
PROPOSED DWELLINGS

on

**SITE OF
THE MITCHELL & DARFIELD
SOCIAL CLUB
ROY KILNER ROAD
WOMBWELL
BARNSELY**

For

MASON HORNER Ltd

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for development comprising the demolition of the existing Social Club building and the erection of three detached dwellings with associated access.

2 THE SITE

The site is in Wombwell, and is situated to the north of Roy Kilner Road | off the A633 Barnsley Road

The site is brownfield and is currently occupied by Mitchell and Darfield Social Club House. As part of the redevelopment of the site the existing buildings will be demolished.



The existing building is located centrally on the site with car parking to the north. The car park is located immediately adjacent the public footway.

There are open playing fields to the west of the site and a bowling green to the south.

There are commercial premises to the north of the site beyond the existing car park.



SITE AND EXISTING BUILDING FROM ROAD



EXISTING BOUNDARY WALL AND HEDGE

In addition to the site area edged red on the submitted plans the applicant owns the areas edged blue. Legal searches show that parts of the areas within the applicants ownership have rights of way or similar restrictions.

These legal matters are being addressed with a view to the restrictions being lifted. The submitted drawings show an interim rear boundary line clear of the areas affected.

The garden and amenity areas up to this line meet or exceed the minimum recommended areas in Planning Guidance. Subject to the resolution of legal matters it is planned to include the additional areas within the property curtilages as amenity areas and the intermediate fence will be omitted.

Should the legal issues remain unresolved the rear gardens will be restricted to the intermediate fence line as shown

The Club has not been operating profitably for a number of years and the owners have been unable to attract suitable operators to run the business successfully i.e. at a financially viable level.

There are no trees or water features within the site that will be affected by the development.

The site slopes up from the existing access in southerly direction towards the adjacent bowling green that is separated from the site by a landscaped embankment a retaining

The following series of images show examples of existing dwellings in the area.

There are a mixture of residential properties in the locality generally of traditional construction.

Opposite the site on Roy Kilner Road are traditional two storey dwellings



PROPERTIES OPPOSITE THE SITE

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the dwelling is 'brown field' and considered suitable for the development proposed. The site is situated in sustainable area and the change of use from commercial to residential is appropriate and beneficial to the general amenity of neighbouring properties.

The dwellings have been site away from the main road to frontage to provide off street parking and privacy.

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are in keeping with the general style of properties in the area.

The proposals for residential development of the site as shown on the submitted proposals will causes no significant harm to the local environment and does not create any Planning difficulties.

The size of properties and accommodation proposed for the dwellings 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 and requirements for means of escape and ventilation.

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, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT

Although the existing use is for a public house there is little, if any, prospect of the premises reopening as a Social Club. Therefore there is little if any case for its retention and no local policies prevent the loss of such facilities.

It should also be noted that similar sites have been redeveloped or are unoccupied and for sale following closure of the premises as public houses or social clubs.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

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

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

Access to the development will be located towards the northern section of the site adjacent the existing wide access point

Both the external and internal layouts 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.

Entrance doors, and the internal layout of dwellings 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 in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

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.

Dwellings of the type proposed are fully compatible with 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.

The density of the proposed development is acceptable in relation to the surroundings.
