

# **DESIGN AND ACCESS STATEMENT**

**110 Woodwalk, Wombwell,  
Barnsley, S73-0NE**

**REF :105-81-DAS01B**

**NOV 2024**



## **1.0 INTRODUCTION**

This Design & Access Statement has been prepared on behalf of Mr D Ciomek by NYP Architectural Services Limited for the proposed works at 110 Woodwalk, Wombwell.

This Design & Access Statement accompanies the planning application for 110 Woodwalk.

The proposed works comprises of: -

- 1, Widening of the existing drive access from Woodwalk.
- 2, Demolition of the existing stone boundary wall which faces Woodwalk and erection of new stone wall to march existing with new vehicle gate access and separate gate access.
3. Installation of new Tarmac drive and vehicle turning area within the site.

## **2.0 SITE & SURROUNDING AREA.**

The application site is situated on Woodwalk (B6096), on the southern outskirts of Wombwell, The surrounding area is mainly residential housing consisting of detached and semi-detached house types.

## **3.0 DESIGN.**

It is proposed that the existing access to the dwelling is widened by extending the drive width into the existing grass verge area and installing new tarmac.

The new widened drive will also require the existing drop kerb is also extended as indicated.

The existing boundary wall will be removed, and a new Yorkstone boundary wall will be erected to a general height of 900mm with a castling soldier course top course giving an overall height of 1050mm.

The design of the new wall, gates and piers will match existing boundary walls along Woodwalk and be built in Yorkshire stone.

A splayed pedestrian visibility splay will be provided to the new entrance (2mx2m).

New vehicle access gates will be provided to the center of the new wall with 440mm square and 1700mm high stone piers with stone cappers.

A new side gate access also is proposed with the stone piers to match the new main gates.

News wrought iron gates painted black will be installed to both openings.

An existing mature tree is position in the West corner of the site, this tree and it is proposed the new stone boundary wall is proposed to be built off concrete stone pad foundations with steel beam supports to span over the existing tree root system minimising any damage.

## **4.0 PARKING**

The proposed work will not affect the existing parking and it is proposed a new tarmac drive is installed with parking and turning area in front of the dwelling which will improve the current situation enabling vehicles to turn within the site and drive on to Woodwalk in the forward position.

## **5.0 PLANNING POLICIES**

The site is allocated in the Local Plan as Urban Fabric. In addition, the following Local Plan policies are relevant to this site: -

- SD1 Presumption in favour of sustainable development
- GD1 General Development
- D1 High Quality Design and Place Making
- Policy CC4 Sustainable Drainage Systems
- Poll1 Pollution Control and Protection

### **SPD**

- SPD: Parking
- SPD: Walls and Fences

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise

## **6.0 SITE PLANNING HISTORY**

2024/0716 : Widening of existing drop kerb, widening of existing drive, and erection of new boundary wall and gates : REFUSED.

## **7.0 CONCLUSION.**

The proposed works for the new access and boundary wall match the existing character of the surrounding area and is now compliant with local planning policies and SPD's.

The previously refused application had no issues from the Highways or Drainage consultees, the new boundary wall has been re-designed to be in keeping with the surrounding area.

We therefore trust planning permission can be granted for the proposed development.