



**PROPOSED DEVELOPMENT Of 6 No PLOTS
AT
STATION ROAD, WOMBWELL, BARNSELY**

DESIGN AND ACCESS STATEMENT



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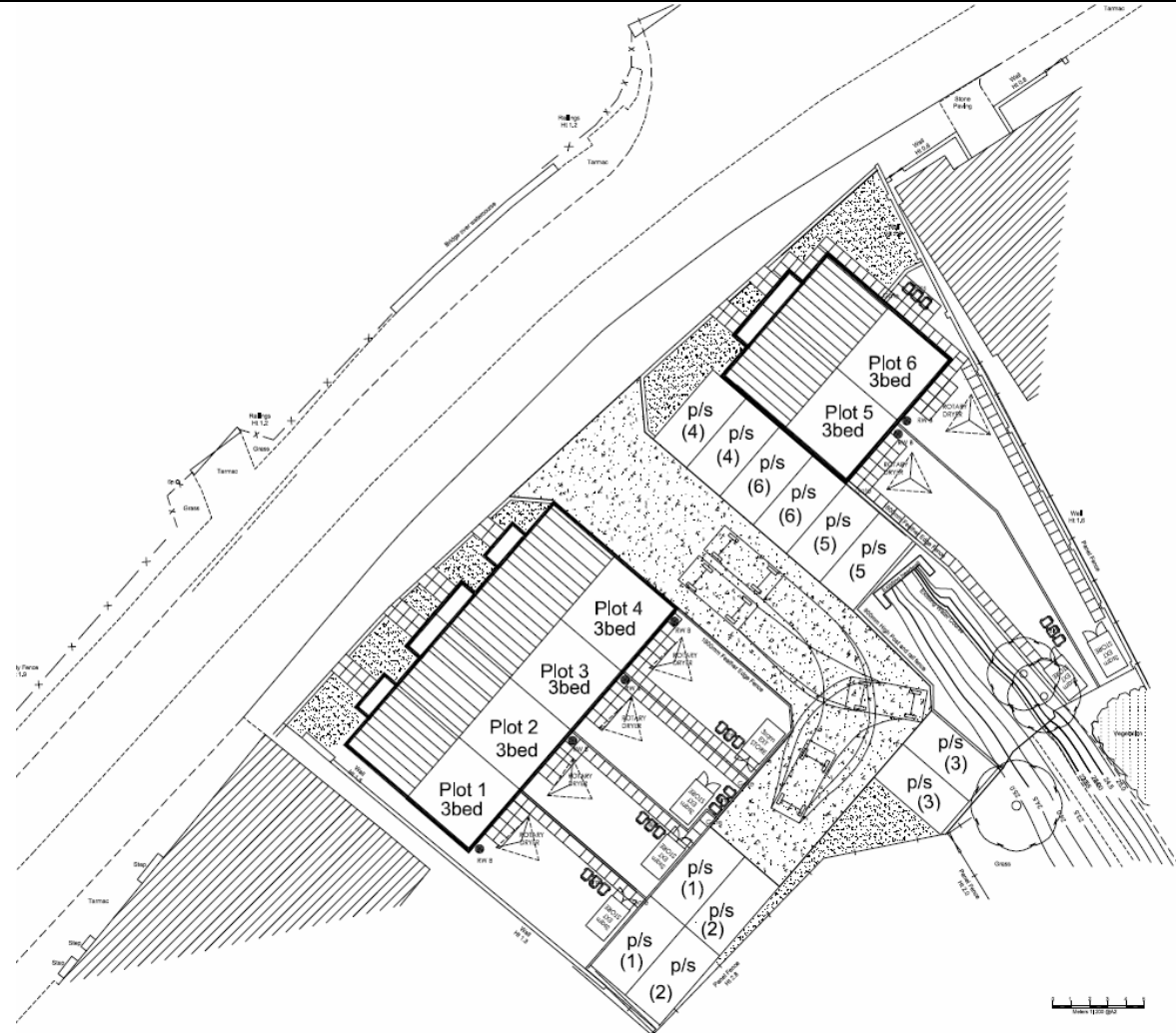
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1.0

Introduction

This Design and Access Statement is for the development of land off Station Road, Wombwell, Barnsley. It is divided into four main elements as set out by CABI guidance 'Design and Access Statements: How to Write, Read, and Use Them.' The statement demonstrates the steps taken to assess the context of the proposed development, including the level of community involvement, and an evaluation of the opportunities and constraints that informed the scheme design. It then assesses the design component of the scheme, looking at the use, amount, layout, scale, landscaping, and appearance. Throughout the statement is a review of the access component of the scheme, looking at both vehicle access, and inclusive access. Included in the appendix is photographic material to support the following statement.



2. Assessment

2.1 Physical Context

The size of the total development area is 1160m², and is accessed directly from Station Road. Access is at the southwest corner of the site, leading to a tarmacked car park to the rear of the public house. The northern part of the site is unused and overgrown.

The site is relatively flat, however the watercourse that runs across the site, which is partly open and partly runs within a culvert.

The site includes an existing tree.

The site is located within access of the existing services and community facilities within Wombwell. From Wombwell there are regular bus and train services to access centre of Barnsley and other areas. Local schools are also within a commutable distance.

The existing properties in the area are generally 2 storey detached houses. As a consequence the density of the development in the surrounding area is low.

The adjacent buildings are constructed from brick and render which the new proposals will copy to match / blend in with the surrounding properties.

2.2 Social Context

The development of the site for seven dwellings within the area of land will not have any great social effects, or much impact on current local service provision. The potential for nearby houses to be overlooked by development on the site has been considered. The site layout has therefore been designed to take this into account.

2.3 Economic Context

It is considered that the development of the site will not have a great impact on the local economy. The attractiveness of the area for local investors will not be altered to any great extent.

The new residents are likely to spend money in the locality, for instance in the nearby shops and public houses, and any children are likely to attend school in the local vicinity.



3. Involvement

As part of the submission for planning application the surrounding occupants within the local community have been informed of the proposals and allowed to comment.

Letters have therefore been sent to the nearby properties; See sample letter, within application.

There have been brief discussions with the planning department; any other issues may be dealt with by way of conditions on the planning permission or discussions once the application has been submitted.

In line with the Residential Design Guide, the following points illustrate how its guidelines have been taken into account:

- Flood assessment has taken place.
- Hedges/boundaries are to be retained where possible.
- The scheme relates sympathetically to the surroundings.
- The dwellings will use building materials predominant in the area.
- The scheme meets the standards of space about dwellings.
- Formal open space has not been included in the development due to the number of dwellings. Although an amenity space is included.



4 DESIGN AND ACCESS

There are certain details within the design that can be considered and be dealt with within the planning process, further information can be requested through conditions raised. This includes aspects such as the detailed approach to hard and soft landscaping and the external materials however, the following sub-sections set out the design and access principles adopted for the scheme as a whole.

4.1 Use

The latest Government guidance on housing in PPG 3 advocates making the best use of urban brownfield sites. It calls for higher density development, especially in locations close to jobs, shops and other local facilities. The density proposed reflects the proximity of this site to local facilities, access to the railway and bus system and the availability of jobs.

4.2 Amount

The design of the development is sympathetic to the character of the area. The use of domestic scale 2 storey is generally in keeping within the area.

It is therefore considered that the scheme has been designed to complement the character of the locality.



4.3 Layout

The Existing public house is to be demolished and the access to the development will be constructed in accordance with the requirements of the Highway Authority, as previously approved by Highways at Outline planning stage. Access to the site will be via simple private drive.

The position of the dwelling and access has been designed to accommodate the existing culvert and IDB's requirements previous outline planning application scheme.

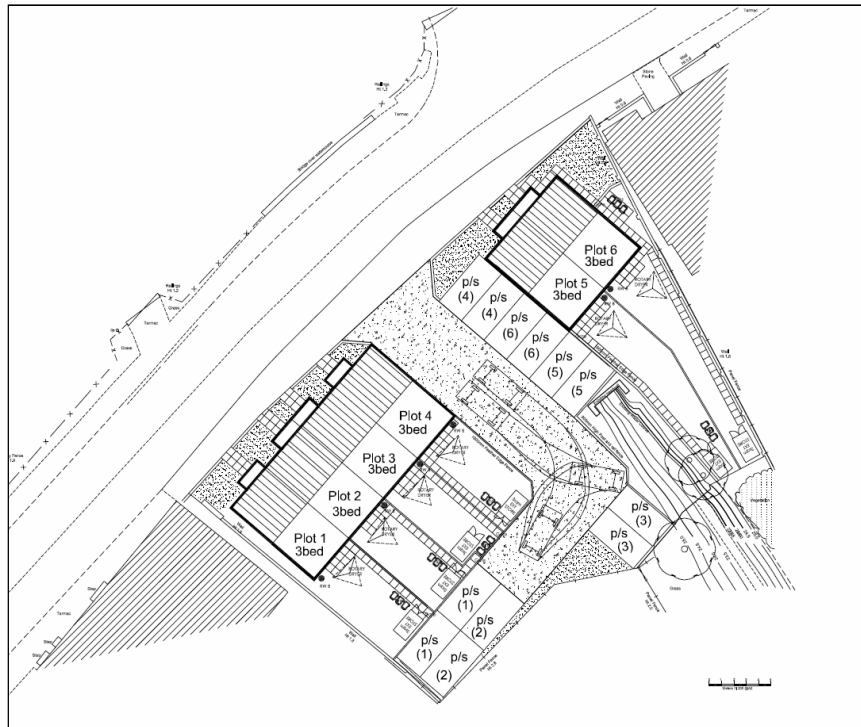
The scheme incorporates the normal standards for space between and about buildings operated by the Council. It is therefore considered that the development provides a satisfactory standard of residential amenity for existing and future occupiers.

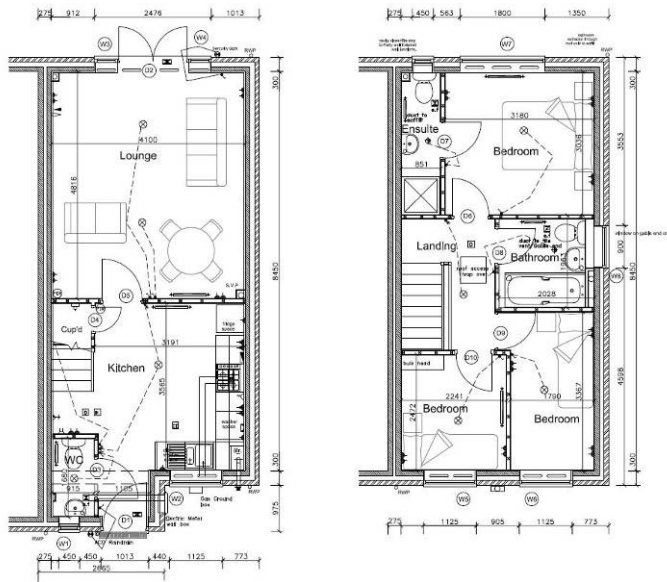
Parking provision has been allocated for 9 spaces . A bike store can be incorporated within the garden areas of the dwellings.

The existing curveted water coarse is to be extended under the proposed parking/drive areas. The necessary approvals are to be sought from the Environment agency for this.

It is considered the scheme creates a safe and attractive environment in which to live. Security has been integrated into the design and not as an afterthought, with the following areas considered;

- Public space is well lit and overlooked.
- Attractive design of parking area
- Clear delineation of public and private space
- Blank facades have been avoided to promote passive surveillance.
- Landscaping kept low to avoid development of hiding spaces.
- Good quality doors and gates.





With regards the internal aspect of the dwellings, as the proposed works are new build this allows current disabled doorway widths, ground floor WC's and other requirements, such as flat paths to front doors, level thresholds to front entrances, etc. to be incorporated into the design.



The general form of the proposals creates secure private gardens to the houses that are accessible through the houses and are rear pathway. Parking areas are overlooked and therefore well monitored by the existing houses.

All windows and doors will incorporate locking stays and deadbolts, etc. as standard.

All refuse and recycling storage is to be allocated to a bin store area within the rear area of the dwellings and therefore to be repositioned at the back edge of the kerb for road side collections by refuse vehicles. With this in mind, it is sensible to make this area expandable as standards increase.



4.4 Scale

It is considered that the proposal provides a development in keeping with the character and appearance of the locality This mirrors proven design. styles and construction techniques, etc. relating to existing ridge lines and surrounding buildings' massing where required and creating an attractive development for local people, by a local developer addressing local needs.

It is considered that the proposal provides a development that is forward thinking and primarily focused on sustainability.

4.5 Landscaping

Landscaping is an important issue when considering the development of any site because they define the quality of the development and help to create a sense of place. As a consequence the existing landscape features on the site have been recognised and are fully integrated into the layout wherever possible.

The enclosure around the site will utilize the existing boundaries. However, future fencing or walls can be agreed in the planning process. Further details of landscaping are anticipated to be determined following a condition on the permission

There are existing trees within the curtilage of the site, these will be kept where possible.

The landscape features within the site will also be kept where possible.

4.6 Flood Risk

Further to discussions/application with the Internal Drainage Board, the site has been redesign to accommodate the existing culvert from that of the previous outline planning layout. Also further to the flood risk assessment and report by KRS this states :- *the floor levels are to be lifted by 300mm for existing ground level or road to the frontage whichever is higher.* The External works layout and sections show details of this and how the levels work with the existing topography of the site.



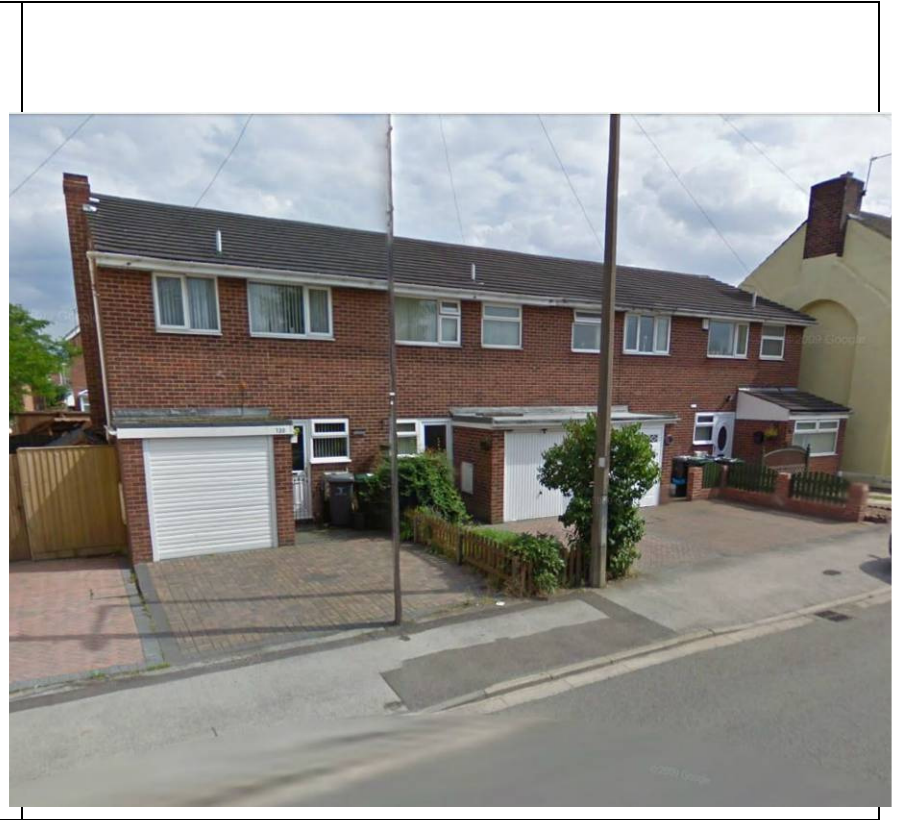
4.7 Appearance

The dwelling is to be constructed of traditional construction with brick. This will use concrete interlocking tiles, black upvc rainwater goods, etc. These materials, along with the elevational treatment, will blend extremely well with the existing built environment.

The development will include new landscaping along the boundaries and site frontage where possible, and to key locations within the parking areas to minimise any visual impact of the development. This will create an attractive residential environment in keeping with the character of the area.

Example of Building form within the local area









Typical Finished Elevation



Note :- Materials subject to discussion with Local Planning Department can be dealt with under planning condition.



5.0 Photos Of The Site



Views Of Frontage Of Site



Views Of Frontage Of Site



View of Site



View of Site



Views Of Site Station Road North East



Views Of Site Station Road South West