PROPOSED RESIDENTIAL DEVELOPMENT

at

LAND AT MELVILLE STREET WOMBWELL BARNSLEY

for

BAW ESTATES Ltd

DESIGN AND ACCESS STATEMENT
Prepared by

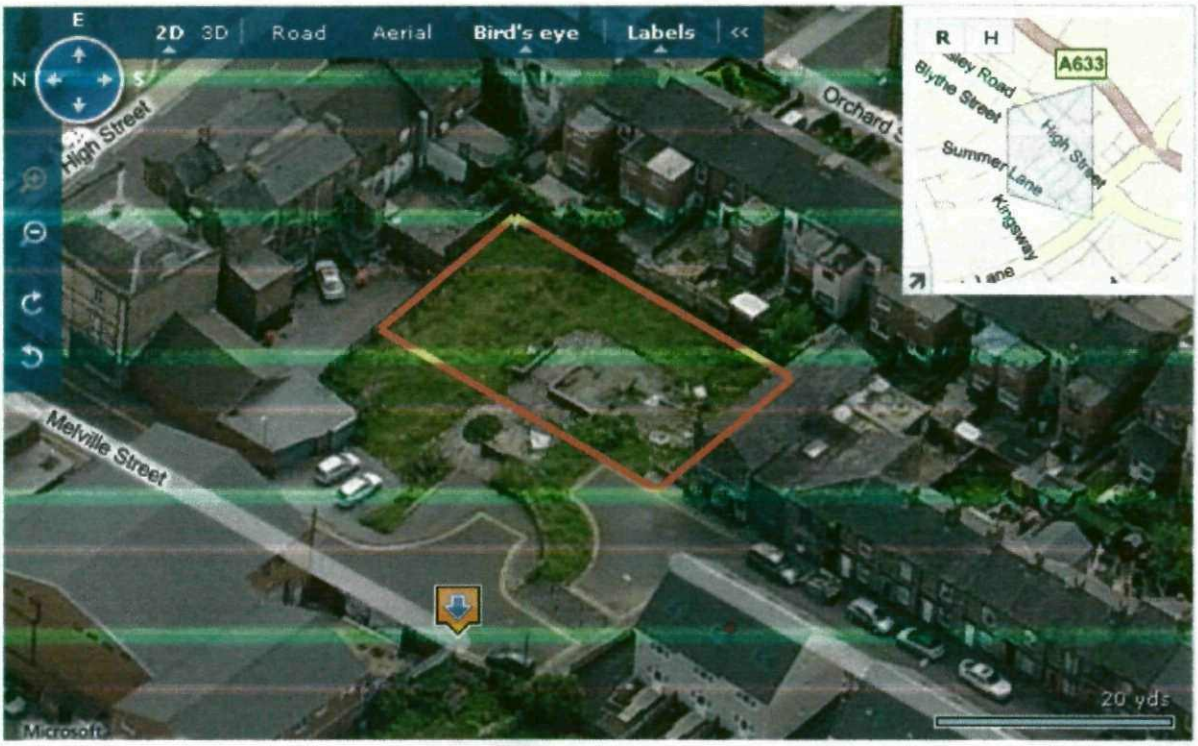
WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the erection of eight self, contained studio flats and two 'bed-sit' rooms together with associated access and parking.

Pre-application discussions have taken place with Mr A. Burton (Planning Department) and the scheme has been developed in conjunction with the Planning Officer

2 THE SITE



The application site is currently a vacant, almost derelict piece of land situated between Melville Street and High Street in close proximity to the main commercial and retail areas of Wombwell that lie to the north west of the site.

In the recent past Mellville Street has been split into two sections, each now being a cul-de-sac terminated with a turning head. Direct, vehicular access is no longer possible from Melville Street to High Street. Each section of Melville Street terminates to the south west of the site.

The site has an even slope from the south west down to the north east and has the remains of small scale brick walls and areas of paving believed to have been intended as a general amenity area that is allegedly now used for unsociable activities.



Across Melville Street to the north west of the site is a substantial, multi storey, brick built factory and offices



To the north east of the site are the rear yard areas to the commercial and retail properties on the main shopping areas in the town centre. Immediately to the north west of the site is a small car parking area that serves properties on High Street



The rear yard areas of terraced properties on Orchard Street are on the south east boundary of the site and the boundary is former with a mixture of masonry walls and outbuildings.



Three is a two storey commercial building on the south west boundary of the site.

The site lies on the edge of both commercial and residential areas, where the buildings are predominantly of traditional construction with masonry walls under pitched, slate covered roofs

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to
Policy H8D
Policy H8A
SPG3 – Infill Development

Policy H8A
THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

The scheme has been designed to reflect the heights of the existing residential buildings in the locality. Residential amenity and the privacy of adjacent residential properties has been maintained as far as possible.

Policy H8D
PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

In the context of the existing, adjacent terraced properties and the industrial/commercial uses in the immediate vicinity of the site it is considered feasible that the development would not result in harm to the local environment or amenity of existing residents.

The size and accommodation proposed for each residential unit 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 building 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, 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, existing rights of way and separation distances to surrounding dwellings

'Secured By Design' is the official police flagship for security and designing out crime. The principals set out therein have been adopted where appropriate.

4 ACCESS

Due to the limited number of available access points the access to the site is proposed from the southern section of Mellville Street.

The site falls from the south west down to the north east and it is intended that approaches to the entrance doors to ground floor accommodation will meet the requirements of Part M of the Building Regulations with regard to either a 'level' or 'ramped' approach from the footway and parking areas.

5 ASSESMENT

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

Development of the type proposed is fully compatible with the locality and the general character of the locality.

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.