

PERSIMMON HOMES

LUNDHILL ROAD, WOMBWELL

DESIGN AND ACCESS STATEMENT

PREPARED BY PEGASUS GROUP // P17-0486.003 // MARCH 2017





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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 PORTRAIT (BOOKLET) DOUBLE SIDED

Wombwell



01 INTRODUCTION

PURPOSE OF THE STATEMENT

- 1.01 This report accompanies and supports the full planning application submitted on behalf of Persimmon Homes for residential development on land off Lundhill Road, Wombwell.
- 1.02 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the DMPO"), which sets out the requirement for certain planning applications to be accompanied by a Design and Access Statement.
- 1.03 In accordance with the requirements of the DMPO, the purpose of this statement is to explain the design principles and concepts which have been applied to the development and to explain how issues relating to access to the development have been dealt with.
- 1.04 This statement follows the detailed of requirements of the DMPO which states that a design and access statement must:

“(a) explain the design principles and concepts that have been applied to the development

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(e) explain how any specific issues which might affect access to the development have been addressed.”

- 1.05 This statement should be read in conjunction with other components of the application submission, which includes:

- Scheme drawings
- Planning Statement
- Site Investigation Report
- Landscape Masterplan
- Transport Assessment and Travel Plan
- Flood Risk Assessment
- Ecological Mitigation Strategy
- Archaeological Evaluation
- Engineering Feasibility
- Noise Impact Assessment

STRUCTURE OF THE DOCUMENT

- 1.06 The document is structured as follows:

Section 1: Introduction

Outlines the purpose of the document

Section 2: Assessment

Considers the site and its surroundings in terms of the physical, social, economic and planning context

Section 3: Evaluation

Identifies the opportunities and constraints of the site

Section 4: Design Principles

Presents the design concept and principles which underpin the development proposals

Section 5: Design Proposals

Sets out the proposed character areas, access arrangements, layout of the development, scale of buildings, landscape treatment, appearance and use of resources.

Section 6: Building for Life

Evaluating the design aims of build for life guidance.

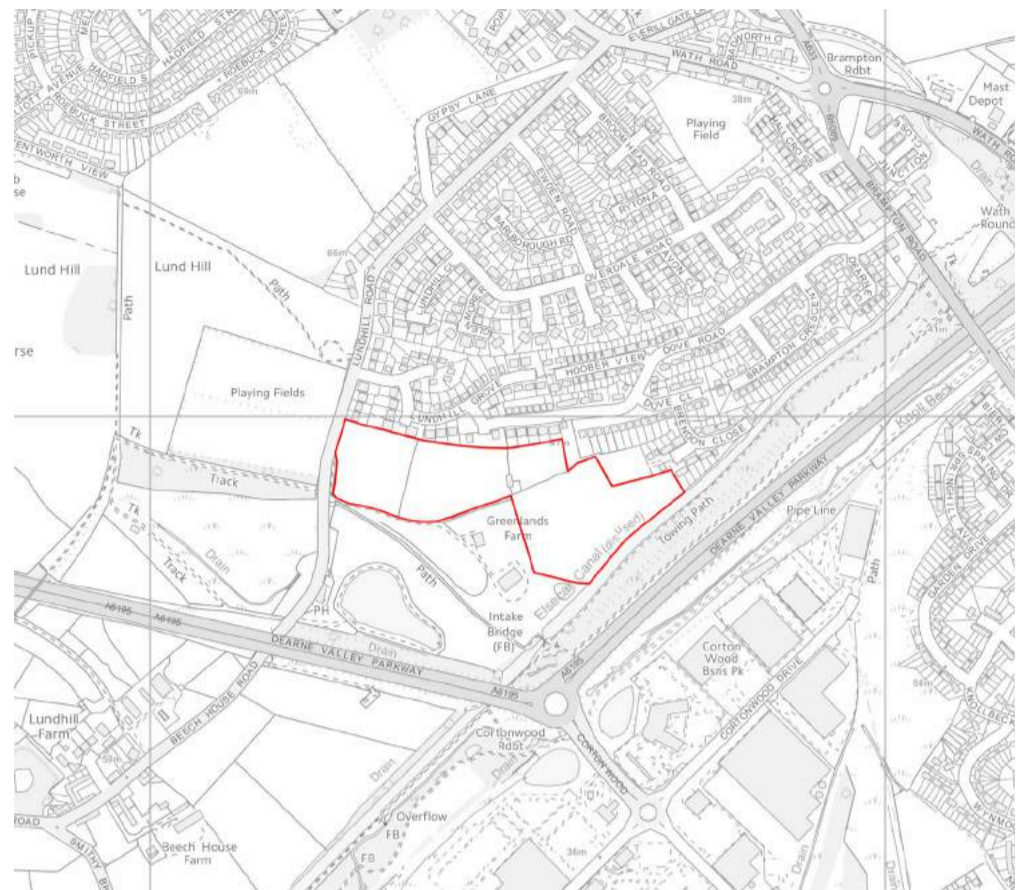
Section 7: Summary

Provides an overview of how the development proposals achieve the design principles within section 5.

02 ASSESSMENT

CONTEXT & SITE DESCRIPTION

- 2.01 The development site comprises approximately 5.1 hectares of land off Lundhill Road, Wombwell.
- 2.02 The site is bordered by residential development to the northeast with. The site benefits from having a range of services and facilities nearby and has good transport links to Barnsley.
- 2.03 To the southeast of the site is the abandoned Elsecar Canal and beyond this is the A6195 Dearne Valley Parkway and a large retail park development.
- 2.04 To the west is Lundhill Road with a playing field beyond it.
- 2.05 To the south is a small land holding and a large pond situated behind a pub called the Lundhill Tavern.



SITE LOCATION



SITE VIEW 1: VIEW OF THE LUNDHILL TAVERN ALONG LUNDHILL ROAD



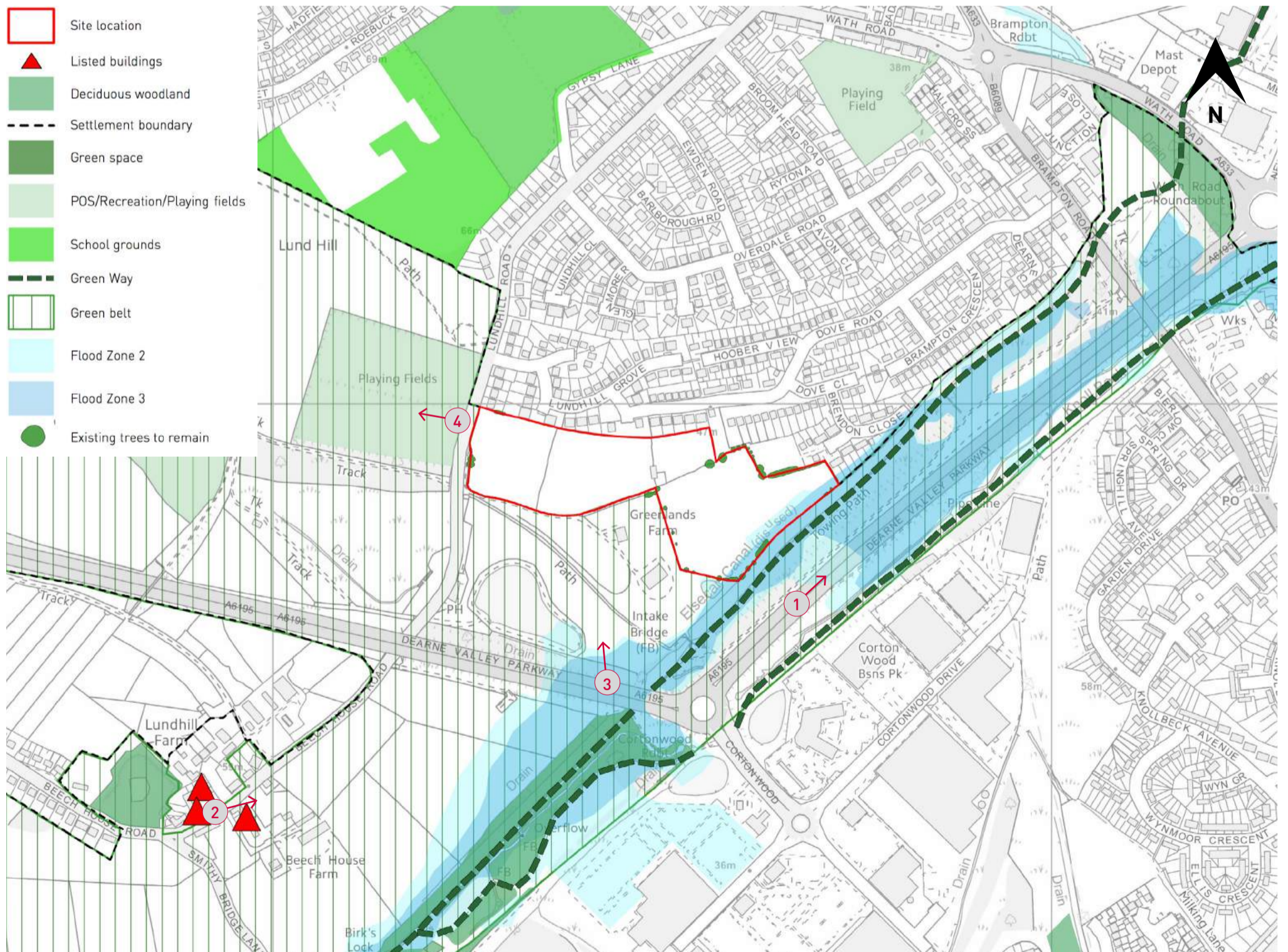
SITE VIEW 2: VIEWS TOWARDS SITE ALONG GRANTLEY CLOSE



SITE VIEW 3: VIEW OF LUNDHILL GROVE FROM LUNDHILL ROAD

EXISTING LANDSCAPE STRUCTURE

- 2.06 The topography of the site is relatively flat across the entire site being approximately 71 AOD, topography falls from the northern site boundary towards the south.
- 2.07 The land cover principally comprises of arable/grazing land. Existing trees on the site primarily sit along the southern boundaries. The southern boundary comprises of trees, marginal hedgerows and banking.
- 2.08 Trees on the site have a moderate to low impact on the local treescape (from tree survey).
- 2.09 The trees on site collectively provide a low to moderate visual amenity of the surrounding area.



SITE ANALYSIS (FIG.1)



LOCAL AREA VIEW 1: VIEW ALONG DEARNE VALLEY PARKWAY



LOCAL AREA VIEW 2: FARM HOUSE ON BEECH HOUSE ROAD



LOCAL AREA VIEW 3: VIEW TOWARDS SITE FROM A6195



LOCAL AREA VIEW 4: VIEW OF PLAYING FIELDS OPPOSITE SITE

EXISTING LAND USES

2.10 EXISTING SITE LAND USE

The site is comprised of arable/grazing and natural/semi open space uses.

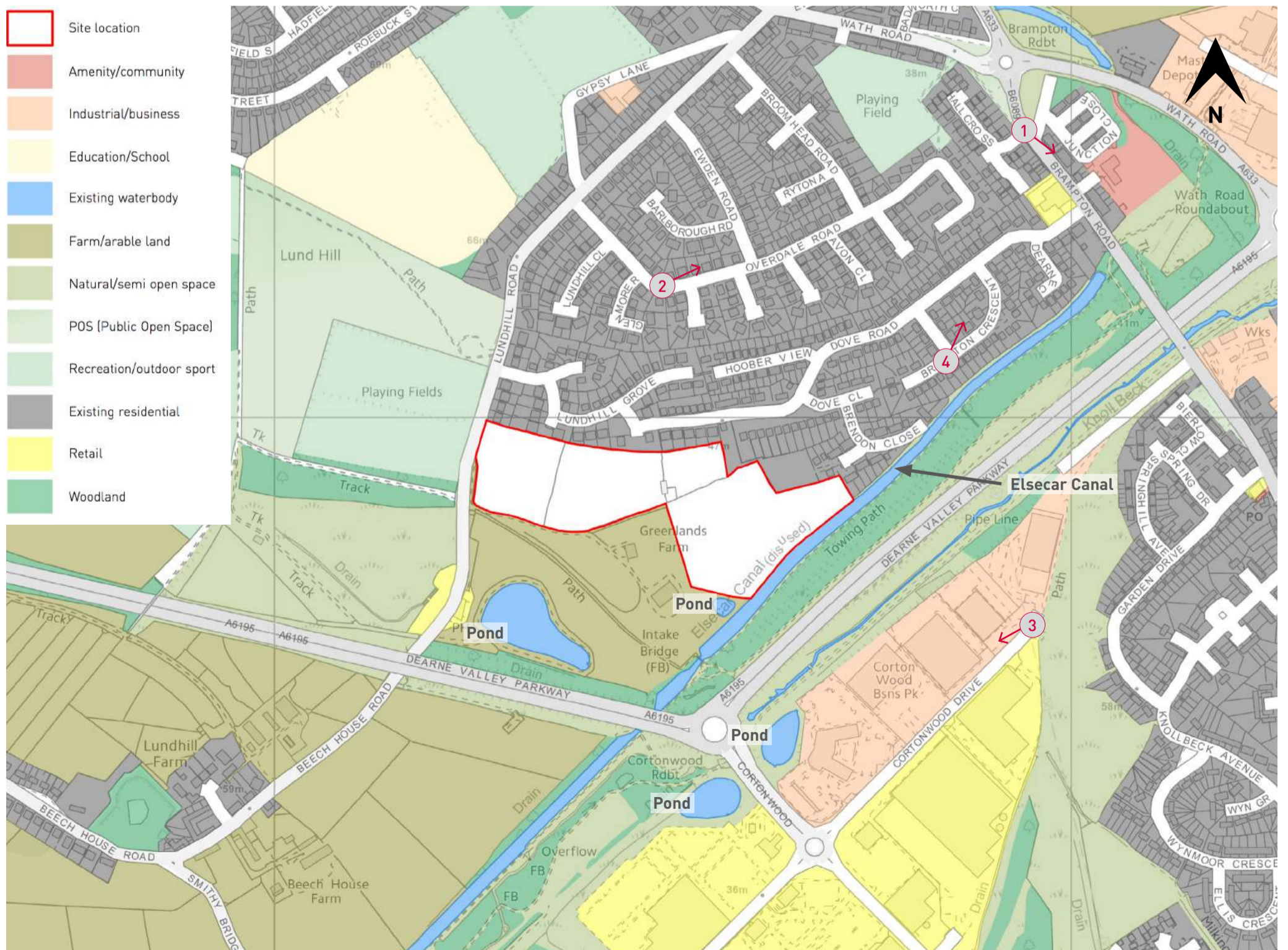
2.11 SURROUNDING LAND USES

The site is surrounded by a number of different uses. To the south and east of the site are areas of arable and retail use. Residential development lies to the north and partially to the east of the application site.

2.12 WATERBODIES, PONDS/CANAL

The site is immediately flanked to the south and south east by the disused Elsecar Canal which travels in a north east, south west direction. The section of canal adjacent to the site can be accessed on the its southern bank along the former towpath.

A series of ponds are located to the south of the site, the largest of which is located immediately east of the Tavern Pub. A small holding pond is located in close proximity to the canal side at the southern part of the site and two further ponds are located within the peripheral landscape and vegetative areas of Cortonwood Retail Park to the north west, south of the Trans Pennine Way.



LAND USE (FIG.2)



LOCAL AREA VIEW 1: VIEW OF LOCAL CONVENIENCE STORE ALONG BRAMPTON ROAD



LOCAL AREA VIEW 2: VIEW ALONG OVERDALE ROAD



LOCAL AREA VIEW 3: INDUSTRIAL UNIT ALONG CORTONWOOD DRIVE



LOCAL AREA VIEW 4: VIEW UP BRAMPTON CRESCENT

EXISTING MOVEMENT

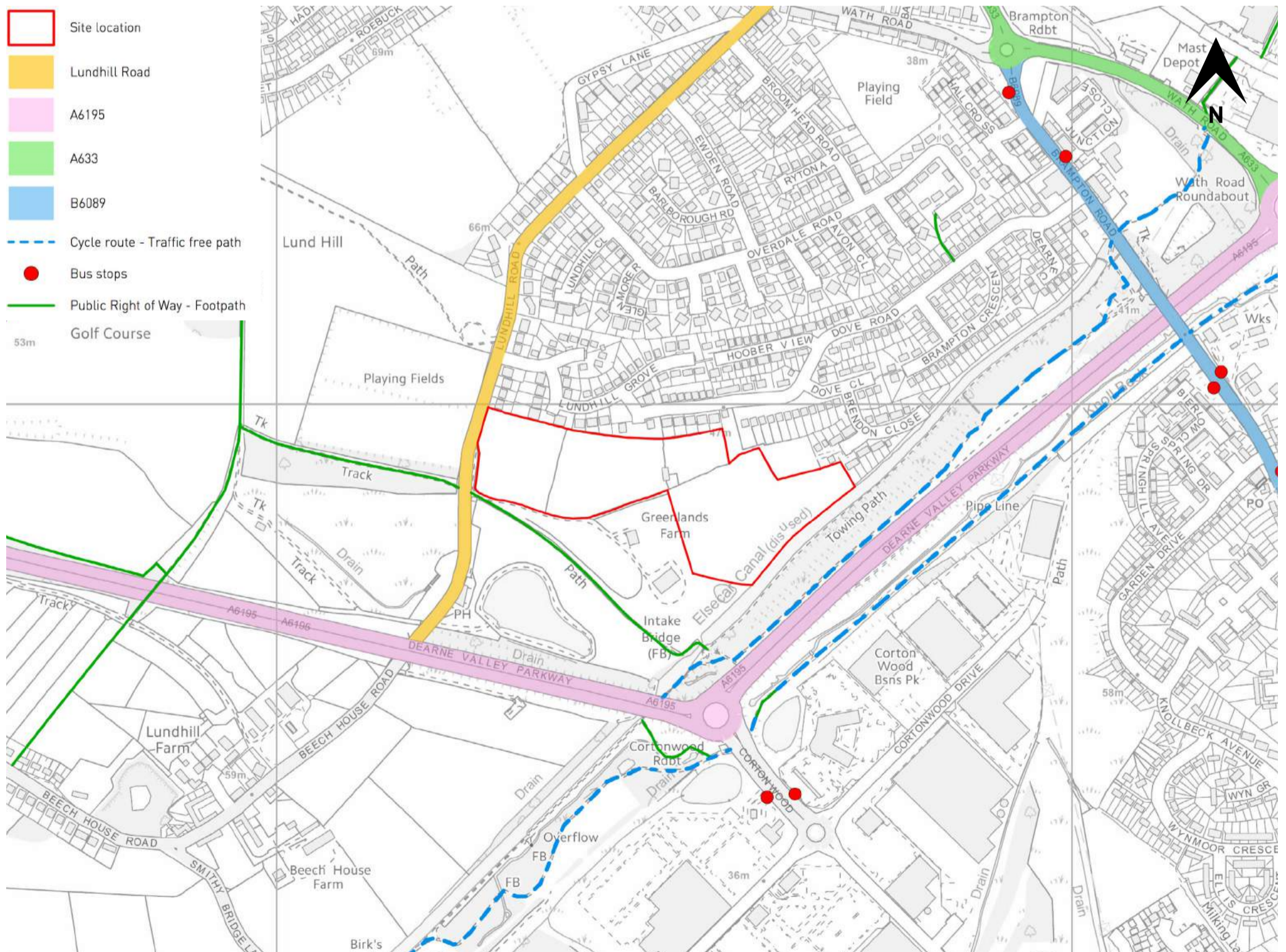
2.13 The plan below shows the application site within its access context highlighting the key arterial routes and footpaths. A more detailed assessment of this context along with provisions for the development proposals is set out in the accessibility section of the Transport Assessment.

2.14 HIGHWAYS

Highways issues have been assessed across the site area and beyond in order to establish an accurate understanding of current traffic movements and a transport assessment will be submitted as part of the application.

2.15 PUBLIC RIGHTS OF WAY

There no public rights of way (PROW) passing directly through the site. A footpath runs parallel to the south of the site, crossing the canal and joining the cycle route, which is part of the National Cycle Network.



MOVEMENT & ACCESS (FIG.3)

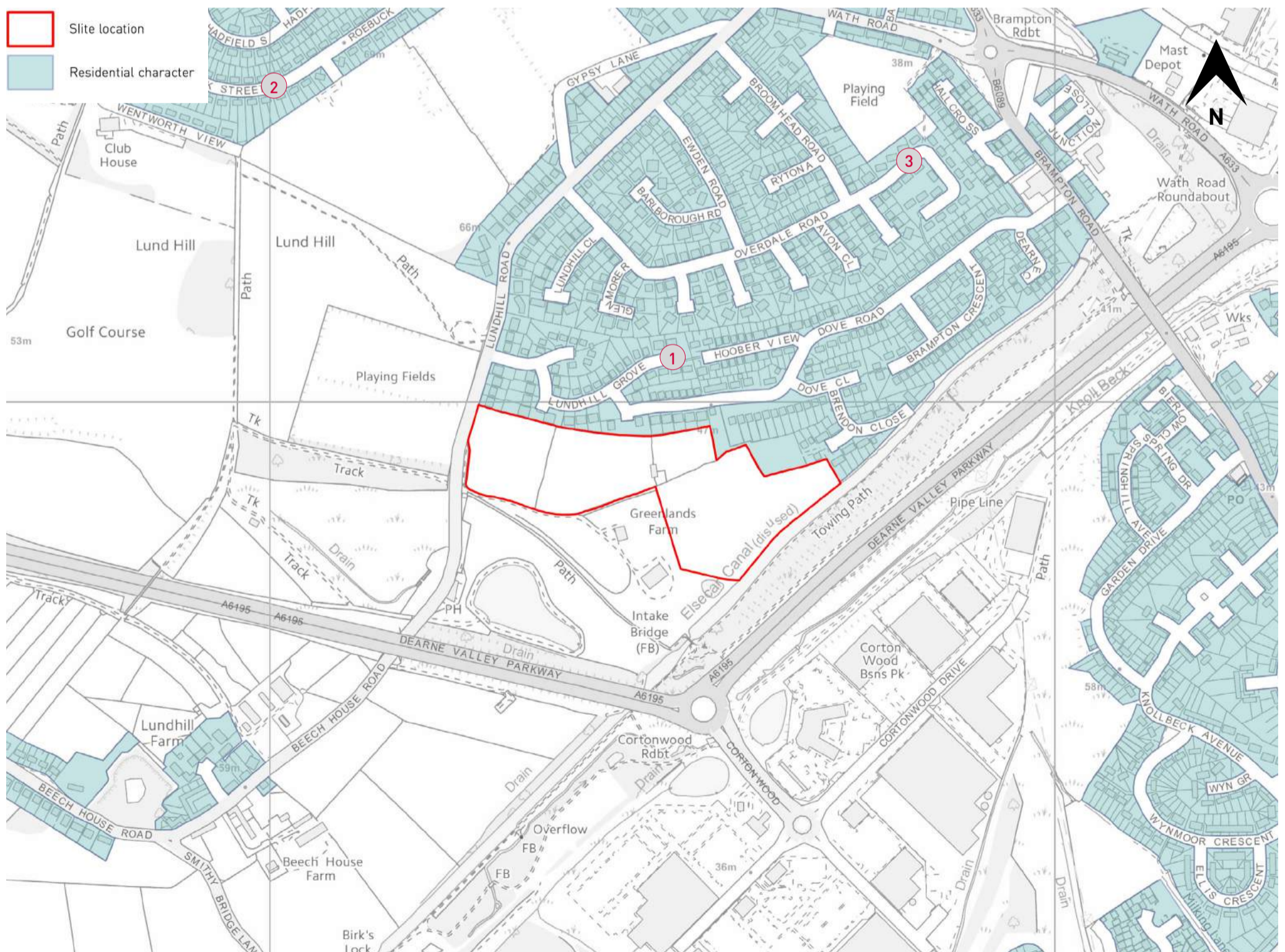
SURROUNDING BUILT FORM CONTEXT

2.19 CONTEXT

A key principle for the proposed development is to ensure that the new development will respect and blend with the local character of Wombwell. The local design character is very varied, but for the purposes of the new development this analysis focuses on the underlying urban texture of the adjoining settlements.

LOCAL CHARACTER ASSESSMENT

- 2.20 In order to establish a character for the proposed development an analysis of the key characteristics of the existing context has been carried out:
- 2.21 The materials palette within Wombwell consists predominantly of brick with some stone buildings at certain locations. The use of gable fronts is a common feature, with the use of bay windows mainly seen on semi-detached and terraced houses. Strong building lines are created and enhanced by consistent building set backs and clear separation between the public and private realm.
- 2.22 More recent in fill developments and post-war buildings are characteristically 2 storey, semi-detached and detached dwellings. These tend to be set back from the road by a small private garden. For the majority of these dwellings some of this front space as on plot parking provision, with soft landscaping breaking up the street scene. Roof forms tend to vary, with gable fronts.



LOCAL RESIDENTIAL CHARACTER (FIG.5)

2.23 CHARACTER ANALYSIS

Movement & Structures

Hierarchy of roads with secondary routes leading from the principle streets to the edges of the settlement.

Urban Grain & Building Plots

Buildings generally front the street with a more tightly knit building form closer to the centre.

Setbacks

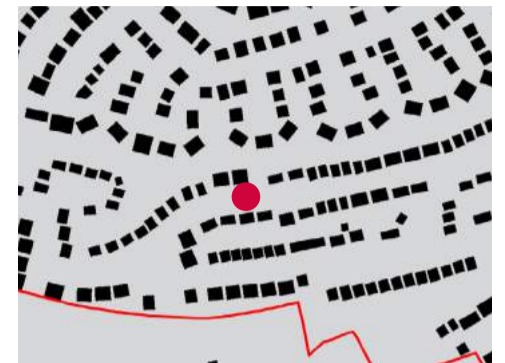
A variety of setbacks from the back edge of the pavement by approximately 6m.

Fenestration & Doors/G ateways

Primarily for semi-detached dwellings, the doors are located at the front of the dwelling nearest the driveway. Detached properties have their doors centrally located at the facade of the building. Generally windows are horizontally proportioned.



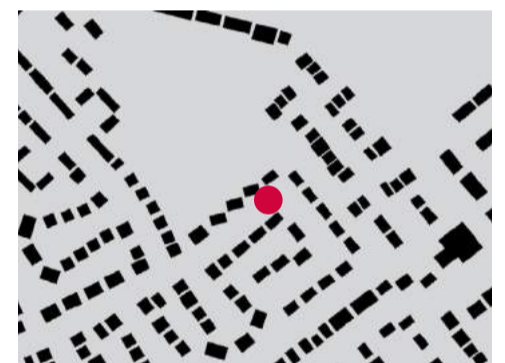
Lundhill Grove (approx. 170m from site)



Wynmoor Crescent (approx. 750m from site)



Roebuck Street (approx. 715m from site)



RENDERS / EXTERIOR WALLS



WINDOWS



DOORS



BOUNDARY TREATMENTS



ROOFS



2.24 MATERIALS

Dwelling Construction

This area of Wombwell predominantly features traditional brick dwellings with rendered features to plot projections. Typically concrete roof tiles.

Features and Fenestration

The front doors are typically surrounded by decorative brick or combined with a porch of varying styles.

Boundary Treatments

Boundary treatments include low walls, fencing and hedging to create a visible threshold between private and public realm.

Roof Styles

There is mainly red pantile and concrete tiling roofing amongst the surroundings of the site. Some older houses have chimneys present.