

**JRB DESIGNS  
Ltd.**

**! Saville Street,  
Cudworth,  
Barnsley,  
South Yorkshire,  
S72 8LT.**

Registration No.  
3372719  
TEL. 01226 383542  
MOB. 07970541192  
e-mail  
john@jrbdesigns.co.uk

Design & access statement for proposed construction of a seven three storey town houses on the land occupied by Sir George Arms public house Hough Lane Wombwell.

1.0 Physical context

1.1 Surrounding:

The site is located on Hough Lane Wombwell & lies close to Wombwell town centre.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Wombwell & outlying areas and is a short walk to Wombwell Train station.

1.2 Site:

The application site is currently a public house and car park that is closed. It is accessed from Hough Lane via an existing dropped curb. The site does not lie in a conservation area & is not a listed building.

2.0 Social Context:

The property development is for the building seven three storey town houses, with car parking to the front and private gardens to the rear. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

### 3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

### 4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 H8A & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

### 5.0 Involvement of community members:

The scheme has no implications for general community.

### 6.0 Evaluation:

We are unaware of any objections to the redevelopment of this site.

### 7.0 Design principles:

#### 7.1 Use:

The proposed development is justified particularly as it brings an existing derelict area into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a seven three storey town houses. The access to the houses is through a new front door & via a door to the rear. New white upvc windows are proposed throughout which are to be sympathetic with the surrounds

#### 7.2 Layout:

The layout of houses will be to orientate the windows to comply with the overlooking issues in SPG3. It will comply "Secure by Design" principles. The mail box will be to the front entrance & utilities located to the front of the properties. Each individual site is flat with no gradients.

#### 7.3 Scale:

The proposed development is to scale with the surrounding properties.

#### 7.4 Landscaping:

New landscaping will be provided with lawns to rear. The area to the front will be tarmac covered to provide hard standing for parking. The garden to the rear is easily accessible for maintenance purposes.

#### 7.5 Appearance:

The new Fenestration will be designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

#### 7.6 Access:

It is possible to achieve a disabled access to the properties. Vehicular access & parking will be catered for by a new car park to the front of the properties. Steps & a ramp will be provided affording disabled access to all the houses. 14 parking spaces are to be provided.