ALDHAM HOUSE LANE, WOMBWELL, BARNSLEY

Design and Access Statement

Erection of a 14 unit residential development on the site of the former Periwinkle Pub, comprising of 6 bungalows and 8 houses.



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1.0 Introduction

1.1 This is a statement submitted in support of the residential development at the site of the former Periwinkle Pub, Aldham House Lane, Wombwell, Barnsley.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

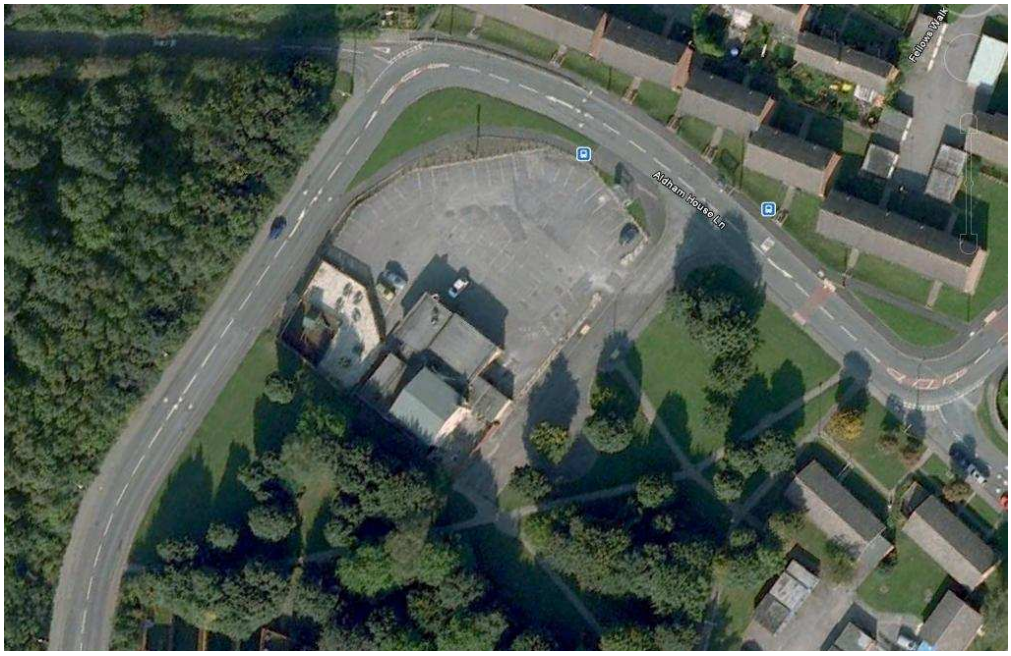
2.2 History

The site is now vacant but used to house the former Periwinkle Pub (pictured below) that was demolished earlier this year. The pub fell into vacant use due to its declining viability in the economic climate and the large number of alternative pubs in the Wombwell area.



2.3 Physical

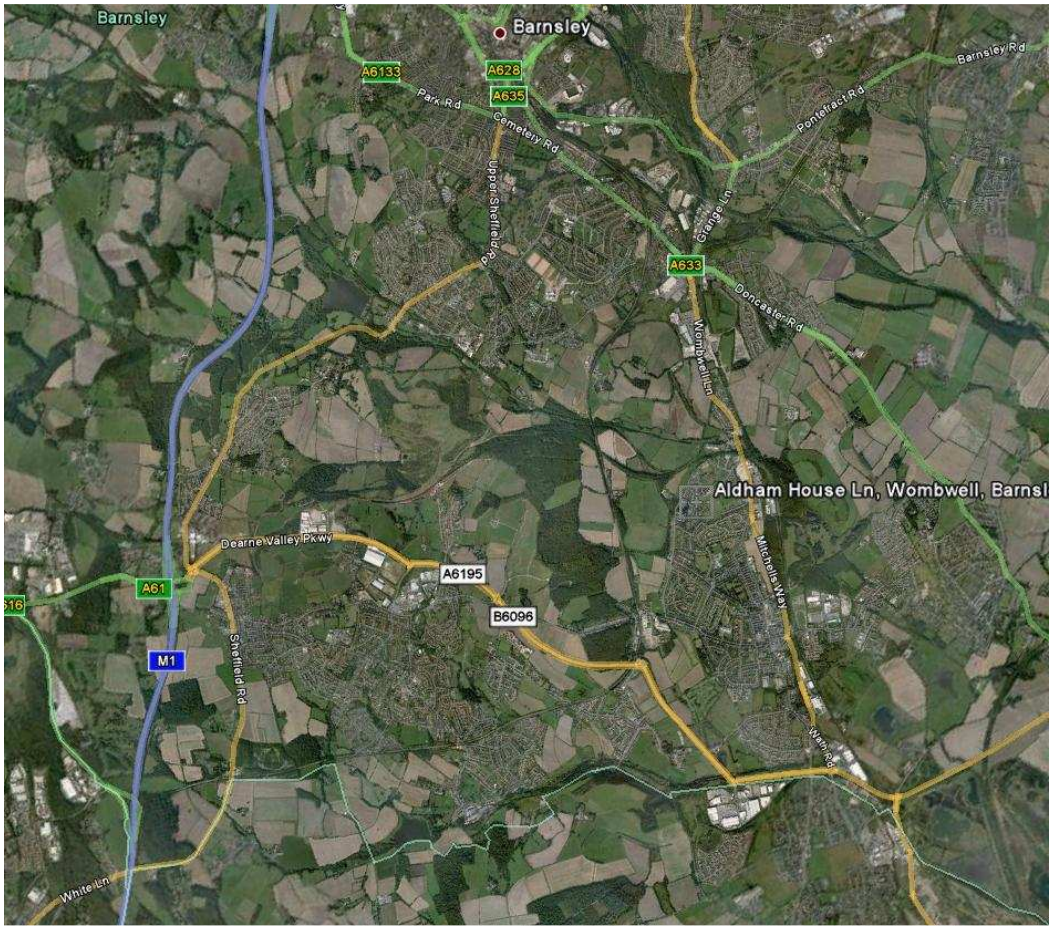
The site is on a corner, bordered by Aldham House Lane that wraps round the North and West edges, the East and South edges are bordered by public green open space as illustrated in the aerial picture below.



This site is situated in the Wombwell area of Barnsley, the area is characterised by pockets of residential development surrounded by green open space.



The site is about 1 mile away from the village centre with many shops, leisure and recreational facilities in the area. Wombwell is South of Barnsley town centre and has easy access to the M1 and surrounding areas.



The views out of the site are exceptional and take in green space and the beautiful rolling countryside beyond.



2.4 Access audit

The existing vehicular access to the site will be maintained from Aldham House Lane. Additional pedestrian accesses are proposed to link with the public open space and increase the permeability of the site and create a more welcoming, safer by design residential scheme.

2.5 Social

The scheme will address the demand for a mixed size and type residential development in a sought after area and sustainable village centre on the fringe of the countryside.

2.6 Economic

The area is characterised by private and social rented accommodation and privately owned properties. The overriding provision is for social rented properties in the area. This development seeks to create a diversification in the tenure of the area by providing a mixture of dwellings including retirement bungalows. These properties are designed to be affordable for the area and local residents and add to the existing good quality affordable housing stock in Barnsley.

3.0 Relevant planning history and policies

4.0 Involvement of community members and professionals, undertaken/planned

4.1 Two Pre-application meetings have been held with Barnsley MBC's Planning and Highways Officers. Advice has also been sought from Barnsley's Architectural Liaison and Crime Reduction Officer regarding Secure by Design criteria. As a result, several significant alterations have been made to the original proposals.

5.0 Evaluation of the context

5.1 Identification of opportunities

This vacant brown field site presents a viable sustainable development opportunity in a residential area. As the pub has already been demolished the site is ready to be regenerated. The residential scheme proposed creates an interaction and frontage to the public open space creating a more welcoming place that will be enjoyed by the residents and the public.

5.2 Identification of constraints

The massing and orientation of this site must be keenly considered to ensure the maximum penetration of sunlight into all the dwellings. The layout must allow the residents to feel protected yet involved especially for the bungalows that would potentially be taken by elderly people who need to feel as though they belong to a community.

6.0 Design of the scheme

***Amount**:* The scheme comprises of 6 one and two bed bungalows, 7 three bed town houses and a 2 bed detached house.

Layout: The buildings are designed to maximise sunlight and create a vibrant hub at the rear by a 'backs' area between the back gardens that creates a safe and secure area for families. The retirement bungalows have south-facing, private amenity spaces wrapped around the central area and main living areas overlooking the extensive views to the North-West.

Scale: The buildings range from single storey to two storey with a pitched roofs, in keeping with the scale and massing of the surrounding area.

Landscaping: The landscaping will create borders between plots and trees and shrubbery around areas for parking, creating green vistas and reducing the impact of the roads and parking.

Appearance: The units are constructed out of brick and coloured timber cladding. This is chosen to take reference from the existing surroundings with a twist. The coloured cladding will create a unique eye catching development that will have a strong sense of place and belonging. Mono pitch roofs add to this approach of traditional construction that creates an eye catching scheme, they are angled to be South facing to maximise the potential for future south facing solar panels.



Access: The development will comply fully with all requirements of Approved Document 'M'. The landscape around the building will be fully accessible to all

and where changes of level occur in the landscaping ramped alternatives will be provided. Any transitions between hard and soft features will be less than 15mm in elevation. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.
Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

7.0 Conservation Area Appraisal

7.1 This development is not in a conservation area.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- *Redevelopment of a vacant site*
- *Visual Amenity*
- *Provision of a good quality residential development*
- *Development will create more affordable accomodation in the area.*
- *Access*
- *Safety and security*

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.