
**TOWN & COUNTRY PLANNING
APPLICATION**

for

STUDIO FLAT & STORE

AT

**THE REAR OF 17-19 HIGH STREET
WOMBWELL
BARNSELY**

For

MR GREG McGRATH

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This Statement is in support of a Full Town & Country planning application for a small development comprising a first floor Studio Flat above a ground floor store on land at the rear of 17-19 High Street, Wombwell, Barnsley

2 THE SITE

- The site lies within retail and commercial centre of Wombwell.



VIEW OF SITE FROM GEORGE STREET

- The site is to the rear of 17-19 High Street Wombwell. These properties are within a parade of shops on High Street frontage. Above the shops there is an first floor flat with access via an external stair to the rear.
 - Within the rear yard areas is a detached, single storey store with access from George Street. The store building is badly in need of repair to prevent the ingress of water.
 - The site has a direct access from George Street and enjoys a right of way over the rear yard area to No21 and access to shared refuse bin storage.
 - The existing buildings immediately surrounding the site and in the vicinity are traditionally constructed with masonry walls and pitched roofs.
 - To the south west of the site is a dental surgery.
 - The site is within the commercial and retail centre of Wombwell with good public transport links to Barnsley Town Centre.
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- The site is not identified by the Environment Agency as an area where flooding is a risk.
 - The adjacent buildings are not listed and the site is not within a conservation area.
 - The site is situated within the heart of the town with amenities close by.
 - There are existing retail and service provision in the area.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The traditional two storey property proposed is compatible with the general context of properties in the locality. The separation distance to the existing buildings are considered adequate. The windows to the front elevation do not overlook any private amenity areas. The siting of the building proposed will not cause unacceptable overshadowing, overlooking or loss of privacy.

The scale and appearance of the proposal was considered in the context of surrounding properties.

An assessment of the proposals indicates that criteria have been met with no harm caused to the local environment, amenities of residents or traffic problems.

In the context of the existing use of the site, the redevelopment of the site will not result in harm or loss of amenity to the local environment or amenity of existing residents.

The size proposed for the dwelling and store is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the buildings has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, and orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, existing rights of way and separation distances to surrounding dwellings.

The internal space standards meet the requirements of the South Yorkshire Residential Design Guide.

The total private/shared amenity space at first floor level exceeds 20 sqm.

4 SOCIAL & ECONOMIC CONTEXT

Due to the modest scale of the development there will be no significant impact upon local services.

The site is situated in an area that requires investment to improve the standard of property and general amenity of the area in general. While it may be envisaged that a comprehensive redevelopment of the area as a whole would be ideal this is not a realistic option.

However this modest proposal would revitalise this small area.

5 ACCESS

The site is currently used for storage purposes by the applicant. The pedestrian access to the first floor flat will be retained and used to serve the new first floor.

There is no parking provision proposed as the site has good access to local services, public transport and town centre parking.

The former garage doors would have been close to or immediately adjacent the footway. In view of this the proposal for a single garage to serve each of the proposed studio flats with direct access from the highway is considered acceptable.

Entrance doors, and the internal layout of the flat will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

6 ASSESSMENT

The proposal is within an existing settlement, is brown field, and therefore complies with Local and National policies relating to residential development.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.
