

2 Storey Office
Accommodation
off
Park Street
Wombwell

Supporting Document
Design & Access
Statement

CONTENTS

1. Statement

PREPARED BY :

QUILL ARCHITECTURE

Chapelfield House, 25 Hough Lane, Wombwell, Barnsley,
South Yorkshire, S73 0DP. Tel:- 01226 755446

Contents

- 1.0** Introduction.
- 2.0** Assessment of the sites immediate and wider context.
- 3.0** Relevant planning policies.
- 4.0** Relevant planning history.
- 5.0** Involvement of community members and professionals undertaken/planned.
- 6.0** Evaluation of context.
- 7.0** The design of the scheme.
- 8.0** Concluding statement.
- 9.0** Appendix 1. Access Roads. (O.S.extract)
- 10.0** Appendix 2. Site photographs supporting document.

1.0 Introduction

- 1.1 This statement is in support of a new office block development consisting of 2No offices all set under a common roof structure, adjacent to Park Street, Wombwell, Barnsley, South Yorkshire.
- 1.2 The site in conjunction with the adjacent area has been visited and this statement takes into account the sites inconspicuous location, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

2.0 Assessment of the sites immediate and wider context.

- 2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access issues.
- 2.2 **Physical**
 - 2.2.1 The site occupies approximately 181 square metres and runs parallel with an unnamed road off Park Street, Wombwell. This little known private road once provided access to a row of terraced dwellings known as Prospect terrace, which were demolished in the late 1900's. The site lies on the eastern fringes of the busy town centre. Within the sites curtilage and forming part of it stands a 130square metre single storey height industrial type building previously used as a printing works. The building constructed of various materials is currently vacant and not used for any business purposes at this time. The building over the years has had to adapt to previous owners needs, undergoing modification since it was erected. Therefore in summary the building combined with unsympathetic extensions makes the structure deleterious to the immediate surroundings. (see appendix 2 supporting photographs)
 - 2.2.2 The sites topography displays a downward slope of approximately 1:14 which correlates to an overall drop of 2.600 metres from the main road (Park Street) to the north boundary of the site.
 - 2.2.3 The immediate surrounding structure which dominates and encompasses the site from the north and south west is Locky's bar and fitness studio and night club
 - 2.2.4 Public service buildings near the site, Town Hall, Branch Library, Bank building. Chapelfield medical centre.

2.2.5 Commercial buildings:- Image retail outlet/fancy dress, Real music outlet.

2.2.6 Residential: - Private dwellings No 3 and 5 Park Street.

2.3 Access audit

2.3.1 Access Road AR1 (Appendix 1)

The existing site has two access points each intersect at 90° with the main road through Wombwell's town centre. Access road AR1 and AR2 shown in **appendix 1** lie within close proximity to signalised junctions, which also have the benefit of a pedestrian phase. Due to this the traffic speeds are relatively low where Foulstone Row meets Park Street and at the head of Mayflower way. The speed is estimated to be around 10 to 15mph, along this stretch. Access road AR1 Foulstone Row is a privately maintained public highway approximately 7300mm in width. The surface finish to this carriageway is substandard in construction.

2.3.2 Access Road AR2 (Appendix 1)

Lying at the north side of the site a link road exists, this forms the division between Chapelfield medical centre and the site. The boundary treatment is a 2000mm high steel security fence erected to delineate the medical centres curtilage. This road displays an adequate width for vehicular traffic movement and a sustainable access. This un-named road then rotates through 90° and merges with access road AR2 where it passes along the length of the existing building to be demolished before intersecting with Park Street approximately 25metres east of access road AR1.

2.3.3 Site parking

The proposed site will not provide any parking facilities within its curtilage due to site constraints, but adequate parking can be demonstrated within 10metres (see municipal parking)

2.3.4 Vehicular Movement

To meet the current legislation, it is proposed to utilise the access road AR2 as required, for infrequent minor deliveries to the site as this will be a continuation of the existing situation enjoyed by the adjacent premises. (Locky's Bar/fittnes studio and night club and a new Restaurant recently opened. In addition the municipal car park area off Mayflower way, directly adjacent to the site provides adequate parking facilities for visitors to the proposed offices. Providing a safe environment and a controlled area for turning/manoeuvring, to enable vehicles to exit onto Mayflower way in a forward direction.

2.3.5 Municipal parking

Public car parks are available within 10 - 130 metres of the site and located as follows:-

	Location	No of Bays Available	Distance in metres
1	Mayflower way	19 including 6 disabled	10 metres
2	Summer Lane/George Street	150 including 4 disabled	130 metres
3	Station Road	80 including 2 disabled	60 metres

2.3.6 Access to Motorways

The site is located within a short commute to Junction 36 M1 of the motorway network, via the newly constructed arterial Dearne Valley Parkway.

2.3.7 Transport

A public road transport system is in operation and located within 30metres (1minutes) walking distance of the site.

Railway transport system is in operation and located within 1.3km (15 minutes) walking distance of the site.

2.4 Social

2.4.1 The proposed new development, will be an improvement to the existing site providing an attractive scheme in keeping with the surrounding area particularly the new medical centre to the east, which has been constructed in similar style and materials. The proposal does not change the sites usage. But in doing so creates a more sustainable environment. The proposed offices do not pose any conflict with the neighbouring commercial or residential dwellings, or cause privacy issues.

2.4.2 Refuse/recycling

Due to the unknown use and type of office accommodation an assessment of the refuse/recycling requirements relating to the number and type of bins cannot be carried out at this stage.

2.5 Economic

2.5.1 The scheme aims to provide good quality office accommodation within a town centre environment and proffers good transport links to Barnsley, Doncaster, Sheffield, Wakefield, and the motorway network.

3.0 Relevant Planning Policies

3.1 The following policies have been taken into account in the submission of this application.

National Policies & Government Guidance

PPS1 Planning positively for the achievement of good quality design. Good design *should contribute positively* to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

PPS3 Promotion of sustainable environments. A design that integrates and complements the local area, relating to its scale and form.

The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.
- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

Places, Streets and Movement, A companion guide to design Bulletin 32 – these sets out site line requirements for junctions and access points. For access onto a main road with a 30mph-speed limit a sightline of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30mph.

Local Policies

The site is located within the existing town and allocated as mixed development policy area in the Unitary Development Plan.

Policy DA2

In accordance with policy H8, the areas shown on the proposal map will remain in a mixed development useage.

4.0 Relevant Planning History

- 4.1 There have been no previous applications made on this site.

5.0 Involvement of community members and professionals, undertaken/planned.

- 5.1 The owners/tenants of the adjacent residential dwellings and business premises surrounding the area have not been consulted.
- 5.2 A noise assessment survey was not considered necessary for this development.

6.0 Evaluation of the context (Identification of opportunities)

- 6.1 There are a number of benefits arising from the re development of this site.
- 6.2 There will be a positive gain in the visual amenities by a sympathetic and well designed development.
- 6.3 The development will constitute a positive addition to the area.
- 6.4 By design the building provides a positive enhancement to the immediate and surrounding area.
- 6.5 The development gives rise to potential job gains.
- 6.6 The development will contribute positively to the economic and growth strategies of the town's economy.

6.7 Identification of constraints

The design should be sympathetic to the immediate surroundings. Massing and density should play a key role in the design. The sites topography reflects a constant gradient of 1: 14, therefore to minimize the impact on the immediate and surrounding area each office should be stepped to make use of the gradient and to promote a more pleasing design. The wall which encloses the south boundary and separates the new offices from locky's bar will be retained as it forms an existing retaining wall.

7.0 Design of the scheme

- Amount:** Is there justification for :- How much development is proposed. The proposed development consists of a two storey height structure containing office accommodation, which is in keeping with the buildings in the immediate environment.
- Layout:** The building is confined to the pre determined boundary of the site and utilizes the slope to provide a stepped development. Each ground floor consisting of office space facing access road AR2 and the car park of Mayflower way. To the rear of the ground floor an internal wall delineates the office space from a kitchen area, separating corridor and wheelchair accessible facilities. While the first floor is accessed via a 1200mm wide flight of stairs to accommodate the able bodied and ambulant disability user.
- Scale:** Are the following justified : - The size of the building in relation to its surroundings. The proposal is for the construction of a two storey office accommodation. Which is positioned to the lower part of the access road AR2. The size and scale are proportionate to the existing structures to the north east (chapelfield medical centre) and to the west and south Locky's bar.
- Appearance:** With respect to the architecture:- The external design of the office block has been based upon existing buildings to the north east (Chapelfield medical centre) and a extensions to Locky;s bar/fitness club which encompasses part of the site. All built to a similar scale thus enabling a coherent style to be achieved. The immediate area is dominated with red brick structures, therefore to keep in line with the overall methology red brick will be used as the construction medium. The roof covering will be Marley Eternit fibre cement slates in grey, to match the existing buildings. All windows and doors will be maintenance free double glazed units in upvc. The development will positively enhance the existing street scene and surroundings.

Landscaping: Principles and details :- Due to the nature of the development no soft landscaping of the site can be achieved. Paved walkways to the south and north of the building will be constructed, to allow access and egress from the rear of the building to take place.

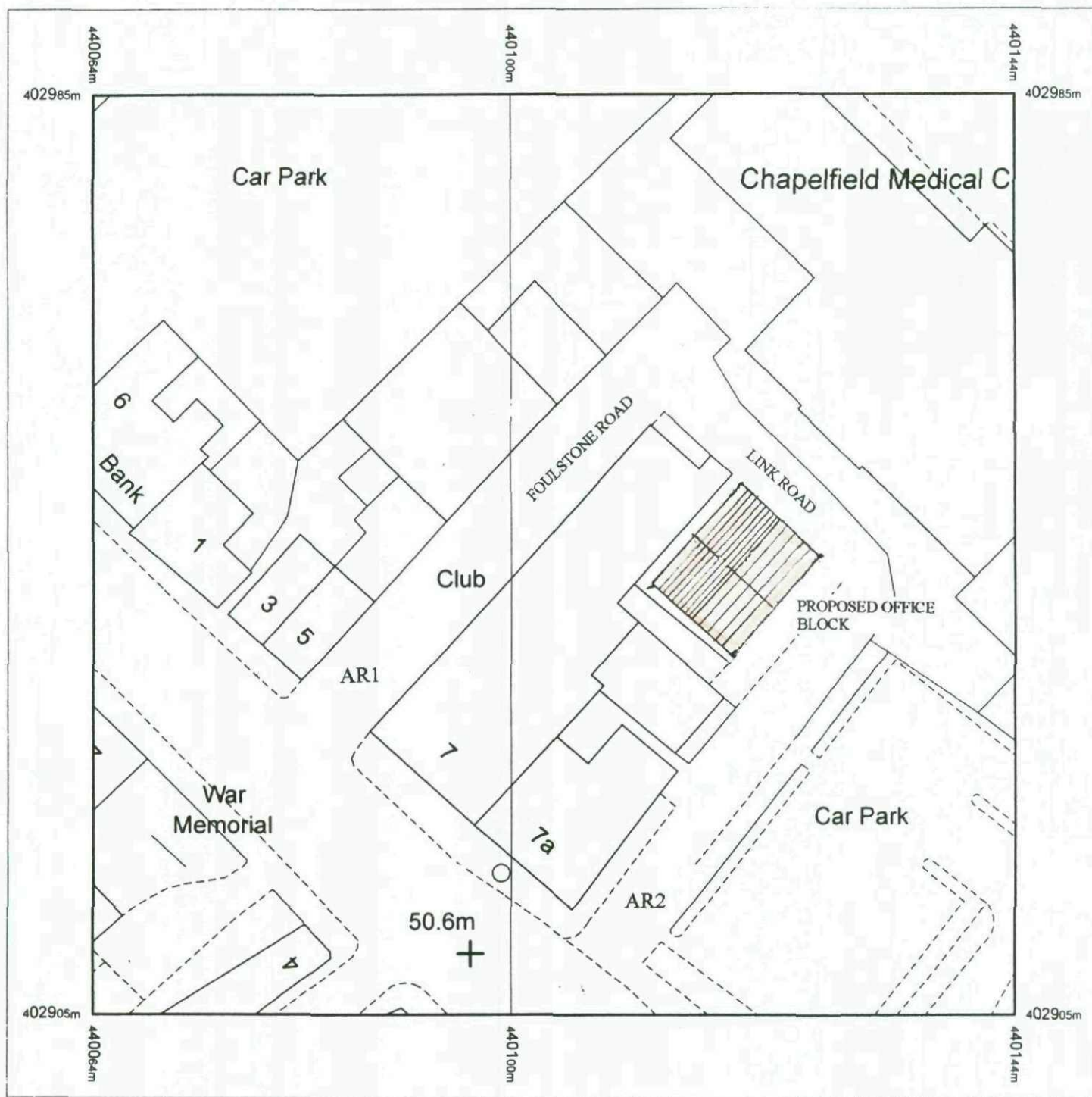
Access: The development will comply with the requirements of approved document 'M' to the current building regulations. All ground floor offices will be designed to aid in the movement of a wheelchair. External ramps will be provided to the front elevations to achieve a safe and practical means of entry or exit from each office. All gradients will be less than those recommended by BS8300. Tactile surfaces will be provided to enable hazard areas and obstacles to be easily identified. External entry door sets will be 1002.5mm wide. Internal door sets to be 900mm wide.

8.0 Concluding statement.

- 8.1 This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the planning act.
- 8.2 During the design process, a number of meetings have been held with a dedicated planning and building control officers, to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme.
- 8.3 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.

Appendix 1

O.S. Extract showing the site area with access roads AR1 and AR2.



Produced 18.01.2010 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2010.

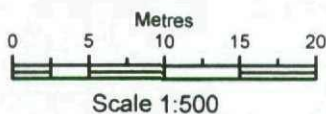
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.



Supplied by: **Blackwell M and D C**
Serial number: 02241100
Centre coordinates: 440104 402945

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

**CENTRAL PRINTING
WORKS
WOMBWELL**