



DESIGN AND ACCESS STATEMENT

to accompany planning application for:

**Erection of 2 detached dwellings
and 2 detached garages**

at
Wombwell Hall,
57 Park Street,
Wombwell,
Barnsley
South Yorkshire

INTRODUCTION

This Design and Access Statement has been prepared by Dsign House Architecture Ltd for and behalf of Mr Ellis in support of the planning application for the redevelopment of a garden site within the grounds of Wombwell Hall, Park Street, Wombwell.

This statement has been written in accordance with Government circular 01/206 section 3 Design and Access statement, enforced on the 10th August 2006 and has been prepared to demonstrate how physical characteristics of the scheme have been influenced through process of assessment, involvement, evaluation and design.

This statement will also address the following factors:

- Planning History
- Evaluation
- Context
- Use & Amount
- Layout
- Scale
- Landscaping
- Appearance

Planning History

There have been two previous planning applications for 2 dwellings on the same site which were fully assessed by the local authority and previously approval as denoted below:

Application Reference Number	2009/0405
Description	Erection of 2 detached dwellings and 2 detached double
Site Address	Wombwell Hall, 57 Park Street, Wombwell, Barnsley
Received Date	24 March 2009
Valid From	24 March 2009
Decision	Approve with Conditions
Status	Final Decision

Application Reference Number	2013/0964
Description	Erection of two detached dwellings and two detached double garages
Site Address	Wombwell Hall, 57 Park Street, Wombwell, Barnsley, S73 0HJ
Received Date	27 August 2013
Valid From	27 August 2013
Decision	Approve with Conditions
Status	Final Decision

The development has taken into account the Central Government guidance NPPF and Local Government planning policies.

There are no listed buildings in relation to the development and the site does not fall in the vicinity of any local conservation areas.

The site has been assessed for its physical, social and economic characteristics as well as local and national planning policy. We have taken into account the surroundings of the site and encompassed them within our design for the new property, providing a pair of dwellings which fulfils a need for high quality accommodation in the area.

The development will be to erect two new 4 bed properties to the large garden area of Wombwell Hall, along with their own access (existing), associated driveway and garaging.

The overall garden areas and boundaries in in terms of landscaping will remain relatively un-altered in design and the scheme looks to protect the trees already on site as shown within the tree survey.

The scheme has taken cues from the surrounding area and neighbouring properties in terms of scale, content and recent new developments with a more contemporary aesthetic whilst respecting the existing surroundings.

The majority of properties in the area are relatively modern detached residences, we have taken this into consideration when producing this scheme and feel we have produced something that makes the best use of the site yet remains in keeping with other properties in the locality and within the wider area, albeit of a more modern design.

The scheme further reflects a modern contemporary design and use of materials, and is in line with recent approvals within the wider area.

The dwelling is located in a suburban/residential area and is intended to remain in keeping with the area, whilst also having a more modern appearance. This will give the buildings a positive contemporary aesthetic and quality construction.

The windows are orientated to prevent any overlooking and the majority face into the grounds for the garden areas, there is also a mature boundary or trees surrounding the site which is to be retained. Screening from Park Street is also provided by the existing trees, a stone wall and the significant drop in levels from the street to the site.

The majority of new residential buildings within the area are of a similar scale and nature to the proposed scheme and reflect the general scale and massing together with general materials, albeit with a contemporary edge.

People within the vicinity of the development will not be affected by the proposed scheme, as it will be a development sitting within the site and not encroaching onto the surrounding areas. There is adequate space for storage of materials and parking etc during the construction phase.

SITE AND ITS CONTEXT

The site is part of the overall property known as Wombwell Hall, Park Street, Wombwell and has its own separate access existing from Park Hollow.

The site can be seen in the aerial image below:



The area is located off "Park Hollow", off the principal distributor road 'Park Street' which itself gives direct access to the A633 and in turn to A6195, ultimately linking to the national motorways (M1 & A1).

This provides direct access to surrounding major towns and cities, as well as commercial employment areas around the town and excellent access for transport links for amenities, schools and daily commuting to surrounding areas. Bus networks run along the principal roads providing public transport to all districts.

Use and Amount:

The application is to construct a 2 new dwellings within the large garden site using the existing contours, boundaries and landscaping.

The site is bounded by landscaping; with the boundary to the front of the dwelling being a combination walls and hedges, soft landscaping surrounding the properties and stone walling with existing trees and landscaping to Park Street.

The proposed development will provide effective use of the available site in accordance with Government Guidance for new dwellings.

Layout

Access for the occupants will be pedestrian and vehicular, via the sites main entrance at the front of the dwellings. The site is bounded by a boundary wall consisting of mature hedges and walling at the front and landscaping around all other sides. The rear gardens are to be maintained and enhanced.

The plan for the main house can be seen in the image below:



Scale:

The plan form, area, height and aesthetics of the development are appropriate to their use as a dwellings in its setting and context encompassing the needs of residential buildings in this area.

We deem the scale of the proposal to be appropriate in its context because the design encompasses a similar size and form of the surrounding properties.

The scheme is a two-storey development of 2 detached dwellings with associated garaging and driveways, set within a large garden of Wombwell Hall.

It sits within the boundaries to provide reasonable gardens and parking areas, using the existing site contours to minimise its impact to any adjacent properties as can be seen on the plan above. The scale of the dwellings are similar to that of their neighbouring counterparts.

Landscape:

The proposal is based on a contemporary solution to provide a dwelling within a mature garden setting and to minimise its visual impact to neighbours and the street scape by retaining as much of the garden area as existing, especially the trees to the perimeter.

The site falls away from Park Street on which is intended to retain its stone wall, mature hedging and trees providing a significant screening from the main roadside. The dwellings are set within the lawned garden areas and therefore there will be no removal or loss of landscaping within the site.

Existing fences, hedges and boundary landscaping is to be managed and retained. It is envisaged to enhance-manage this and with any new additions to blend in with the existing.

Appearance:

The proposal consists of a through coloured render system and wood finished to the external walls, with slate roofing to both properties and the garages. This forms contemporary dwellings sitting within the garden setting. The use of these materials tie it to the area and adjacent properties whilst providing a modern aesthetic to the proposed properties.

The images below shows the intended appearance of the dwellings:



The choice of materials, overall scale & massing, along with the overall design reflects other properties as shown below. It can also be seen there are a varied mix of materials and aesthetics used the in surrounding properties:



Access:

Vehicular and pedestrian access is from Park Hollow, utilising the existing entrance and road which originally served the adjacent property. This formed access road then leads to Park Street. The site will encompass level or ramped access for all.

Heritage Statement

The site is not within a conservation area and the site, nor any existing properties adjacent to it are listed, nor considered a heritage asset.

Conclusion

The siting and the sensitive design of the proposal would result in a positive contribution to this area, and would reinforce local distinctiveness. It would provide a positive contemporary design with a new and distinctive solution to new dwellings within this locale.