

DESIGN AND ACCESS STATEMENT:

Bondfield Crescent, Wombwell

ON BEHALF OF Gleeson Homes

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 LOCATION AND SETTING**
- 3.0 PROPOSED LAYOUT**
- 4.0 TYPE AND QUANTITY OF DEVELOPMENT**
- 5.0 SCALE AND APPEARANCE**
- 6.0 ACCESS AND ACCESSIBILITY**
- 7.0 LANDSCAPING**
- 8.0 DESIGN PROCESS AND PLANNING CONSIDERATIONS**
- 9.0 CONCLUSIONS**

APPENDICES

APPENDIX 1 – SITE LOCATION PLAN

APPENDIX 2 – PROPOSED LAYOUT PLAN

1.0 INTRODUCTION

- 1.1 This supporting Design and Access Statement has been prepared by Niemen Architects on behalf of Gleeson Homes in relation to the application for residential development at Bondfield Crescent, Wombwell, South Yorkshire.
- 1.2 The proposed development is for 49no. residential units.
- 1.3 This Statement considers the various aspects of the proposed development including an assessment of the site and its surroundings, and design objectives.

2.0 LOCATION AND SETTING

- 2.1 This section sets out the wider location and setting of the site within its strategic context and should be read in conjunction with the Site Location Plan and Proposed Layout Plan set out at Appendices 1 and 2 of this Statement.

Wider surrounding area

- 2.2 The proposed development site is located to the Southern edge of Immingham Town, approximately 4 miles South East of Barnsley town centre.

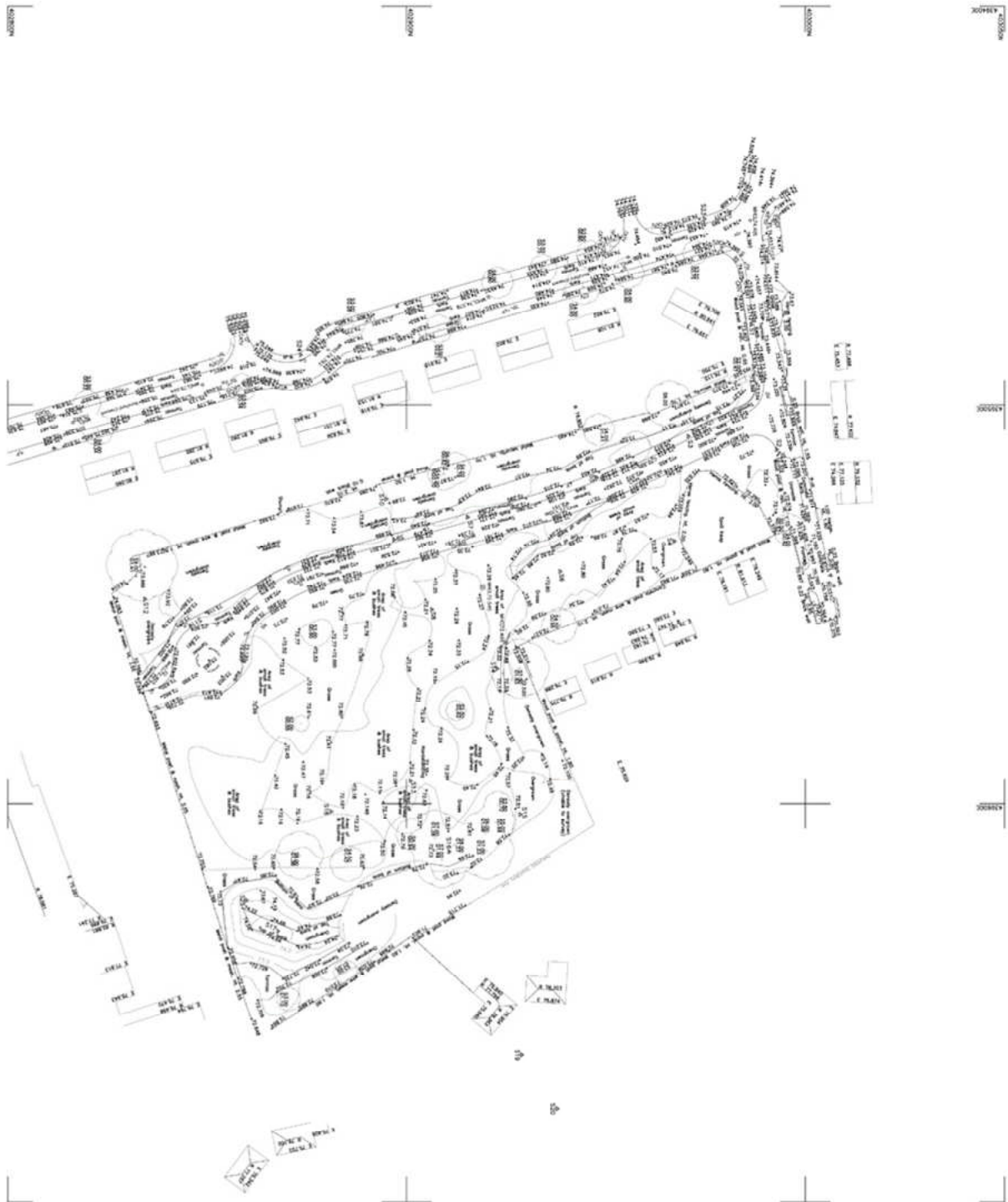
Site characteristics

- 2.3 The overall site area measures 1.407 Hectares or 3.4767727 Acres. The existing greenfield site consists of largely open grass scrub land with dense trees and shrubs located along the site boundaries. An existing highway runs through the site from North to South providing access to Kings Oak Primary Learning Centre from Bondfield Close.

Indicative Google Earth site location – N.T.S.



Topographical Survey – N.T.S.



Existing access

- 2.4 The existing site utilises one vehicular access point off Bondfield Close leading to Kings Oak Primary Learning Centre.

Immediate surroundings and uses

- 2.5 The immediate site surroundings include predominantly single and two storey red brick residential properties with grey roof tiles to the Northern edge of the site separated by Bondfield Close. A recent development consisting of two storey red brick residential properties and grey roof tiles is located to the North East separated by dense vegetation and trees along the site boundary.

Two storey red brick properties with red roof tiles are located to the East of the site on Kingsway separated by dense vegetation, trees and existing boundary treatments.

Kings Oak Primary Learning Centre is located to the South of the site boundary consisting of a largely single storey rendered building with metal roof and separated by existing fencing.

To the West are predominantly two storey residential properties located on Bondfield Crescent, concrete clad with cream & buff rendered / pebble dash finish separated by vegetation, trees and existing boundary treatments.

View of existing properties on Bondfield Close



View of existing property on Bondfield Close



View of existing properties on Bondfield Crescent



View of existing properties on Copeland Road



View of existing properties on Goodyear Crescent



View of existing properties on Kingsway



View of existing properties on Summer Lane



View of existing properties on Summer Lane



View of existing properties on Hough Lane



View of existing properties on Hough Lane



View of Kings Oak Primary Learning Centre



Precedents

- 2.6 A modern housing development is located approximately 0.5 miles South West of the proposed site and access off Hough Lane. The development reflects similarities including property spacing, integral garages and brick detailing brick, entrance canopies and off street parking.

View of existing properties on Dovecote



View of existing properties on Bellscroft



View of existing properties on Pashley Croft



Vegetation and boundary treatments

- 2.7 Dense vegetation and trees are located along the site boundaries with a number of trees and shrubs located within the site itself.

3.0 PROPOSED LAYOUT

- 3.1 This section provides a description of the proposed development and the context in which it is situated.

Project brief

- 3.2 The project brief by Gleeson Homes was to accommodate an appropriate level of development whilst considering constraints and opportunities of the site and existing context.

Proposed access

- 3.3 One highway access point is proposed into the site off Bondfield Close utilising the existing highway which is already positioned so that required visibility splays are achieved which avoids conflict with other existing junctions & vehicular routes on Bondfield Close.

Proposed site layout

- 3.4 The proposed site layout utilises plot orientation to front the existing highway that runs through the site and the proposed section of highway to the South East of the site. The Orientation of the plots ensures an appropriate relationship to the proposed streetscape while providing natural surveillance across the site.

The existing site topography indicates that much of the site is reasonably level from North to South with changes in gradient of approximately 300mm. Similar changes in level occur across the site from East to West with an approximate rise of one metre along the Western edge of the existing highway to the Western site boundary.

The proposed site layout is designed around the main highway that runs through the site accessed off Bondfield Close and the existing topography within the site.

The proposed development accommodates appropriate separation distances from existing plots both adjacent site boundaries and within the proposed development itself to limit overlooking and maintain private amenity.

Private and public spaces

- 3.5 Solid design methodologies have been adopted concerning the design of public and private space. The public space and road infrastructure gradually devolve into private spaces within the property curtilages. The clearly defined front gardens provide an open frontage of defensible space whilst the private amenity to the rear of properties is clearly defined through the use of timber fencing or garages providing a secure barrier to rear gardens.

A diverse 'soft scape' together with elevational features will create interest within the street scene. Other than incidental open space no other open space will be provided,

particularly given the local open space within close proximity to the site such as Wombwell Park located approximately 0.25 miles South of the site.

Crime prevention

- 3.6 Gleeson has a wealth of experience in creating safe neighbourhoods in areas of social and economic deprivation and know that achieving security through design is more than a series of standard details and security recommendations. It is also about creating an environment that promotes good social behaviour and encourages a sense of community, ownership and pride which in turn encourages self-policing of a neighbourhood.
- 3.7 The Maximising Security Through Design document, prepared by Gleeson, a copy of which is submitted with this planning application, demonstrates the company's commitment to enhancing the security of its homes and developments. The document identifies design solutions which reduce vulnerability to crime.

Surroundings

- 3.8 The proposed scheme seeks to compliment existing adjacent residential areas within the site's locality, achieved through the use of materials, separation distances and layout. Examples of existing materials and details include the predominant use of red brickwork, grey and red roof tiling with render and buff brickwork also featuring locally.

Principally the local area consists of existing detached, semi-detached and terraced property types orientated to face the highway. The majority of existing residential properties are two storeys in height with a number of single storey bungalow properties also featuring locally.

4.0 TYPE AND QUANTITY OF DEVELOPMENT

- 4.1 The proposal will provide 49no. dwelling houses utilising 9no. different property styles consisting of 17no. 2 bedroom houses, 30no. 3 bedroom houses and 2no. 4 bedroom houses. Properties are a mixture of both semi-detached and detached dwellings.

- 4.2 The above developable area equates to 35no. dwellings per hectare representing an efficient use of land.

5.0 SCALE AND APPEARANCE

- 5.1 The proposed dwellings will be two storeys in height. The scale is therefore in keeping with much of the local character and appropriate for the area.
- 5.2 Each dwelling will be provided with a minimum of 2no. off road parking spaces, most of which will include one in the form of a garage or optional garage space.

Elevations

- 5.3 Whilst the design of the house-types are generic, careful consideration has been given to the arrangement of the varying properties to ensure visual diversity and interest is achieved through the architectural form, the streetscape and roof scape.

All proposed elevations consist of two storey dwellings in both semi-detached or detached form with pitched roof lines in keeping with the dominant theme within the locality. Additional features such as coin detailing, brick heads, sills and corbeling at eaves level combine to create visually engaging elevations while establishing a sense of identity for the development itself.

The proposed elevations therefore compliment much of the surrounding area in terms of form, scale and materiality with proposed additional detailing also present in the local site vicinity.

Indicative example of elevations – N.T.S.



Amenity

- 5.4 The proposed layout seeks to maintain the private amenity of neighbouring properties with particular care given to the properties located to the North / North West edge and South / South West of the site due to their proximity. Relevant offset distances and plot positioning combined with the retention of the majority of existing woodland along the length of the Western boundary will ensure this is achieved.

6.0 ACCESS AND ACCESSIBILITY

Proposed access

- 6.1 The existing vehicular and pedestrian access to the site will be maintained providing a centrally located route into the proposed development and thereby optimising circulation around the site thereafter.

An additional proposed highway will be situated to the South of the site and connect to the existing roundabout.

View from site access looking West



View from site access looking East



Design and visibility splays

- 6.2 The proposed scheme seeks to utilise the existing access and therefore meet visibility splay requirements in terms of vehicular access onto Margaret Street from the proposed site. The proposed design also accommodates pedestrian visibility along the adopted footpaths in relation to private drives within the site itself.

Access into the dwellings

- 6.3 Gradients leading to dwellings will be designed in accordance with Part M of the Building Regulations and all plots include an allowance for a 900x1200mm level access area to the main entrance.

Access by bus

- 6.4 The distance from the proposed site to the nearest bust stops are situated within a short walking distance on Hough Lane located approximately 200m South of the proposed site and Copeland Road located approximately 300m West of the proposed site.

Bus services include the numbers 22X, X20, 26, 67, 200 and 226.

Access by train

- 6.5 Wombwell train station is located approximately 0.5 miles South West from the proposed site. Destinations from this train station include Leeds, Sheffield and Huddersfield.

Access by road

- 6.6 The site is accessed via Bondfield Close from Tune Street or Bondfield Crescent. Both lead to either Hough Lane or Summer Lane which provide wider access to the A633 and A6195 ultimately leading to the A635 Doncaster Road and the M1 respectively providing access to the wider road network within the UK. The A6195 and A633 also provide easy access to surrounding villages and towns such as Hoyland, West Melton, Darfield and Barnsley.

Access by air

- 6.7 Robin Hood Airport is located approximately 17 miles East of the proposed site.

7.0 LANDSCAPING

Protection during construction

- 7.1 Any existing trees to be retained will be appropriately protected during construction with all necessary precautions taken.

8.0 DESIGN PROCESS AND PLANNING CONSIDERATIONS

8.1 To ensure the production of a high quality design that takes on board Planning Policy and site specifics, a thorough examination of the physical limitations and constraints of the site and its wider surroundings has been undertaken, identifying any potential design opportunities. These have been detailed through a series of context, appraisal and concept sketches in accordance with guidelines set out in 'Successful Place – A Guide to Sustainable Housing Layout and Design'.

8.2 Additionally the requirements of the Statutory Development Plan for the area as well as national planning context and policy has been considered. The development site and proposals have also been considered against the recommendations of Building for Life 12.

National Planning Policy Framework

8.3 The National Planning Policy Framework sets out the Government's planning policies for England and requirements for the planning system with the main goal of 'achieving sustainable development'.

8.4 The Framework sets out 12 core land-use planning principles amongst which it states that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live.
- Proactively drive and support sustainable economic development to deliver homes, businesses and infrastructure.
- Seek to secure high quality design and a good standard of amenity.
- Encourages the effective use of land by reusing previously developed (brownfield) land.

- Effectively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

How does the proposal address the Framework?

- 8.5 The proposed development will invigorate an existing vacant greenfield site while ensuring good levels of amenity for both existing and new residents. The sites location benefits from regular public transport services within close proximity and is easily accessible whether walking or cycling.

Proposed use

- 8.7 Because the proposed site lies in a primarily residential area, the proposed development is considered an appropriate addition to the locality with proposed house type form, scale and finish in keeping with the local vernacular. The overall development presents a good opportunity to invigorate the existing vacant greenfield site while contributing towards the need for new housing as outlined by central government in line with estimates for population increases.

Proposed layout

- 8.8 The proposed development will contain house types of a traditional semi-detached and detached format. The driveways of properties are typically located to the relevant property side resulting in a greater breathing distance between property gables, reducing the dominance of the car to the street scene.

The proposal will incorporate an appropriate mix of house types to create lively, vibrant and diverse street scenes. To encourage permeability, a clear hierarchy of roads and footpaths have been designed from traditional estate roads to access ways and private drives (all addressed by built form). This provides clear legibility and navigation throughout the development site to create varied and safe 'micro-neighbourhoods'.

Design

8.9 The proposed property locations have been positioned to, wherever possible, ensure natural surveillance is achieved to all public realm areas.

9.0 CONCLUSIONS

9.1 In conclusion, it is considered that the proposed scheme meets the requirements of the brief and both national and local planning policy and guidance for the following reasons:

- The proposed development is wholly compatible in terms of national and local planning policy;
- The opportunity to bring forward low cost market housing, which will add to choice for local residents;
- The proposal significantly enhances and completes the street scene, providing added security to neighbouring properties adjacent the site boundaries. Careful consideration has been given to the location of new dwellings in relation to security but particularly privacy design standards and distances;

