

Summer Lane, Wombwell, Barnsley

Design and Access Statement

September 2024



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01 Introduction

1.1 General Introduction

This Design and Access statement has been prepared on behalf of WOM1 Ltd to accompany a Planning Application for 7 no apartments and a ground floor retail store at the former Nu Well Shopping Centre Summer Lane, Wombwell, Barnsley.

The format of this statement is drawn from both central government requirements as detailed within section 3 of circular 01/2006 "Guidance on changes to the development control system" which became effective on 10th August 2006, The Town and Country Planning (General Development Procedure) (Amendment) Order 2006 and the advisory document "Design and Access Statements" published in 2006 by the Commission for Architecture and the built environment.

If there are any queries about the content or detail of this statement, please contact the author.

1.2 Purpose

This statement responds to the requirements of The Town and Country Planning (Development Management Procedure) for applications of this type to be accompanied with a Design and Access Statement.

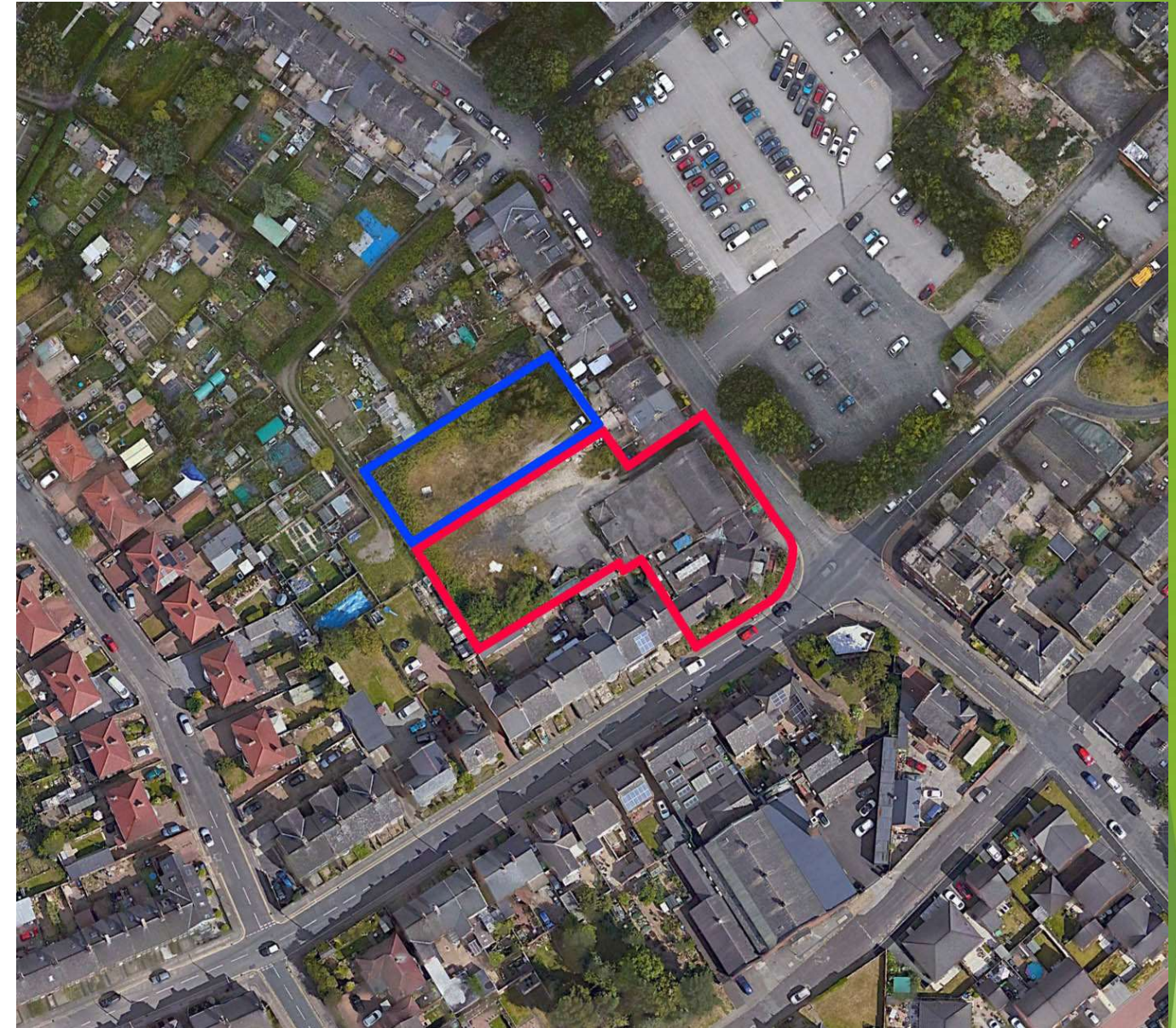
1.3 Brief

The main aim of this project is to develop the derelict former Nu Wells Shopping Centre and bring it back into use for the community. Various types of development have been considered but the combination of introducing residential apartments and retention of ground floor retail use would provide much needed accommodation whilst filling the need for the community to have access to a local store.

1.4 Design Objectives

The main design objectives for this scheme are:-

- Utilise the existing building to retain retail use and introduce residential living.
- Enhance the building visually to assist regeneration in the immediate area.



02 Site Analysis

2.1 Background

This application is seeking full planning permission to create 7 no apartments above the old Nu Wells Shopping Centre building to be accessed off Hough Lane and a ground floor local convenience store with access off Summer Lane.

The main building was originally occupied by Wombwell Reform Club in the 1960s but was later converted into a shopping centre named Nu Wells Shopping Centre which opened in June 1992.

Existing Building



2.2 Site Context

The site is situated on the crossroads of Summer Lane and Hough Lane with terraced residential dwellings adjacent to the building along both roads leading away from the site.

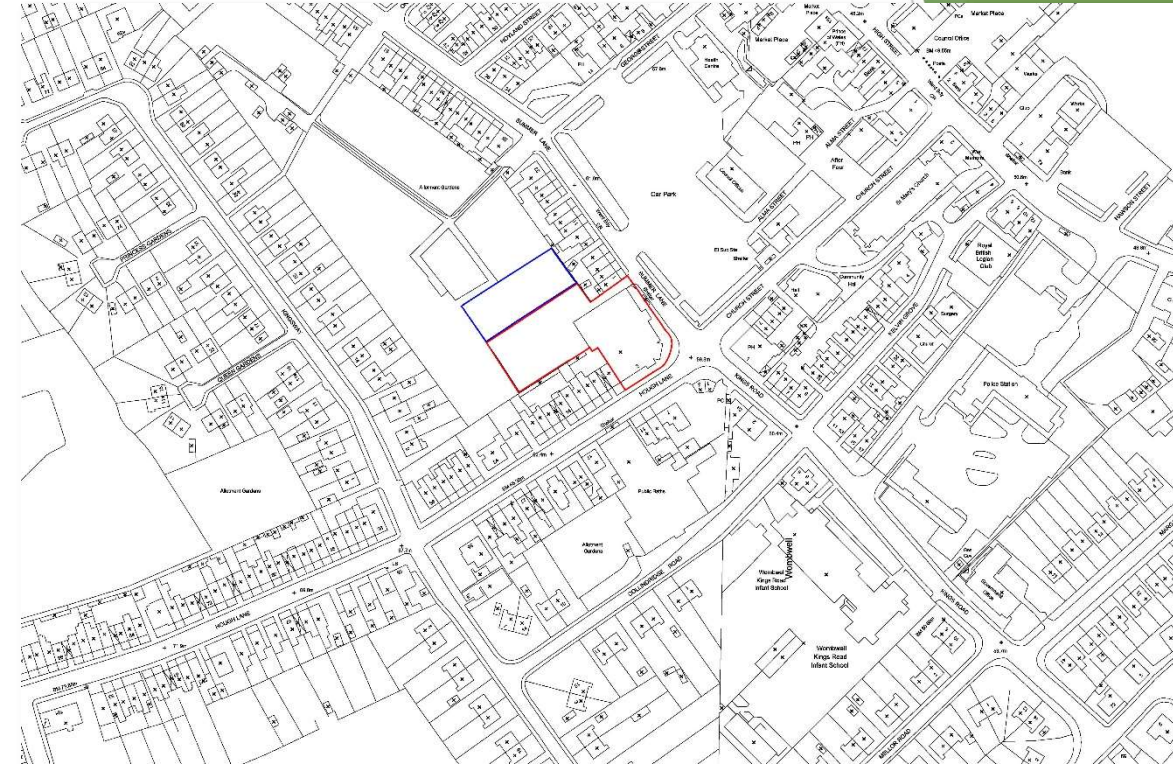
Wombwell Summer Lane Car Park is sited opposite the building on Summer Lane and is run by BMBC offering free parking.

A large car park is situated to the rear of the building with vehicular access from Summer Lane adjacent to no. 1 Summer Lane.

A hot food takeaway currently occupies the lower ground floor of the site which is accessed from Summer Lane.

The area benefits from a number of amenities nearby such as two medical centres, a primary school, large free public car park, public houses, takeaways and a community centre. The nearest local food stores are located on the high street

Site Location



The development area shown in red is 0.22Ha (2214.5 sq.m) and the area shown blue, which is used as a car park is 0.08 Ha (856.5 sq.m)

Wider area



Existing site – view from Summer Lane facing Southwest



Existing site – rear view of the building facing East



Existing site – rear from Hough Lane facing Northwest



2.3 Use, Amount and Scale

The existing property has been unused for a number of years but was previously in use as a shopping centre. The original rectangular building, which sits on the Hough Lane side of the site was used as a working man's club in the 1960s up until the site was extended and converted into a shopping centre in the 1990s. The building has had many additions since the 1960's with very different styles.

Existing North East Elevation



The entrance on Summer Lane was used by customers to Nu Wells Shopping Centre and Bed Store.

Existing South East Elevation

Existing East Elevation

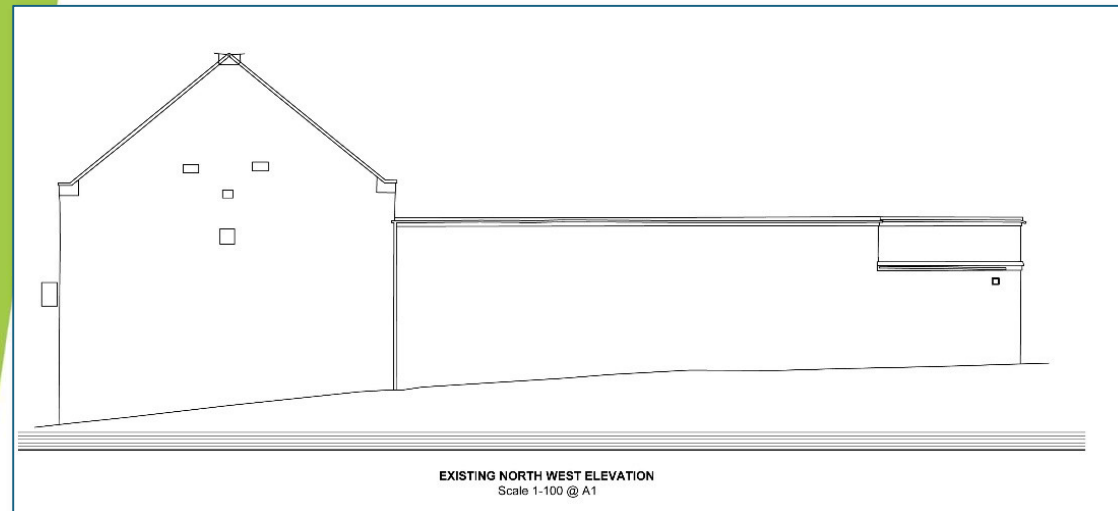


The South East entrance is accessed via steps up from Hough Lane and the ground inside the boundary on this elevation is grassed with overgrown shrubs and weeds.

The East elevation sits on the corner of the building facing the crossroads and looks to be the main entrance either to the original building or as a later add-on to what was The Reform Club.

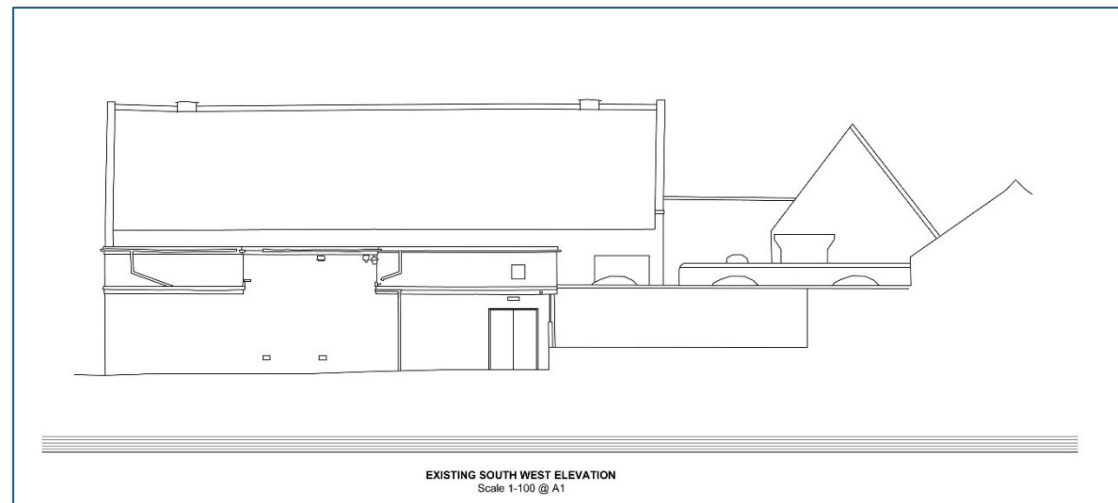
A plaque which was dedicated to members of the club who died during WW1 was added to the building after the war and this was subsequently removed to be preserved in July 2024 to a purpose-built shelter next to the Old Town Hall pub, Wombwell.

Existing North West Elevation



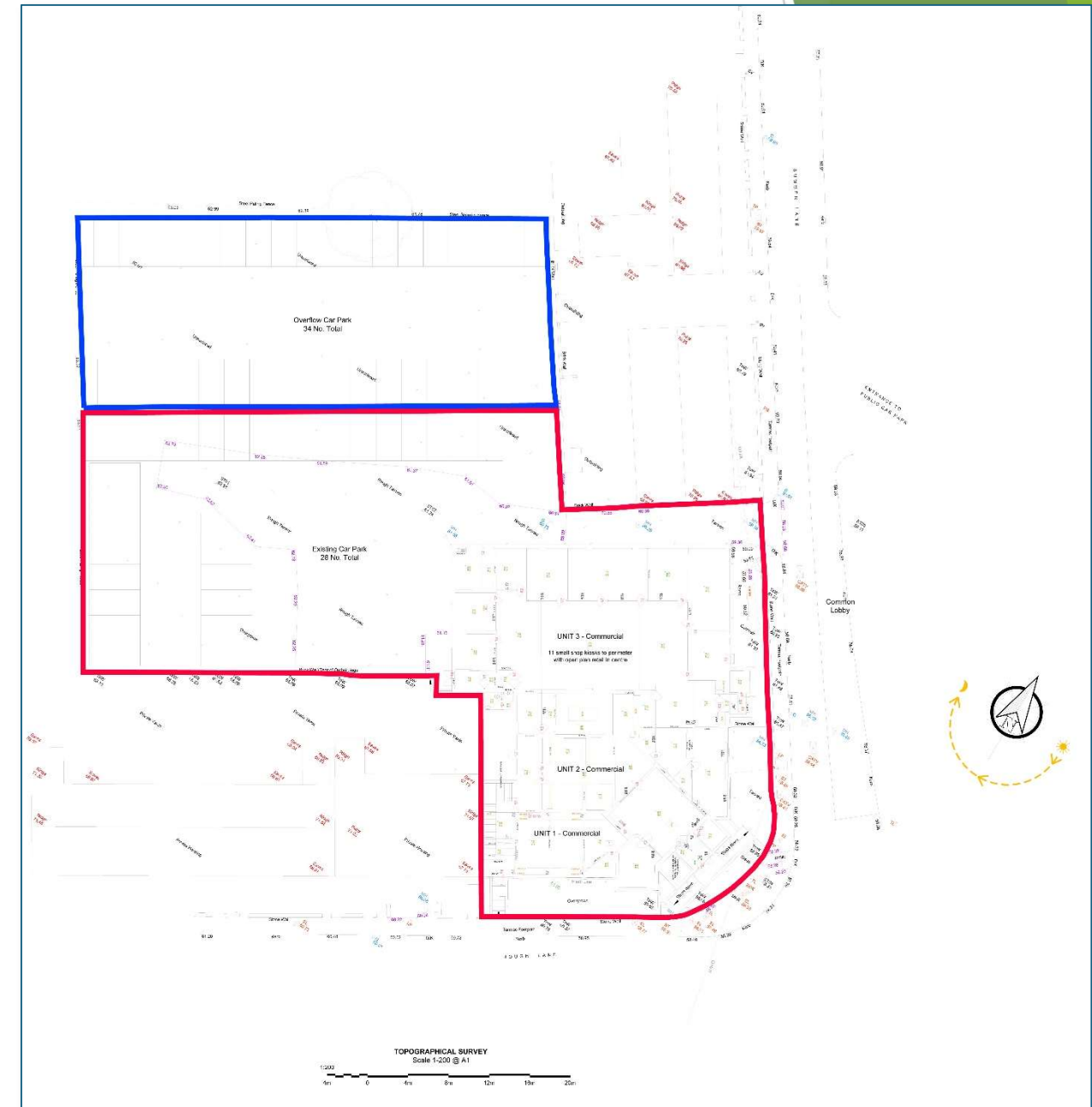
The side elevation shows the gradient of the driveway to the car park to the rear of the building.

Existing South West Elevation



The rear elevation of the building highlights the various roof heights and types which have been added as the building evolved over the years.

Existing Site Plan



Local amenities

Key

- 1 Wombwell Medical Centre
- 2 Chapelfield Medical Centre
- 3 Rowlands Pharmacy
- 4 Akrams Chemist

- 5 Kings Oak Primary School

- 6 Wombwell Summer Lane Car Park

- 7 Wombwell National Spiritualists Church
- 8 St Mary's Church, Wombwell
- 9 St Michael & All Angels RC Church

- 10 The Butchers Bar
- 11 The Old Town Hall Bar
- 12 Lockys Bar
- 13 Squires Bar
- 14 The George Hotel
- 15 JD Wetherspoon

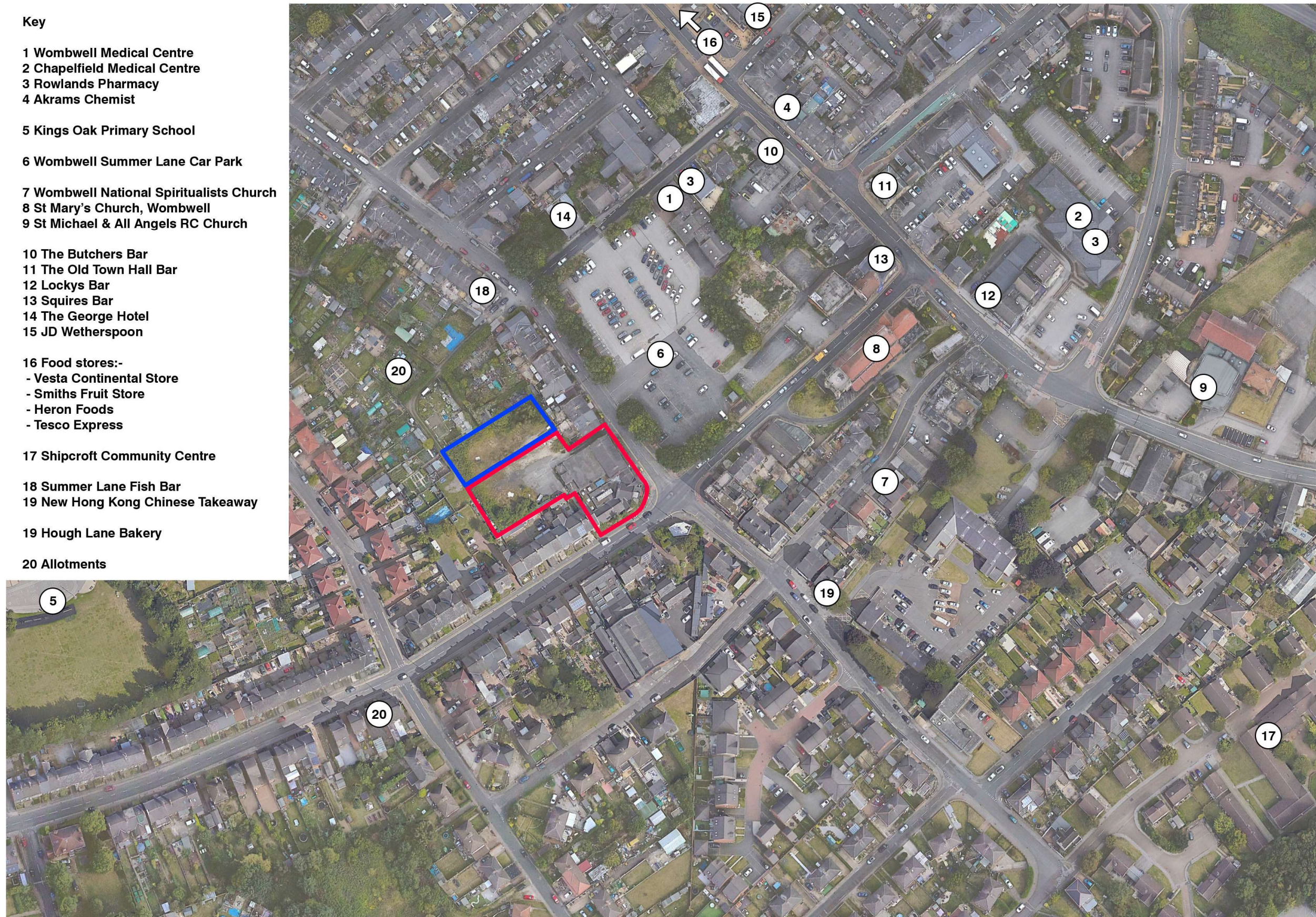
- 16 Food stores:-
 - Vesta Continental Store
 - Smiths Fruit Store
 - Heron Foods
 - Tesco Express

- 17 Shipcroft Community Centre

- 18 Summer Lane Fish Bar
- 19 New Hong Kong Chinese Takeaway

- 19 Hough Lane Bakery

- 20 Allotments



Planning

3.1 History

CHANGE OF USE FROM CAFÉ (A3) TO HOT FOOD TAKEAWAY (A5)

Eaters Delight, Unit 1, Nu-Well Shopping Centre, Summer Lane, Wombwell, Barnsley, S73 8HD

Ref No: 2010/0844 | Received Date: 5 July 2010 | Valid From 5 July 2010

Decision: Approve with Conditions

Variation of condition 4 of application 2010/0844 to extend opening hours of hot food takeaway

Site Address Unit 1, Nu-well Shopping Centre, Summer Lane, Wombwell, Barnsley, S73 8HD

Ref No: 2011/1108 | Received Date: 2 September 2011 | Valid From: 2 September 2011

Decision: Approve with Conditions

No earlier records available online.

3.2 National Planning Policy Framework (NPPF 2021)

The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below.

Paragraph 55 states 'Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'

Paragraph 56 states 'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.'

Paragraph 60 states 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.'

Paragraph 90(a) states 'Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.'

Paragraph 90(f) states 'Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.'

Paragraph 96(a) States 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: a) promote social interaction, including opportunities for

meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.'

Paragraph 98 states 'Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.'

Paragraph 123 states 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'

Paragraph 124(d) states 'Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).'

Paragraph 124(e) states 'Planning policies and decisions should: support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.'

Paragraph 127 states 'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.'

Paragraph 127(a) states 'In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework. use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.'

3.3 Barnsley Local Plan

The Local Plan objectives seek to improve the economic prosperity and quality of life for all its residents and those who work here. The Local Plan will have 3 key roles in accordance with the Government's Framework (NPPF) namely economic, social and environmental, and will deliver sustainable development. In order to support Barnsley's ambitions and vision the Local Plan objectives are: Provide opportunities for the creation of new jobs and protection of existing jobs; Improve the conditions in which people live, work, travel and take leisure; Widen the choice of high quality homes; Improve the design of development; and Protect and enhance Barnsley's environmental assets and achieve net gains in biodiversity.

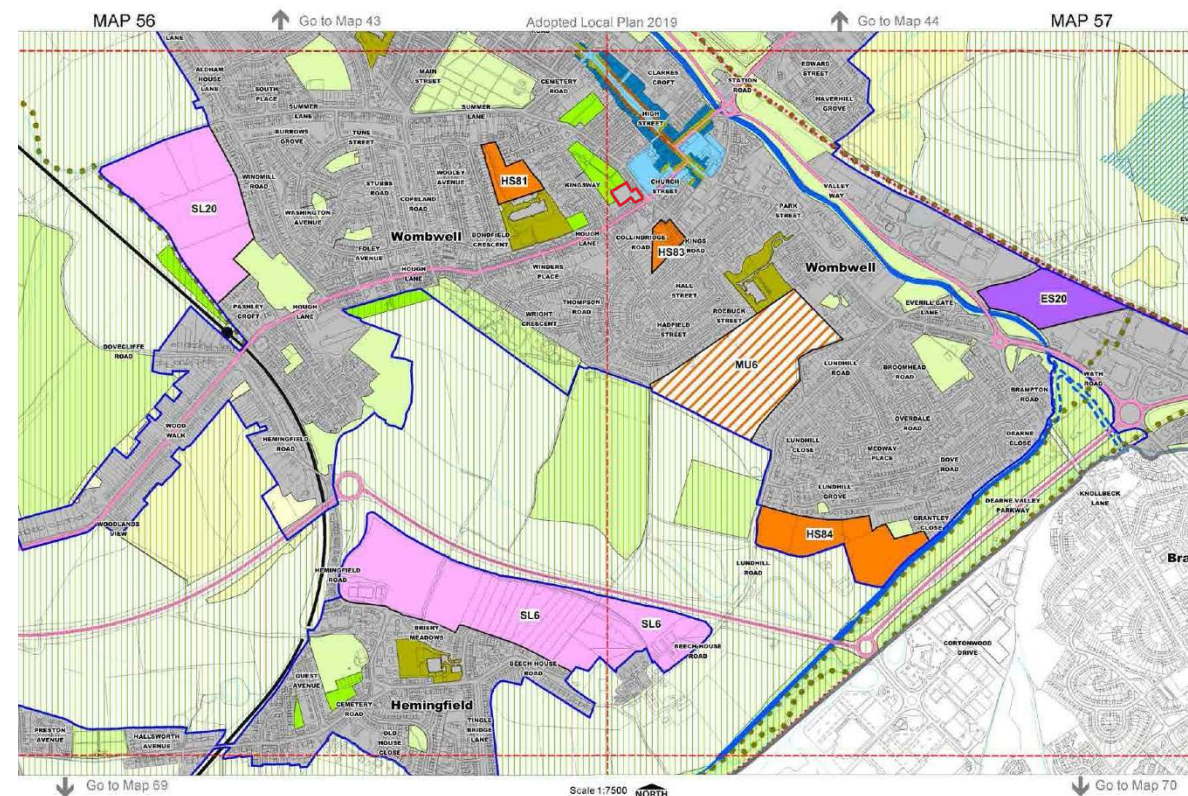
Paragraph 3.33 states 'Proposals will be supported where they deliver:

- Efficient use of land and infrastructure, particularly by utilising previously developed 'brownfield' land, achieving housing density targets to minimise the use of 'greenfield' sites and promoting appropriate mixed land uses integrated with the existing built form'

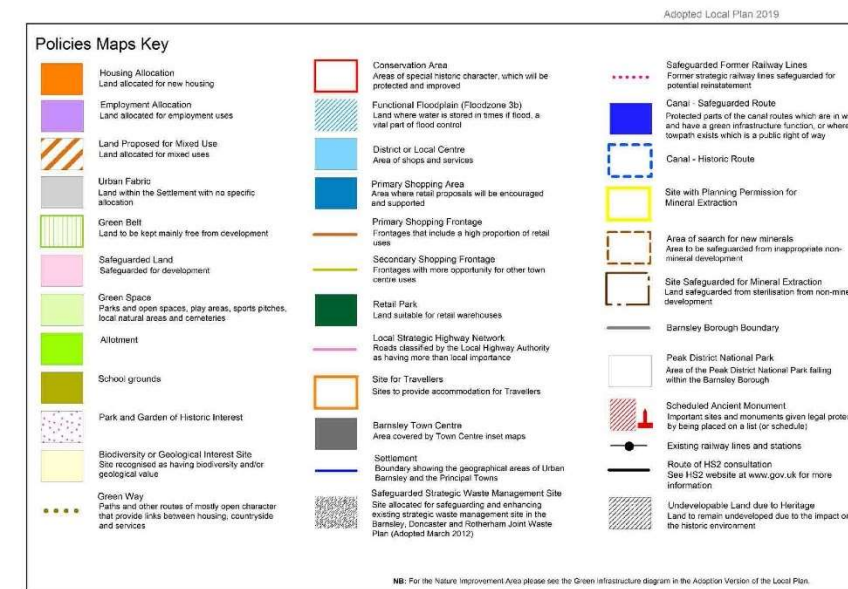
- Reductions in social inequalities and disadvantages within the community particularly in relation to the location of employment, housing, shopping and other community facilities;
- High quality well designed development taking into account local distinctiveness;
- Preservation or enhancement of the historic and cultural features of acknowledged importance;'

Paragraph 5,5 states 'It is intended that no matter how much development a settlement can accommodate, the local distinctiveness of that place will be retained. Some areas cannot accommodate large numbers of new houses or employment development but that does not mean that those places will not change. We will make sure that what is good and special about a place is preserved and enhanced, and what is not so good can be improved through development as appropriate.'

Barnsley Local Plan Policies Map



Barnsley Local Plan Key Diagram



3.1 Site Allocation

The site lies within an Urban Fabric area as stated on the Barnsley Local Plan Policies Map.

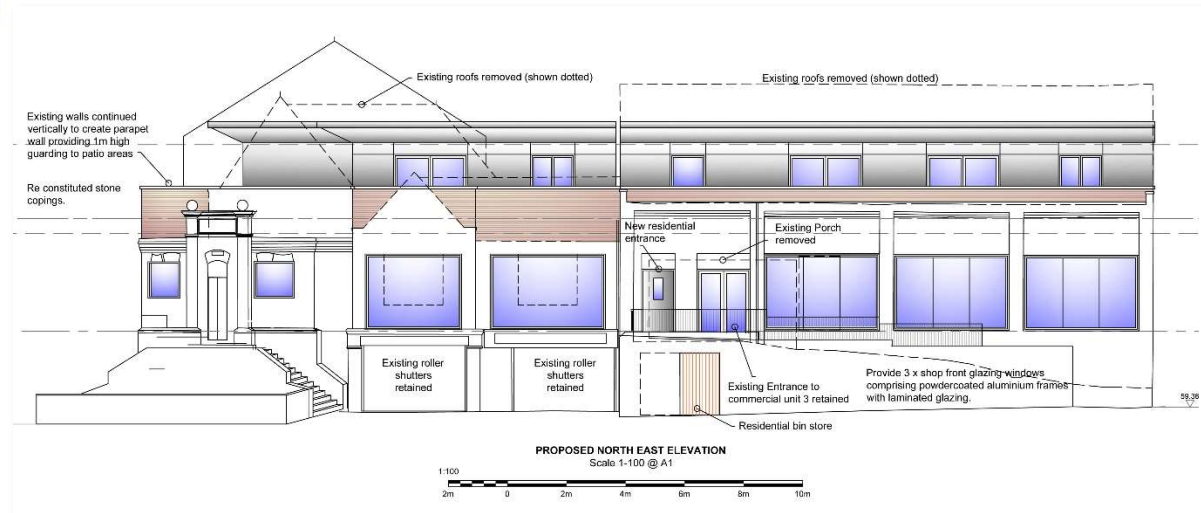
04 Design Solution

4.1 Design Solution

The proposals seek to create an additional storey above the existing building to accommodate 7 new apartments as part of an 'air space' development utilising the area above an existing building. The development would create a visually modern extension which builds on and incorporates the existing historical elements and gives them a new lease of life.

This form of extension makes use of unused rooftop space to create habitable dwellings above disused and often dilapidated buildings which have stood unoccupied for a long period of time.

Proposed North East Elevation



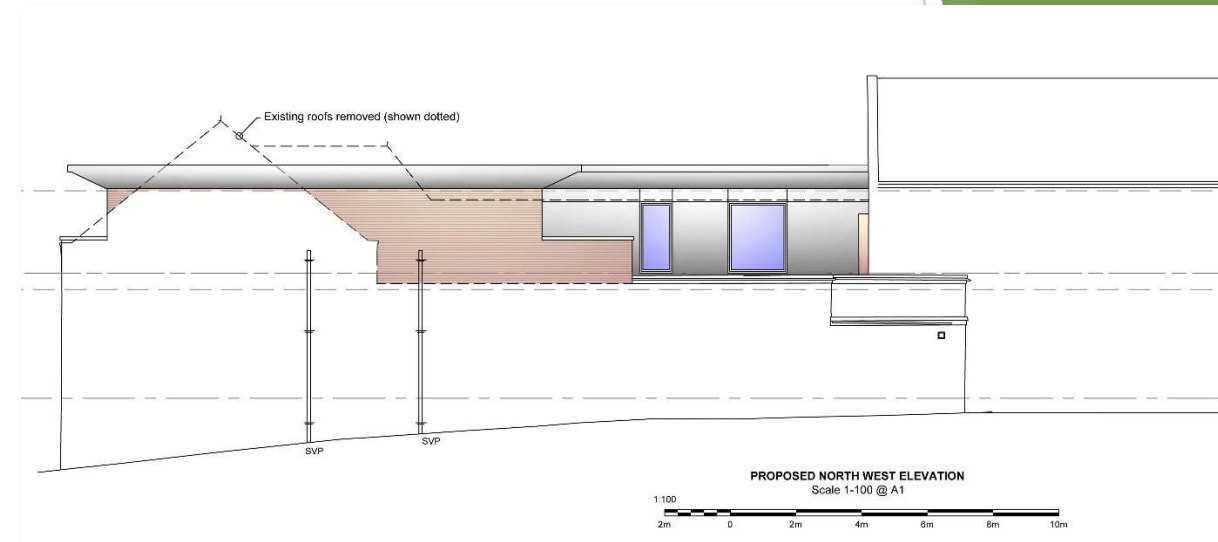
The new apartment level will sit back from the edge of the new parapet level surrounding the building. This will help the extended level to ease into the existing street scene and surrounding landscape whilst also providing an opportunity to create outdoor patio areas for the apartments.

Proposed South East Elevation



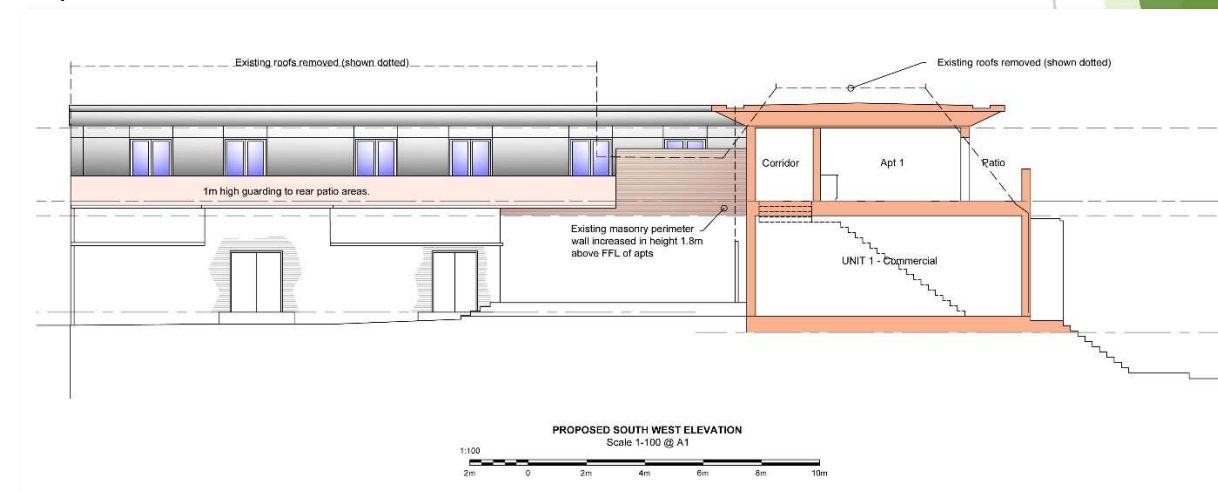
The apartments will be accessed via the entrance on the left of the Hough Lane (South East) elevation with stairs up to the first floor.

Proposed North West Elevation



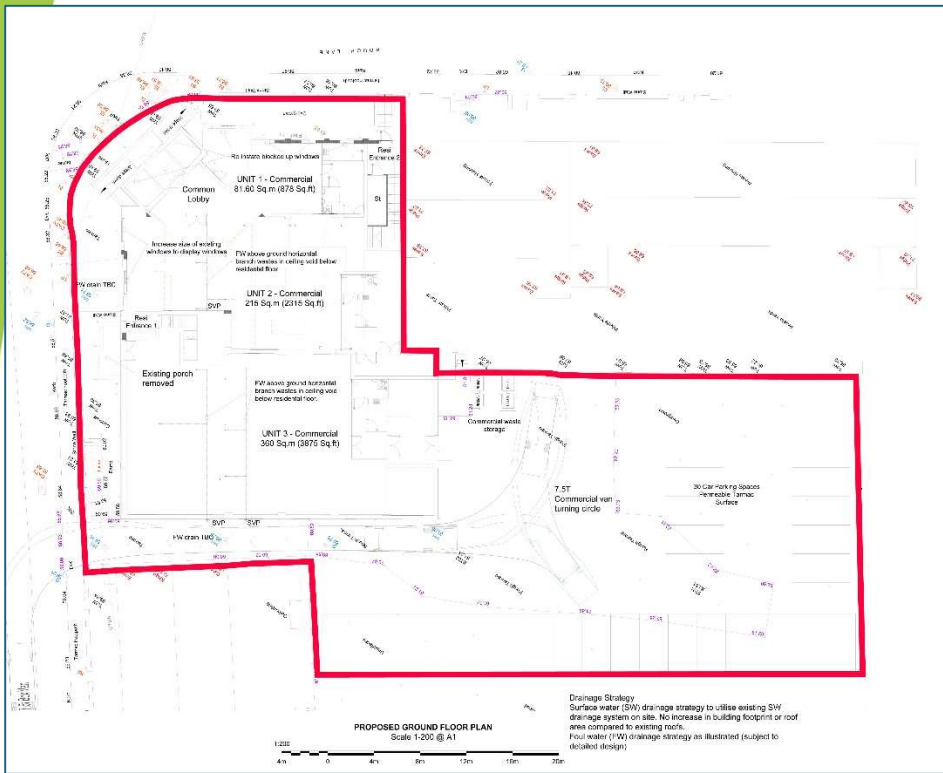
The position of windows have been carefully considered to avoid overlooking towards the existing properties, particular attention has been paid to avoid the occurrence of overlooking upper windows in the existing properties in order to adhere to the 45 degree rule.

Proposed South West Elevation

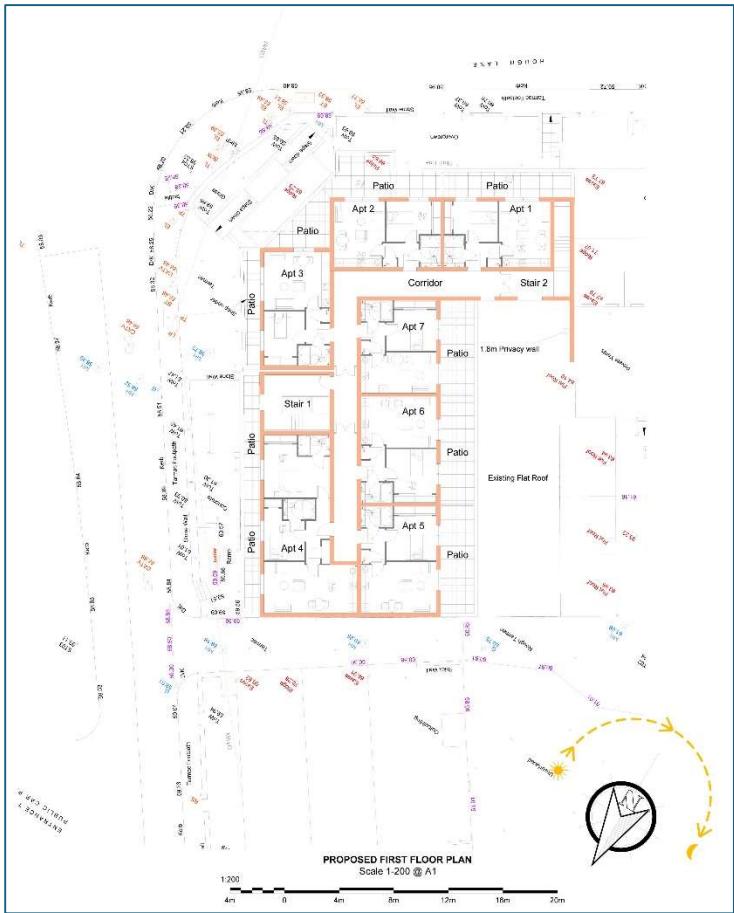


Security doors will be installed for access to the loading bay and storage area within the potential ground floor retail store.

Proposed Ground Floor



Proposed First Floor

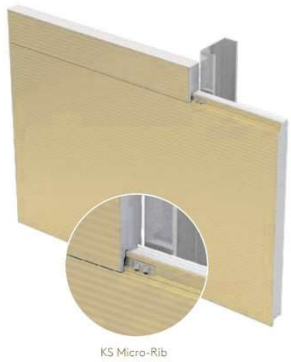


4.2 Materials

The outer wall extension up to the parapet wall will use red brick to match the existing.

Materials for the extension have been chosen to create a modern visual to the street scene with Micro Rib Composite Cladding to the upper level extended building and a Plastisol grey cladding flat roof with an angled overhang around the perimeter.

Kingspan Micro Rib Composite Cladding



Plastisol Coated Aluminium



Concrete Parapet Coping with Powder Coated Aluminium Window Frames



Example Image



4.3 Secured by Design

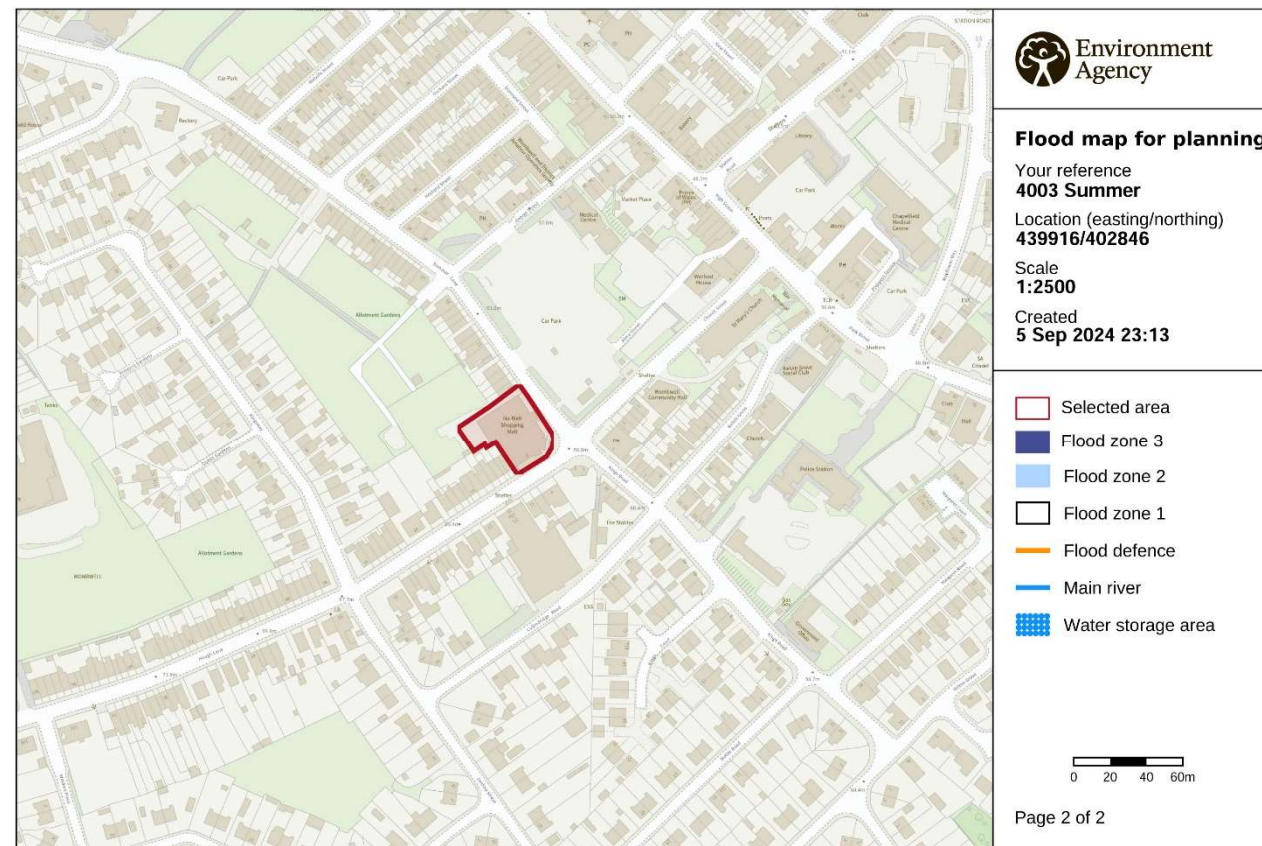
The following security conditions will be considered within the extension to ensure the security of the premises. The reason for this is to ensure the physical protection elements of the premises are to current minimum standards.

From a physical protection aspect, a requirement to install products accredited under a British (or similar) standard should be used.

1. All doors and windows will comply with PAS 24 (2016) or LPS 1175 SR2.
2. The glazing units consist of a minimum of one pane of glass that achieves compliance under the BSEN356 P1A attack resistance standard.
3. External lighting to all facades controlled by dawn to dusk sensors. The system should comply with security standard BS 5489 -1:2013.
4. The installation of a CCTV system can work to deter attacks against the property and help safeguard the occupants. An operational requirement report should be completed to ensure that the system is fit for purpose.

4.4 Flood Risk Assessment

A flood risk assessment has been carried out and the site has been found to be in zone 1 which proposes no significant risk to the property.



05 Assessment

In considering the proposal, the main material planning considerations are outlined as follows:

- The Acceptability/Appropriateness of Proposed Use.
- Impact on Residential Amenity and Local Business
- Impact upon the Character and Appearance of the Surrounding Area
- Impact on the Highway Network and Highways Standards
- Impact upon traffic.
- Proposal will increase noise disturbance.
- Impact upon existing amenity.

5.1 The Acceptability/Appropriateness of Proposed Use

The existing retail store has been empty for many years and with a shortage of local grocery stores in the immediate area, there are many homes nearby that would benefit from such a provision. Additionally, the creation of new apartments above the existing retail store makes use of otherwise unusable space whilst providing an alternative type of housing to the

5.2 Impact on Neighbouring Amenity

The existing building is dilapidated but with many traditional features which will be enhanced by the proposed development. From an aesthetic point of view, the proposed development will provide a modern upgrade to the frontage whilst keeping the original historically important details. The potential occupation of a retail store on the ground floor will benefit many people in the area who at present don't have good, close access to daily essentials. With the free car park opposite it may even bring people into the area and closer to the main high street who might have otherwise gone elsewhere.

5.3 Impact on Private Amenity

There are no concerns regarding the outside amenity space to the building as it is to remain as existing on Hough Lane with a tidied grassed area and new entrance to the ground floor retail unit via the ramp along Summer Lane.

5.4 Biodiversity Net Gain

As the existing building perimeter and rear car park constitutes the extent of the site area and the grassed area on Hough Lane is to be retained, there will be no adverse biodiversity impacts arising from this project so the Biodiversity net gain will not apply in this case.

5.5 Sustainability

The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

There are three strands to sustainability, social, environmental, and economic. Paragraph 10 of the NPPF states 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'

This development seeks to create a sustainable building which supports a mixed use of a currently dilapidated building and untended site. No natural habitats or conservation issues are present which makes the site a good candidate for sustainable residential and retail development in Wombwell.

5.6 Social Sustainability requirement

Paragraph 8(b) of the NPPF (2021) states "a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with

accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"

By adding a number of apartments to the housing stock in the area, the proposals create the availability of additional housing types in place to suit various budgets and circumstantial requirements.

5.7 Conclusion on Social Impacts

We conclude the proposed development contributes to this requirement by providing a range of affordable apartments in the area and supports the aims for the area in the future.

5.8 Environmental Sustainability

The proposal seeks to enhance the existing Character and appearance of the Surrounding area whilst maintaining historical details. The extension of the building above the existing makes use of unused airspace above the existing building and the creation of patio garden areas by residents would provide some habitat for wildlife in an otherwise urban area with attractive foliage against the modern design of the building exterior.

5.9 Impact on the Highway Network and Highways Standards

Para. 8 c) of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed development is not considered to harm the environment. We conclude the proposal will not harmfully impact the local highway network or the availability of on street parking as this will not be changed.

5.10 Conclusion on Environmental Issues

Para. 8 c) of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed development aims to maintain the historically important aspects of the existing building whilst enhancing the appearance of the street scene on both Hough Lane and Summer Lane. The apartments themselves will adhere to the current building regulations and support the move to lower carbon homes. The materials used in the extension will meet current standards for sustainability and longevity providing quality, sustainable homes for the present and future.

5.11 Economic Sustainability

Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

5.12 Conclusion on Economy Issues

We conclude that is anticipated that the development will create a positive economic impact only by bringing more people into the area who will make use of the existing local businesses and amenities.

06 PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development.

Main points for consideration:-

1. The proposal is considered to be located in an area which would benefit from both convenience shopping and provide an addition to the variety of housing available within Wombwell.
2. The uplift in residents to the area will increase the footfall for local businesses and help to revitalise the area's economy.
3. The visual enhancement to the currently empty, derelict building will provide a much needed 'uplift' to the street scene, increasing the aesthetic appeal.
4. Creating new residential dwellings in an otherwise unused 'air space' provides homes in a location which currently struggles to increase housing provision due to the type of existing buildings in the area.

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