Design and Access Statement



For a proposed replacement dwelling
At 48 Hemingfield Road, Wombwell
Barnsley S73 0LY

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1 Purpose of the statement

1.1 This statement has been prepared by Berry Architecture on behalf of Mr & Mrs Allert in respect of the proposed replacement dwelling at 48 Hemingfield Road, Wombwell, Barnsley S73 0LY.

1.2 It has been prepared in accordance with the Department for Communities and Local Governments (DCLG) Circular 01/2006 which requires applications to be accompanied by an Access and Design Statement. Reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on 'Design and Access Statements: How to write read and use them'

1.3 The Statement presented here is to supplement the planning application in respect of the aforementioned site and to explain: 'the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.'

1.4 This document achieves this within the following sections:

1.5 Section 1 Introduction

Outlines the purpose of this document:

1.6 Section 2 Assessment

Considers the site and its surroundings in terms of the physical, social, economic and planning context; and outlines the consultation undertaken as well as its key finding;

1.7 Section 3 Evaluation and Design Proposals

Identification of the sites constraints and opportunities in order to establish the design objectives which underpin the development of the site; presentation of the design proposals including access arrangements layout of the development, scale of buildings and landscape treatments and materials; and

1.8 Section 4 Summary

Provides an overview of how the development proposals achieve the design objectives.

1.9 This statement should be read in conjunction with the applications drawings.

2 Assessment

2.1 Site and location

The Application site is approximately 2.0 acres in size and lies off Hemingfield Road, Wombwell approximately 1km west of Wombwell town centre. An existing 4 bedroom detached dwelling which will be demolished as part of this proposal as it currently sits on the site.

The immediate area is characterised by residential development with a limited amount of commercial outlets. Beyond the northern and southern boundary of the development site lies large existing residential dwellings in extensive gardens amongst mature soft landscaping. The common boundaries feature established trees and mature hedgerows which are to be maintained as part of the development proposals.



Existing dwelling to south

To the east of the site lay Hemingfield Road from which pedestrian and vehicular access will be provided, this aspect of the proposal will remain as existing. To the west a large area of woodland.



Existing dwellings on Hemingfield Road

Beyond the immediate boundaries of the site semi-detached dwellings predominate, punctuated by examples of lower and higher density development of differing age and vernacular. A new development by Ben Bailey Homes is currently being constructed within 500m of the site.

2.2 Land Use

The site is currently occupied by 48 Hemingfield Road a 4 bedroom detached.

The site does not lie within a Conservation Area and although trees exist on site we are not aware they are protected by a preservation order.

2.3 Movement and Circulation

The existing private driveway is to be retained as part of this application.
Ample car parking will be provided as part of the new proposal with a new triple garage and turning head provided on site.

2.4 Topography

The site falls gently west to east and from the west across the rear garden and down to Hemingfield Road.

2.5 Sustainability

The site is located in a long established residential neighbourhood and there are a broad range of community facilities approximately 1km west of the site. These include local shopping facilities, newsagents, doctors, pharmacies a post office, public houses, a swimming pool, Wombwell cricket club, Golf course and The Ellis Church of England Primary school and Wombwell High College with associated open spaces.

Wombwell train station sits approximately 0.5km North of the site giving access to the wider area of Barnsley, Rotherham and the City of Sheffield which have a wide range of retail, leisure and employment opportunities.

2.6 Economic Context

The proposals will help to contribute towards a thriving local community, provide a high quality environment for people to live as well as providing employment for local people during construction.

2.7 Physical Context

The application site constitutes previously developed land in accordance with the definition provided in Annex B to Planning Policy Statement 3rd 2006. The immediate area surrounding the site is dominated by residential properties, consisting mainly two stories in height and of traditional design, although the wider area encompasses a range of housing styles and sizes.

2.8 Public Consultation

A letter outlining the proposals was sent out the neighbouring properties. Only one response was received, this was a positive one.

2.9 Evaluation of Information gathered

The sites context has been processed, including its physical constraints, the existing site features and surrounding landscape, the social constraints and economic ones. Consideration has also

been given to both national Planning Policies and those of Barnsley MBC Local Plan Policies considered being relevant.

Such policies seek to achieve high quality development taking into account access and parking requirements, impact on existing properties, suitable landscaping provision and the location of housing within existing settlements.

It is considered that the site presents the opportunity to provide a sustainable housing development, incorporating high quality design which will add to the social mix of the locality. This would be in a sustainable location close to the local facilities.

3 Evaluation and Design Proposals

This application is a Full Application for a four bedroom detached dwelling following the demolition of the existing four bedroom dwelling.

3.10 Evaluation

The constraints and opportunities of the site have been used to inform the design proposals for the site;

The key constraints are;

- Proximity and relationship with existing properties to the Northern and Southern boundaries.
- Access position is fixed as existing.
- Retention of existing trees and hedgerow to boundaries.
- Scale and siting of existing dwellings.

The main opportunities of the site are considered to be;

- Site within a sustainable location for residential development.
- Opportunity to provide a new residential dwelling to enhance the character of the area.
- The re-use of a 'brownfield' site.

3.20 Amount and use

The proposal is for the erection of a four bedroom detached dwelling within the existing site area of 2.0 acres. Whilst this is below the indicative threshold for density advised under PPS3, consideration has been given to the capacity of the existing vehicular access and the character and appearance of the surrounding area. It is concluded that the development strikes a balance between the interests of efficient land use, and seeking to retain the character of the area whilst respecting the amenity of existing dwellings by the site.

3.30 Layout and Scale

The layout has been influenced by a number of factors including the access position from Hemingfield Road, the relationship to the existing properties to the North and South, retention of existing mature trees and hedging around the perimeter and the location of the existing dwelling.

The proposed dwelling has been sited in a very similar position to the existing dwelling which is to be demolished, this will provide in excess of the normal separation distance to existing dwellings along the northern and southern boundaries to minimise the impact upon residents amenity.

The proposed triple garage for the development is sited to the front of the dwelling in a position commensurate with existing, with passive surveillance from the eastern elevation.

The scale and form of the proposed dwelling is commensurate with the dwelling existing on site and those dwellings by the site. The residential property surrounding is generally two storey in semi detached form, however large detached dwellings do sit beyond the immediate boundaries.

Our proposal for a two storey detached dwellings will sit comfortably in terms of size and scale with those existing.

3.40 Access

Access to the site is not changed as part of this application from that existing.

At the termination of the new private drive a turning area will be constructed in line with the Architects details thus providing for adequate vehicle manoeuvrability within the development and car parking for several vehicles.

3.50 Appearance

There is no consistency to the existing architectural style in the surrounding area to strongly influence the design proposal. The proposed building will be constructed in a red facing brick with stone detailing under an artificial stone roof tile to reflect some of the materials in the vicinity of the site.

Grey aluminium windows have a vertical emphasis to encourage light into the habitable rooms therefore reduce artificial lighting and energy consumption.
The scheme will add character to the area and complement the dwellings surrounding the site. The private drive will be constructed in tarmac.

4 Summary

4.1 PPS3 encourages the re-use of previously developed land and promotes regeneration, whilst encouraging the more efficient use of land for housing.

4.2 The site of the proposed development is located within an area of Wombwell which is considered to be in a sustainable location, with good access to local facilities as well as wider facilities in Barnsley. The principle of development for residential use is established by the existing dwelling.

4.3 We believe the proposed scheme successfully integrates the development proposals into the existing landscape and the neighbourhood without detriment to the character of the area or the amenities of existing dwellings, and in doing so will provide:

- A place which assimilates itself into the surroundings;
- Defines its own character;
- Has lasting qualities; and
- Where people will continue to enjoy living.