DEVELOPMENT OF
6 No Apartments off
Foulstone Row
Wombwell
South Yorkshire

Design & Access Statement

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1. Statement

PREPAIRED BY :

QUILL ARCHITECTURE

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

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1.0 Introduction

1.1 This statement is in support of a new development of 3 one bedroom apartments to the ground floor and 3 two bedroom apartments, to the first and roof space area all set under a common roof structure, off Foulstone Row, 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 343 square metres and runs parallel to Foulstone Row in Wombwell; this little known private road off Park Street is on the fringe of the busy town centre. Within the sites curtilage and forming part of it stands a 196 square metre dilapidated industrial type building. It is currently used as a storage depot and building yard in support of the applicant's daily business. The structure over the years has had to be metamorphic and adapt to individual owners needs, undergoing a plethora of adaption and modification since it was built in the mid 1800's as a blacksmiths shop and metal working forge. Therefore the original 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 1:15.4 which correlates to an overall drop of 3.000 metres from the main road (Park Street) to the north east boundary of the site which faces Chapelfield medical centre.

2.2.3 The surrounding structures immediately adjacent to the site displays a cosmopolitan design ranging from public service buildings, commercial premises and residential housing.

2.2.4 Public service buildings:- Town Hall, Branch Library, Financial institution Bank building.

2.2.5 *Commercial buildings:- Image retail outlet/fancy dress, Locky's* bar.(night club).

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

2.3 Access audit

2.3.1 The existing site has two access points each intersect at 90° with the main road through Wombwell's town centre. The initial access road AR1 shown in **appendix 1** lies within close proximity to a signalised junction, which also has the benefit of a pedestrian phase. Due to this the traffic speeds are relatively low where Foulstone Row meets Park Street. The speed is estimated to be around 15 to 20mph, along this stretch. Access road AR1 Foulstone Row is a privately maintained public highway approximately 7300mm in width, which includes a single 1200mm wide pedestrian footway running along the length of the proposed site for 14 metres. The surface finishes to both the carriageway and footway are substandard in construction and it is proposed that a new access carriageway be laid to meet the required South Yorkshire standard. Incorporated into the scheme a new 1200mm wide footway is proposed, and constructed from the intersection of Park Street along the face of the existing dwelling No5 and the new development to promote a safe means of access and egress for all users.

2.3.2 Access Road AR2 (**Appendix 1**)
Lying at the north east end of the site a secondary access road exists marked AR2 in **appendix 1**, this forms the division between Chapelfield medical centre and the night club building Locky's Bar. The boundary treatment at this point 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 ^{0} where it intersects Park Street approximately 25metres east of access road AR1.

2.3.3 Site parking

The proposed site, set in a central town location will provide two car parking spaces positioned at the north east boundary. Each bay conforming to central government criteria and L.A supplementary planning guidance notes. However the bays will be set out to achieve an adequate width to accommodate disabled parking. See Drg No CAD/AD/0109

2.3.4 Vehicular Movement

To meet the current legislation, it is proposed to utilise where AR1 intersects with AR2 adjacent to the development site. This will provide an adequate area for turning and manoeuvring vehicles into the buildings parking bays and to enable vehicles to exit the site safely in a forward direction when travelling up Foulstone Row.

2.3.5 Municipal parking

Public car parks are available within 35 - 120 metres of the site and located as follows:-

	Location	No of Bays Available	Distance in metres
1	Mayflower way	19 including 6 disabled	35 metres
2	Summer Lane/George Street	150 including 4 disabled	120 metres
3	Station Road	80 including 2 disabled	50 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 60metres (1minutes) walking distance of the site.
Railway transport system is in operation and located within 1.3km (15 minutes) walking distance of the site.
To promote awareness of the Local public transport systems, travel packs will be incorporated within each individual apartment prior to occupation. (see supporting document 2 travel plan)

2.4 Social

2.4.1 The proposed new development of 3 one bedroom and 3 two bedroom apartments on this site will be an attractive scheme and in keeping with the surrounding area particularly the new developments to the north, which have been constructed in similar style and materials. The proposal changes the sites usage. But in doing so creates a more sustainable environment. The proposed apartments do not pose any interference with the neighbouring residential dwellings to the south west or cause privacy issues. This conforms to the current guidelines of the local authorities planning policies and supplementary notes for guidance No 3 etc. for infill residential developments. Consideration has been given to ensure that windows on the ground and first floor servicing the bathrooms are fitted with obscure glazing.

2.4.2 Refuse/recycling
All apartments have an area for the storage of bins located to the rear of each property. Waste collection to be undertaken by the local authority.
The following bins will be provided to each apartment.

	Type of refuse	*Dimensions*	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres

2.5 Economic

2.5.1 The scheme aims to provide good quality affordable housing within a town centre environment and has 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 residential 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 village and allocated as housing policy area in the Unitary Development Plan. Policies H8, H8D, DA2 are relevant to this proposal.

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.

Policy DA2
In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

SPG Note3
Supplementary planning guidance note3 – infill residential developments.

4.0 Relevant Planning History

4.1 There have been previous applications made on this site. These include

- B/2004/0896 Residential Outline planning application which was refused.
- B/2007/0596 Residential Outline application for 4 No Town houses, (refused)

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 Due to the past history of the site a phase 1 desk study walk over and conceptual model has been included in supporting document 1.

5.3 In addition to justify the sustainability of the site, a site specific travel plan has been undertaken by Quill Architecture supporting document 2.

5.4 A noise assessment survey will be carried out when a full plans application is lodged with the LA.

6.0 Evaluation of the context

6.1 Identification of opportunities
There are a number of benefits arising from the re development of this site. There will be a positive gain in the visual amenities by a sympathetic and well designed development. It will constitute a positive addition to the area. Provide sustainable and affordable living accommodation within a town centre environment.

6.2 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: 15.4, therefore to minimize the impact on the surroundings each unit should be stepped to make use of the gradient and to provide a more pleasing design. The sites retaining walls will be kept in situ with the addition of a new retaining wall to the north boundary.

7.0 Design of the scheme

Amount: The proposed development consists of 3No one bedroom apartments located on the ground floor, with a further 3 No two bedroom apartments to the first floor and in the roof space.

Layout: The building is confined to the pre determined boundary of the site and utilizes the slope to provide a stepped development. The ground floor consists of an independent apartment containing 1 bedroom, Bathroom, Kitchen and dining/Lounge area. While to the first floor a second apartment with a separate entrance consist of 1 bedroom, Bathroom, Lounge and kitchen area with separate stairs leading to a master bedroom within the roof structure complete with en-suite. The apartments have been designed to accommodate the local authority's criteria of privacy distances. In addition there is a purpose designed detached structure set at the northern end of the site to enable the safe and secure storage of pedal cycles. This building specific for use by the residents will store a minimum of 4 pedal cycles.

Landscaping: Due to the nature of the development very little soft landscaping or of the site can be achieved. Paved areas for vehicles will be constructed of permeable materials. Hard landscaping will be an 1800mm high boundary wall to the north elevation masking the site from the Public library. The south boundary will be set at an overall height of 1800mm consisting of a brick work wall with timber infill panels over to match those of No 5 Park Street. The east boundary which separates the apartments from chapelfield medical centre will be 1800mm high brickwork with timber infill panels over.

Appearance: The external design of the apartments has been based upon existing dwellings to the north and north east of the site which are 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 modern interlocking concrete tiles again to match the existing dwellings. All windows and doors will be maintenance free double glazed units in upvc. The development will positively enhance the existing street scene and surroundings. Similar in design as the main apartments. The site will incorporate a detached structure for pedal cycles to aid in the promotion of other modes of transport.

Access: The development will comply with the requirements of approved document 'M' to the current building regulations. All ground floor apartments will be designed to aid in the movement of a wheelchair. External ramps will be provided to achieve a safe and practical means of entry or exit from the unit. All gradients will be less than those recommended by BS8300 and the Lifestyle home standards. Tactile surfaces will be provided to enable hazard areas and obstacles to be easily identified. External entry door sets will be 1022mm wide. Internal door sets to be 900mm wide.

8.0 **Concluding statement**.

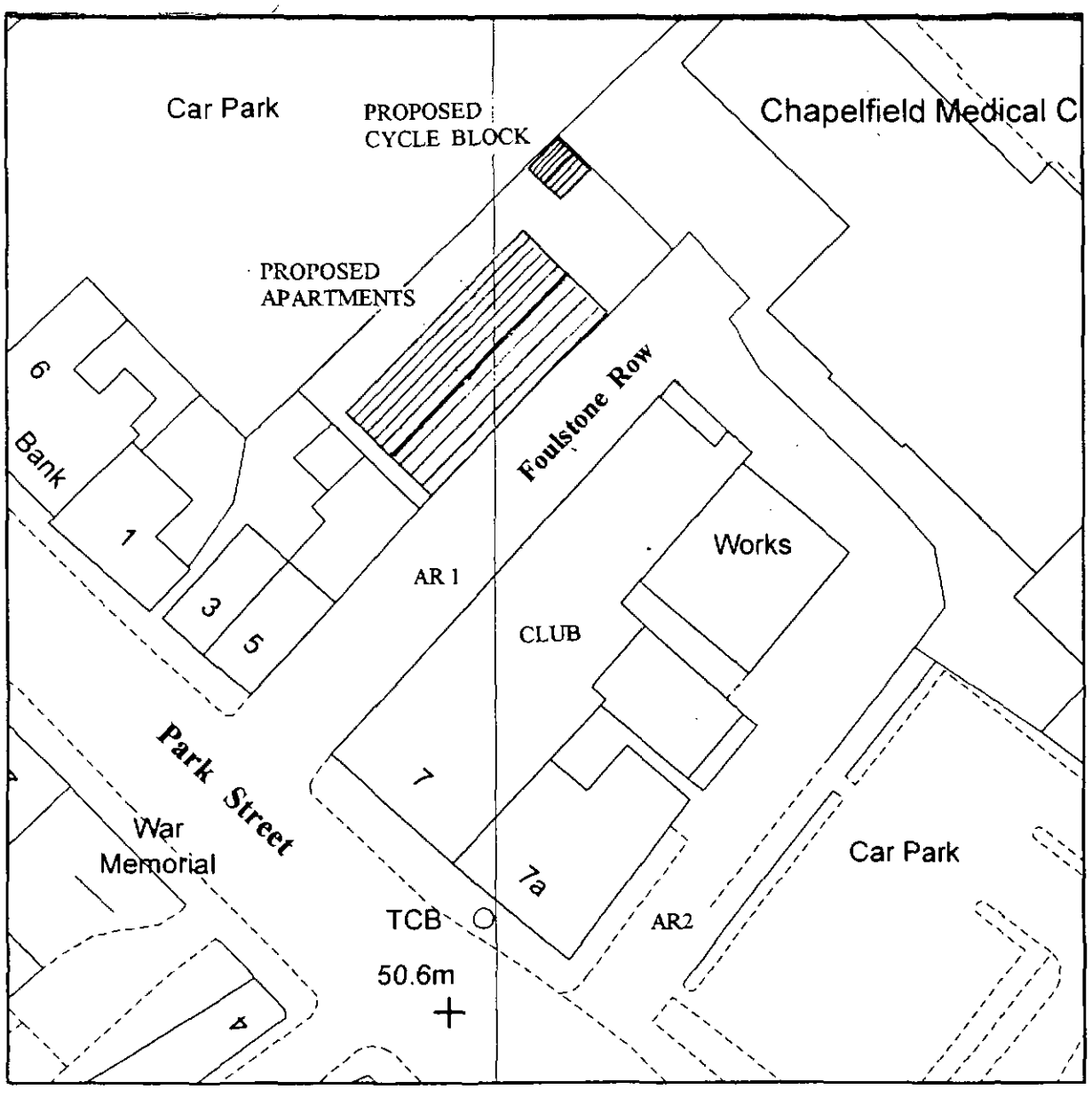
8.1 This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the act.

8.2 During the design process, a number of meetings have been held with a dedicated planning officer, 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 outline planning approval.

Appendix 1

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



DEVELOPMENT OF 6 No Apartments off Foulstone Row Wombwell South Yorkshire

Supporting Document APPENDIX 2

CONTENTS

1. Photographs

PREPAIRED BY :

QUILL ARCHITECTURE

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

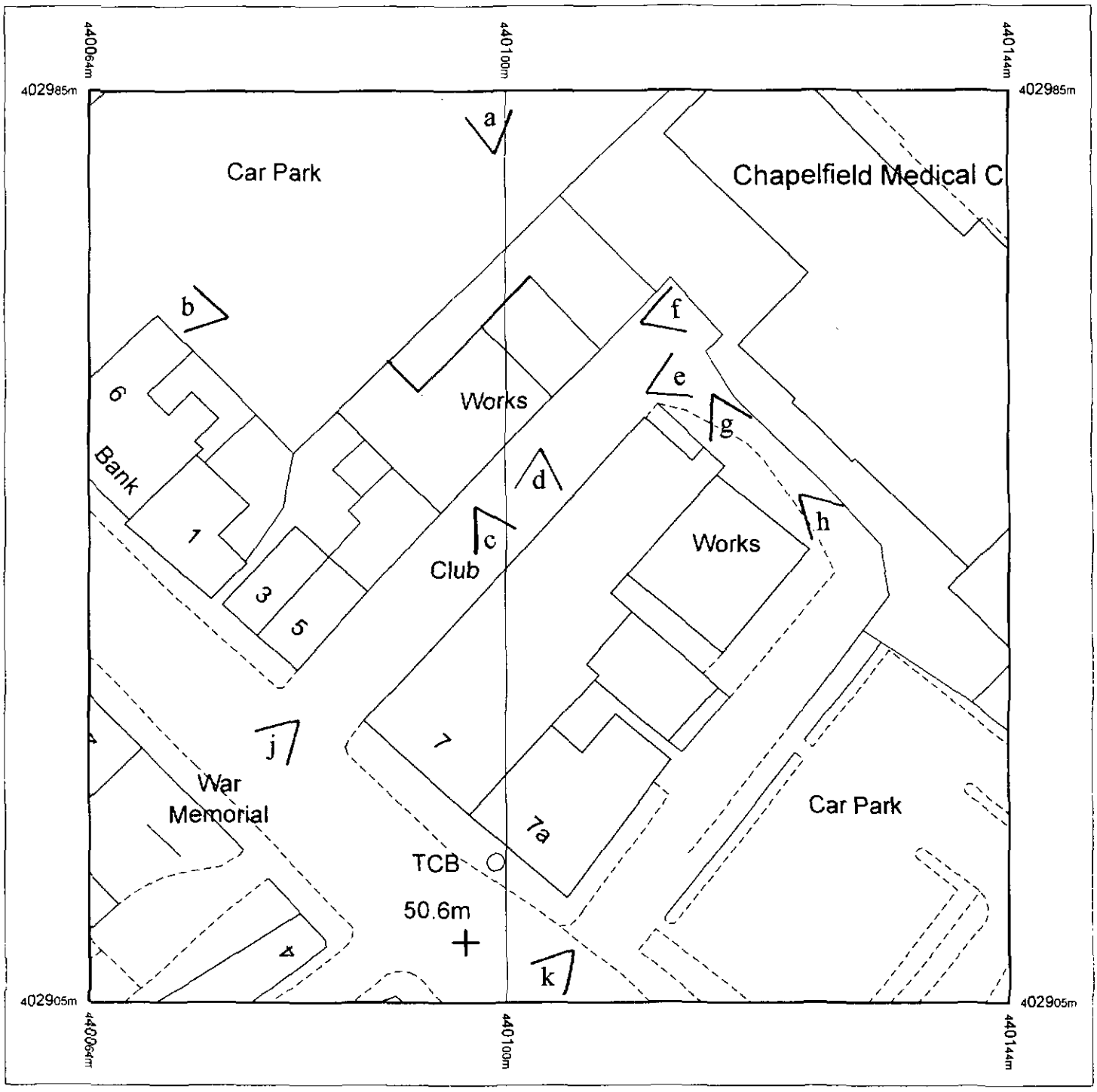
Appendix 2 supporting photographs.

Contents

PHOTOGRAPH No	DESCRIPTION	PAGE No
Legend	Orientation photographs have been taken.	2
Photograph 1	North east view if the site.	3
Photograph 2	North view of building "A"	3
Photograph 3	South east view of building "B"	4
Photograph 4	South east view of building "B & C"	4
Photograph 5	South east view of building "C"	5
Photograph 6	North east boundary of site.	5
Photograph 7	Junction between access road AR1 & access Road AR2.	6
Photograph 8	Access road AR2 running between Chapelfield Medical Centre and the rear of Locky's bar.	6
Photograph 9	Access road AR1 between Locky's bar and Residential dwelling.	7
Photograph 10	Access road AR2 between public car park and unoccupied building with Chapelfield Medical Centre in the Background.	7

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Metres
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Scale 1:500

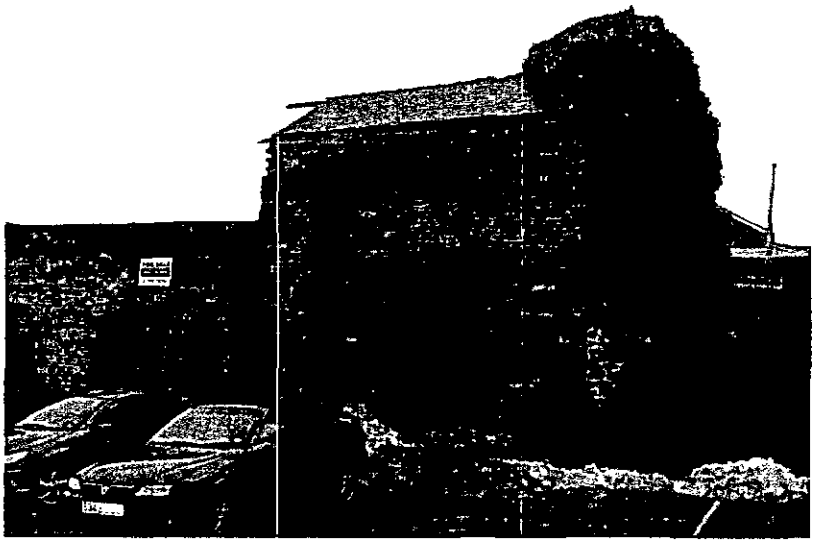
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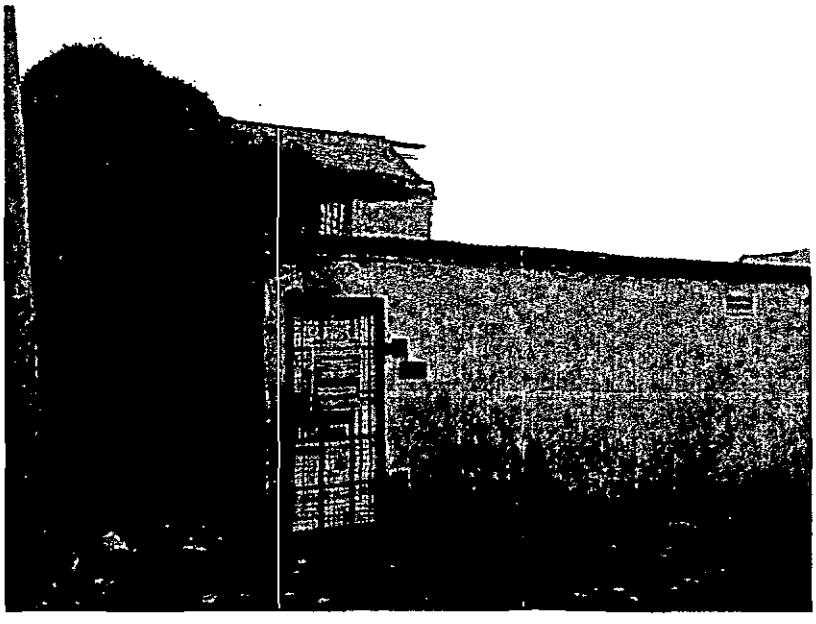
FOULSTONE FORGE



Photograph 1 shows the existing site/buildings taken from the Town Hall/ Public library car park in position "a" on location plan.



Photograph 2 shows the north side of building "A" taken from the Town Hall/ Public library car park in position "b".



Photograph 3 shows the south east side of building "B" taken from Foulstone Row in position "c" on location plan.



Photograph 4 shows the south east side of building "B & C " taken from Foulstone Row in position "d" on location plan.



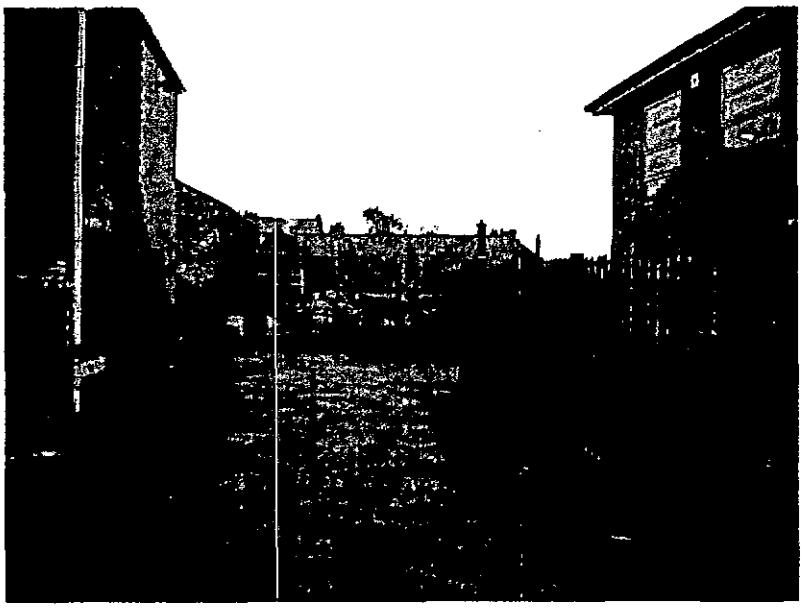
Photograph 5 shows the south east side of building "C" taken from Foulstone Row in position "e" on location plan.



Photograph 6 shows the rear of building "C" taken at the terminal of Foulstone Row showing part of the open yard area. In position "f"



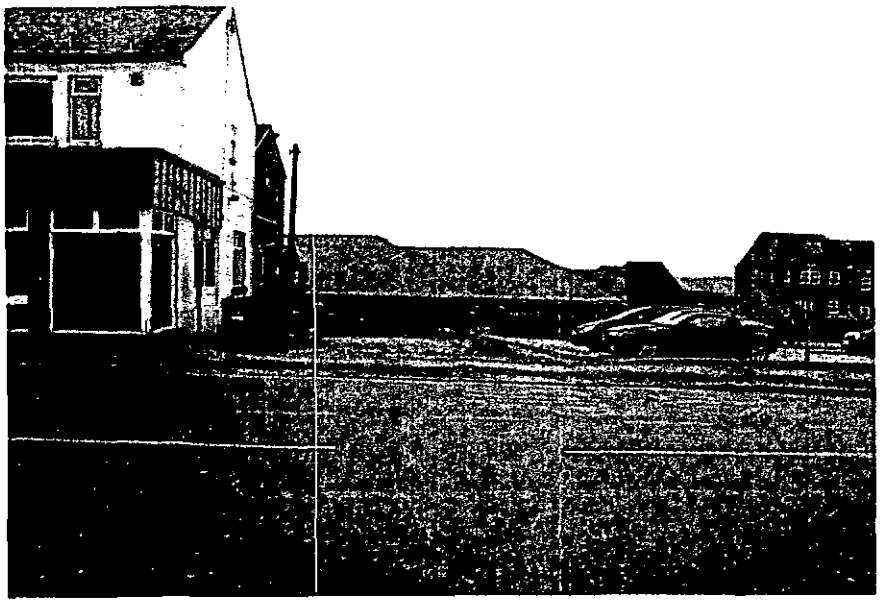
Photograph 7 shows the north east boundary of the existing site and the junction between access road AR1 and access road AR2. In position "g"



Photograph 8 shows the access road AR2 running between Chapelfield medical centre and the rear of Locky's Bar taken in position "h" on location plan.



Photograph 9 shows the access road AR 1 taken from Park Street with Locky's bar on the right and residential dwelling house No 5 Park Street on the left with Chapelfield Medical Centre in the background. Position "j".



Photograph 10 shows access road AR 2 taken from Park Street 25metres east of the site, with Mayflower way public car park on the right, and an unoccupied building to the left, with Chapelfield Medical Centre in the background. Position "k"