external alterations to the previously approved drawing with only windows and doors to be altered to serve the flats.

The size of studios/flats varies from 37sqm to 39sqm with all the studios and flats as 1 bedroom.

ACCESS

The site offers easy access and egress via High Street. Egress from the site then offers good sight lines with the buildings from the access point. The points of access/egress remain existing. The existing dwelling already has great access to the property on foot or vehicles. The proposed redesign of internal layout access has been considered both pedestrian and vehicular access to the rear of the site.

SECURITY

External lights Installing low energy photo electric cell or dusk until dawn lights with warm white led bulbs above all access doors will increase visibility of the entrance / egress doors. Any fittings and wiring should be vandal resistant to deter criminal attack.

CCTV Installing high-definition CCTV that covers the external communal entrance door, postal box, elevations of the building and the internal lobby / entrance area, especially as more residents and guests / visitors will use the communal entrance point.

The apartments, share the front entrance door. Apartments 1, 2, 3, 4 share the communal entrance door, there should be an external mailbox which is numbered for each apartment, is fire retardant, vandal resistant and includes lockable mailboxes, this option allows the postal worker to deliver mail without having to enter the building. Suitable standards are to TS009.

Doors and windows should conform to one of building regulation standards noted below.

Door sets:

BS PAS 24-2016 (no longer valid, however SBD will still accept until 30/9/24).

PAS 24:2022 (new standard from 30th September 2022).

STS 201 Issue 7:2015 / STS 222 issue 1:2021

LPS 1175 Issue 7.2:2014 Security Rating 2+ / LPS 1175 Issue 8:2018 security rating 2+

LPS 2081 Issue 1:1:2016 Security Rating B.

STS 202 Issue 6:2015 Burglary Rating 2.

Any bespoke wooden doors should be a solid or laminated timber with a minimum density of 600kg/m³ and to 44mm thickness. Any panels within the door set should be at least 15mm thickness and securely held in place. Beading should be mechanically fixed and glued in place.

The door should include a 5-lever mortice lock to standards BS 3621 / 8621 with a night latch or rim lock which are tested to the same standards.

Doors which include a euro cylinder lock should include locks which are 3-star rated to standards;

TS007, STS 217 or Sold Secure Diamond Standards which provides better resistance against lock snap attacks. This can be achieved by either,

1) Installing a 3-star rated lock to TS007, STS 217, Sold Secured Diamond Standard (this would be the preferred option).

2) Installing a TS007 1-star rated euro cylinder lock accompanied by TS007 2-star rated security door handle or security escutcheon hardware.

Windows:

BS PAS 24-2016

LPS1175 Issue 7:2010 Security Rating 2 / LPS 2081 Issue 1:1:2016 Security Rating B

STS 204 Issue 3:2012

Ideally laminated glazing should be installed within ground floor accessible levels certificated to BS EN 356 P1A standards to a minimum of 6.8mm. which will hold intact if there is damage and reduce the risk of injury.

Installing an external intercom system on the communal entrance which is DDA compliant, vandal resistant and has both audio and CCTV capabilities which is visible from the apartments which share this entrance, will allow residents to see any persons calling or requesting access.

Refuse bins

A secure bin storage area has been provided for all residents in the basement carpark area, this will be individual for each apartment, residents should also ensure bins are taken out and brought back in and communal areas kept tidy, which can prevent ASB problems, littering which reduces neighbour disputes.

Rule setting.

Polite notices, such as no tailgating into the building, ensuring the doors are closed after entry and egress, keeping communal areas inside and outside tidy, are ways to ensure that the building remains secure and remains tidy.

4. CONCLUSION

The design team has demonstrated the sensitivity of the proposal and the consideration which has been afforded to the local community in terms of visual amenity, massing impact, in delivering the requirements of the client brief but also follows the design principle of the council.

Our proposal is to maximise the use of the site to meet the current requirements but also to provide well-built, high-quality places of accommodation which has strong architectural features that improve the vitality of the area and build pride for future residents that live within.

We trust, based on the above, that the proposal will be deemed as exciting and stimulating for the local and wider community, gaining the support of the local planning authority.