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## **Design and Access Statement**



Proposed redevelopment of visitor facilities at: -  
***Winthrop Gardens, Second Lane, Wickersley***

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## **1. Site description and location**

The site is approximately 1 acre and is owned by Wickersley Parish Council. It is located towards the end of Second Lane immediately adjacent to the allotment gardens, which are also under the ownership of Wickersley Parish Council.

The local distribution of properties is predominately residential.

The site is located outside of the Wickersley Conservation area but within the green belt, as such development is restricted.

## **2. Site History**

Winthrop Gardens is a community garden towards the end of Second Lane, off Morthen Road. It includes the Gardens, Atrium, Curiosity corner, plant propagation and sales, and Tea Rooms. Designed for peace and tranquillity, Winthrop is inclusive and accessible to all. They provide information and friendly guidance about plants and their care. The Winthrop ethos is very much about extending the warmest of welcomes to those who need that extra little bit of friendship and support.

Winthrop Gardens is led and run by a team of 75+ volunteers who tend the Gardens, assist with Plant Sales, provide refreshments in the Tea Rooms, support the Curiosity Corner and lead other activities. In addition, the volunteers support a twice-monthly Memory Café for people living with dementia and their carers, a weekly Craft Class on Tuesday mornings and weekly 'Wednesday Walks'. The team at Winthrop are working towards becoming a Dementia Friendly organisation and over 50% of the volunteers are trained as 'Dementia Friends' In essence - Winthrop is a community garden, run by the community, for the community.

At the moment, the existing buildings comprise a steel container from which the Gardens run a Curiosity Corner (donated items offered for sale) in connection with supporting the running costs of the gardens. The existing building immediately south of the container is a converted water treatment works and is used as an officer/store/small function room/meeting place and toilets, Kitchen etc, known as the Atrium (this building requires refurbishment but is insufficient for the Garden's existing needs). The existing café is housed in a timber framed structure which is nearing the end of its serviceable life, with outdoor seating to accommodate the garden's visitors.

There are then two greenhouses, one of which is used as a covered outdoor seating area known to the Gardens as the Conservatory.

Winthrop Gardens would like to build a new multi-functional space to bring all of the visitor spaces together, eg cafe, toilets, outdoor seating, curiosity corner, etc and to re-purpose the rest of the site in support of the continued care and development of the Community gardens (eg planting, greenhouses, tool storage, plant sales, etc).

The planning history for the site is as follows –

RH1972/7258 - Use of part of existing sewage disposal works for agricultural purposes – granted 13/06/1972

RB1975/2216 – Erection of 2 portable buildings – granted 10/09/1975

RB1997/1092 – Application for a lawful development certificate re: use of premises for horticulture, welding and fabrication, joinery, vehicle mechanics and decoration – refused 12/06/2001



RB2003/1457 - Change of use to garden allotment for the disabled – Cancelled 25/09/03

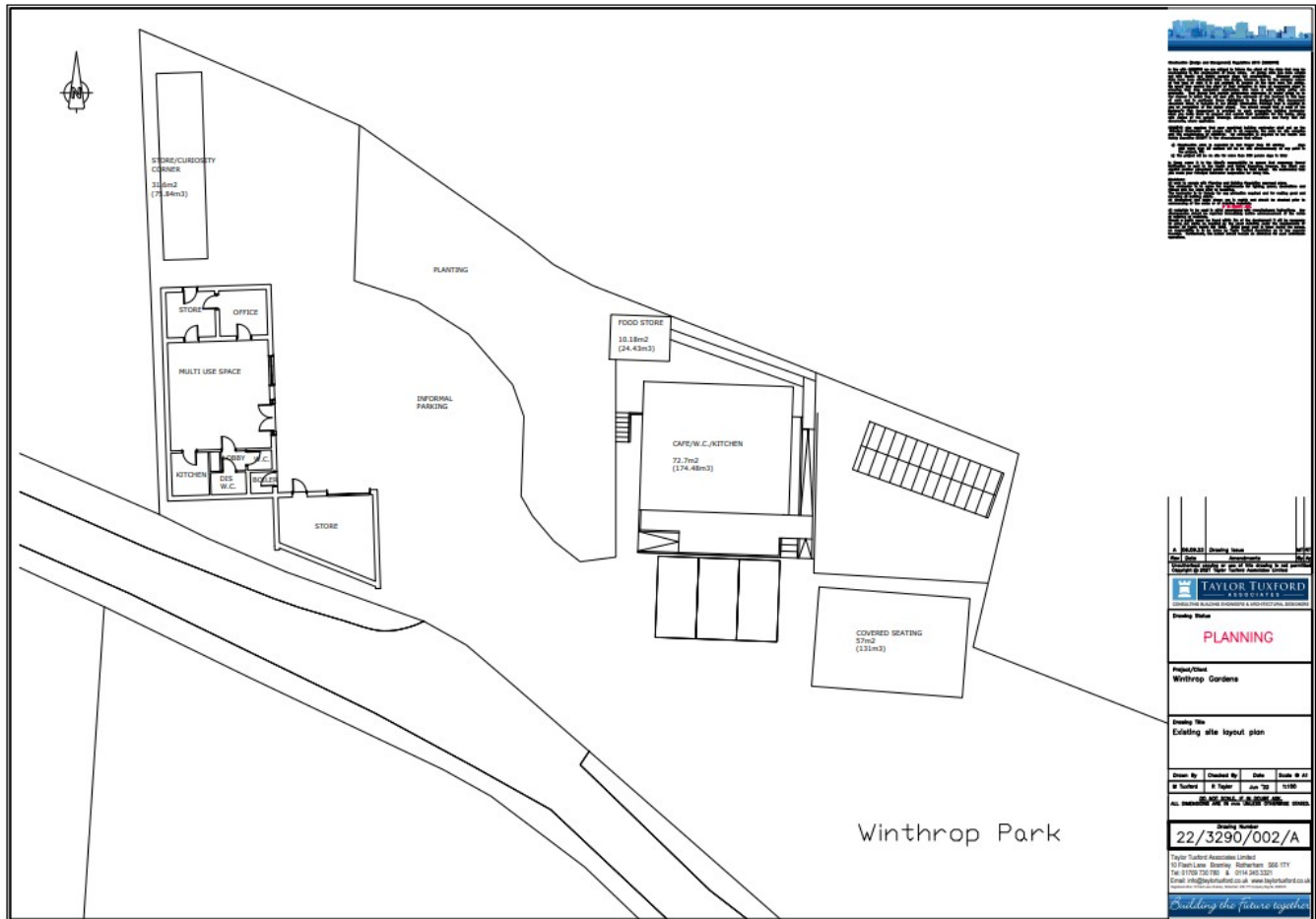
RB2013/1654 - Demolition of existing offices & workshop and erection of 2 No. detached dwellinghouses – Withdrawn 30/01/14

RB2014/1025 - Demolition of existing offices & workshop and erection of 2 No. detached dwellinghouses and associated detached garages – Refused 16/12/14

RB2022-1396 - A lawful development certificate was granted on the 18<sup>th</sup> January 2023, for the existing uses on the site, namely *“existing use for Community Gardens, Tea Room, Seating Areas, Storage, Plant Sales and Ancillary Facilities at Winthrop Gardens And Tea Rooms Second Lane Wickersley Rotherham.*

*Use of site for –*

- *Community gardens with ancillary plant sales (within red line boundary on site location plan 21/3290/001/A)*
- *Tea rooms (shown as café/w.c/kitchen with area of outside seating to the front, on the existing site layout plan 22/3290/002/A)*
- *Indoor facilities in the Atrium (shown as multi use space, store, office, kitchen and w.c. on the existing site layout plan 22/3290/002/A)*
- *Covered seating area - (shown as covered seating area on existing site layout plan 22/3290/002/A)*
- *Storage building for food in association with cafe use - (shown as food store on the existing site layout plan 22/3290/002/A)*
- *Storage building - (shown as store on the existing site layout plan 22/3290/002/A)*
- *Greenhouse in association with gardens – (shown to the east of the café and to the north of the covered seating area on the existing site layout plan 22/3290/002/A)*
- *Curiosity corner, a range of items for sale donated by supporters and friends- (shown as store/curiosity corner on the existing site layout plan 22/3290/002/A).”*



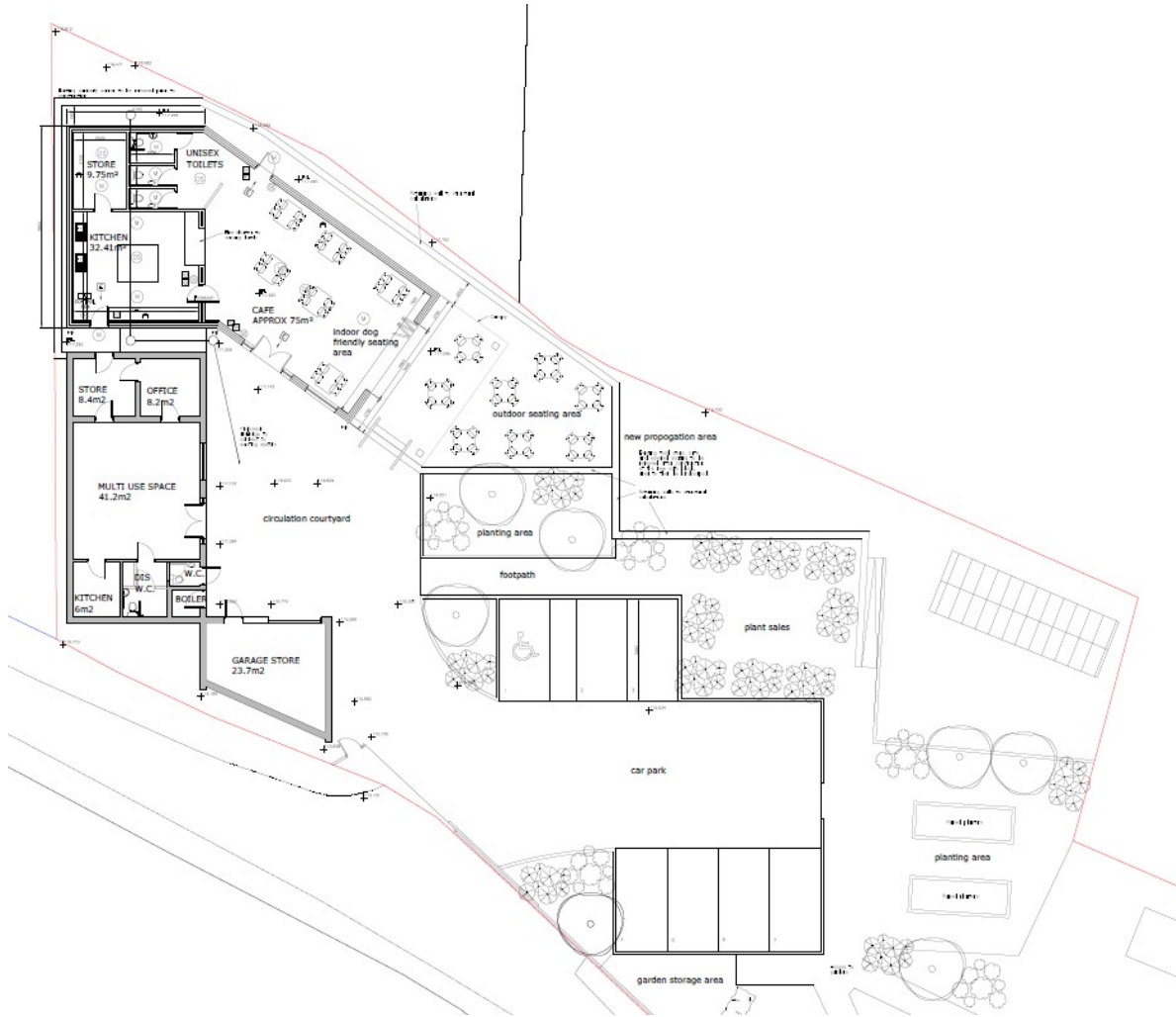
Drawing 22/3290/002/A

### 3. Design

It is proposed to construct a new building to consolidate the existing facilities under one roof. This building will be located behind the existing Atrium and will be partially built into the landscape to limit its impact upon the openness of the green belt. Furthermore, the removal of the existing structures dotted about the site and replacing these with soft landscaping, planting, etc will improve the view from the greenbelt.

It is proposed that the new building be of modular construction to limit the construction phase on site and to reduce the impact of the development on the Neighbouring Community.

It is proposed to install solar panels to the flat roof, behind a low parapet wall, as well as rainwater harvesting for use on the gardens.



Proposed building plan and partial site layout

#### 4. Use

The proposed use will remain as existing but instead of being spread out across the site in a variety of buildings the various uses will be housed in one location, allowing the rest of the site to be given over to soft landscaping and other uses in connection with the gardens.

Under the lawful development certificate referenced above the lawful uses on the site are as follows: -



<b>Winthrop Gardens - buildings and usage - prepared 12/12/22</b>					
<b>Name</b>	<b>Description</b>	<b>Usage pre 2016</b>	<b>Capacity pre 2016</b>	<b>Usage 2016 - date</b>	<b>Capacity 2016 - date</b>
<b>Atrium</b>	Brick building	In 2011 room decorated, screen and projector fitted. We understand it was officially opened in 2012. <i>"This is now a lounge area and meeting place for groups and private parties as well as hosting our special events, exercise classes etc"</i> (quote from 'A Walking Guide around Winthrop Park' published 2012)	WPC inherited furniture / fittings for capacity of 30	Meeting place for community groups, events, including hire to community groupseg University of the Third Age (U3A), Flossies Craft Class, Memory Café	30
<b>Atrium Ante rooms</b>	Brick building	Post 2011/12 two offices	2/4 people	1 x Storage; 1 x small meeting room / office	3-6 people
<b>Garage</b>	Brick building adjoining Atrium	Storage	Used by volunteers not the public	Storage	Used by volunteers not the public
<b>Curiosity Corner</b>	Green portacabin	Originally used as offices then, on completion of Atrium 2011, to generate income from donated second hand goods	Originally offices for 2/4 people then as sales area	To generate income from donated second hand goods	Used by volunteers and open to the
<b>Café</b>	Green portacabin	Community Cafe - used to host groups, provide 'Funeral Teas' in addition to 'walk in trade 6 days a week	WPC inherited furniture / fittings for capacity of 30	Community Café - open 3 days per week for 'walk in' customers. Additionally Winthrop opens for other events - some private and some public. Winthrop has opened at least once on every day of the week since 2016 but these openings are occasional not regular	30
<b>Storage</b>	Jack leg cabin	The evidence would suggest it was used as an office	Assumed 2 people	Food store - dry goods, fridges and freezers	Used by volunteers not the
<b>Conservatory'</b>	Dutch greenhouse	Plant propagation - working / demonstration area plus seating		Part plant propagation / development area plus Café seating area. It is also the start / end point for garden tours	26*
<b>Greenhouse</b>	Glass greenhouse	Plant propagation	Used by volunteers not the public	Plant propagation	Used by volunteers not open to the public
<b>Tool Store</b>	Green metal cabin	Garden tool storage	Used by volunteers not the public	Garden tool storage	Used by volunteers not open to the public
<b>External area</b>		Car parking, external seating	WPC inherited aluminium chairs and tables to seat at least 40	Car parking, external seating, reconfiguration of seating post Covid	30 *
<b>* aluminium tables and chairs used interchangeably in conservatory and in external seating area depending on seasons / weather</b>					



Winthrop Gardens have carried out a consultation with Neighbours and visitors to the gardens to gauge opinions of the proposed new building: -

<b>Winthrop Development</b>		
<b>Comments from Customers and Neighbours</b>		
<b>Live in local area</b>	<b>Winthrop Visitor</b>	<b>Comments</b>
1	1	Excellent idea - god for the community
1	1	A fantastic new base for the Wednesday Walkers and to be used by the whole community - so exciting
1	1	Looks good, how long will it take to build, will Winthrop be closed? Outside toilet are for walkers please
	1	All sounds very well thought out, look forward to coming to future events along with fellow dog walkers
1	1	As a regular visitir with a dog I would appreciate a covered area where I can sit having a drink in all weathers
1	1	We very much enjoy a local walk and a coffee at Winthrop. Provision for dog walkers in good and bad weather would be very much appreciated!
	1	What a wonderful idea and hope everything goes well. Always well supported.
1	1	It's a fantastic idea as the gardens, café and community events are benefocial to the area. The buildings do need modernising - some of them!
1	.	This facility is very important to dog walkers. Loss of the Conservatory is a worry. A large undercover area would be welcome
1	1	Undercover area for dog walkers would be a good idea and provide more inclusivity to local people who have dogs and frequently use the area for walks
1	1	A very pleasant venue, for afternoon tea and the gardens. Weve had a lovely time and look forward to attending on future occasions. Many thanks to all of the volunteers
	1	I have visitied Winthrop - reall enjoy the ambience, a lovely place to spend some time with friends. I wholeheartedly support the effots to provide a new building
1	1	I agree that this will be a big improvement for both the running of the operation and the enjoyment of the facilities by the community
1	1	Winthrop has been a life-line to me and my family. The helpers are so helpful and cheery - they always make things feel better so totally agree
	1	I fully support the new building for the Café at Winthrop. The new purpose built café will fully comply with DDA and will serve the local community (and beyond) for many years to come.
1	1	Fully agree wth need to upgarde Winthrop. It's a wonderful place for people on their own through lonliness or bereavement. Must not be allowed to struggle on in very unsuitable buildings
1	1	Winthrop is a special place to take my family and friends and the Café is the one place that lets it down and would definitely benefit from a new building
	1	Yes lovely as it is it is in need of renovation
1	1	I'm a frequent Winthrop visitor and like fact that it is dog friendly. I would love this to continue.
1	1	I support the plans which I have studied. The proposed new buildings will improve facilities for all users including making food preparationeasier and safer for the volunteers who make this place so special for the community
1	1	Winthrop is an amazing place. The activities help customers feel part of the community. Winthrop is a very sociable and pleasant place to meet friends
1	1	I hope it all goes well
1	1	Good idea!
	1	Winthrop could provide a much needed environment for people with mental health issues and these improvements could support that and encourage more volunteers to help out
1	1	We think it would be great for you to have a new Café to operate from - but how will this be paid for?

## 5. Planning policy

Any proposals for the redevelopment of this site would have to be assessed against the relevant national and local planning requirements: -

National Planning Policy Framework

Rotherham Local Plan policy

Supplementary Planning Document 3

Neighbourhood Plan Policy

### **National Planning policy Framework**

*“6. Building a strong, competitive economy*

*81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”*

The proposal to bring the uses under one roof in a single modern facility will support and protect the gardens economic future.

*“8. Promoting healthy and safe communities*

*92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of*

*attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*

*c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*

*93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

*a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

*b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

*c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*

*d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

*e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

The proposal will help the gardens to continue to provide a healthy, inclusive and safe place which actively promotes social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. Furthermore, the development will protect the gardens, an established valuable community facility, from unnecessary loss and will help to modernise and retain the existing facilities for the continued benefit of the community.

*Open space and recreation “98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of*

*communities, and can deliver wider benefits for nature and support efforts to address climate change.”*

The proposal will allow the Gardens to continue to provide opportunities to its volunteers for physical activity, thereby improving their health and well-being.

*“13. Protecting Green Belt land*

*137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

*138. Green Belt serves five purposes:*

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

The proposal will improve the openness of the greenbelt by the removal of the existing structures throughout the site by the provision of a single building on formerly developed land.

*“14. Meeting the challenge of climate change, flooding and coastal change*

*152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*



The proposal to include solar panels to the roof and rainwater harvesting will improve the resilience of the site.

### **Local Planning Policy - Rotherham Local Plan**

#### **Policy SP 6 Replacement Buildings in the Green Belt which states:**

*“The replacement of buildings in the Green Belt is not inappropriate development provided that the new building is in the same use and not materially larger than the one it replaces. The Council considers that an increase in excess of 10% in the volume of the existing buildings would make the proposals materially larger and therefore inappropriate development in the Green Belt. However, replacement buildings will not be permitted where they would result in loss of a building which makes a positive contribution to the surrounding landscape character or the building is of local architectural or historic interest. replacement buildings must not be significantly more visible than the existing building or buildings. A new permanent structure will not be allowed to replace a temporary building/structure.*

*All proposals requiring planning permission will require careful assessment as to the impact and appropriateness of the development; consideration will be given to the size, scale, position, screening, enclosures ,lighting and design of replacement buildings.”*

The proposal complies with this policy in that the volume of the new building will be less than 10% and hence it comprises appropriate development. There will also be a reduction of the visual impact of the buildings by virtue of consolidating into a single structure rather than being spread over the site as at present.

### **Supplementary Planning Document 3: Development in the Green belt adopted June 2020**

*“4 National policy on Green Belts is contained within the National Planning Policy Framework (NPPF) which sets out what developments are appropriate. Any other form of development is inappropriate and will only be allowed in very special circumstances. These circumstances*

*will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Developments should also have minimal impact on the openness of the Green Belt. The NPPF notes that the most important attribute of Green Belts is their openness.*

*5 The NPPF makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, creating better places in which to live and work and helping make development acceptable to communities (paragraph 124).*

*6 Design quality should be considered throughout the evolution and assessment of proposals. NPPF (paragraph 127) also states that development should, amongst other things:*

- add to the overall quality of the area;*
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- be sympathetic to local character and history, including the surrounding built environment and landscape setting; and*
- create places that are safe, inclusive and accessible and which promote health and wellbeing.”*

It is considered that the proposal will comply with the National and local Planning Policy in that it will have a minimal impact on the openness of the green belt and it will be sympathetic to the local character, history, surrounding built environment and landscape setting by way of siting behind existing buildings and the removal of existing buildings from view of the green belt, it will create a better place to work and visit by improving the organisation of facilities within the site, it will improve the quality of the area by enhancing the visual impact of the facilities, and it will create a place that is safe, inclusive and accessible.

*“Appropriate and inappropriate development*

*NPPF provides guidance on the types of development that are appropriate in the Green Belt: Paragraph 145: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a. buildings for agriculture and forestry;*
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e. limited infilling in villages;*
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- not have a greater impact on the openness of the Green Belt than the existing development;*
- or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified"*

It is considered that the proposal would be an appropriate development within the Green Belt as it comprises the provision of appropriate facilities in connection with the existing use of the land that will preserve the openness of the Green Belt.

The proposed replacement building complies with the policy as it will be in the same use as the buildings that it is replacing and it is not materially larger, ie a less than 10% volume

increase. The building has been kept to the minimum size necessary to meet the needs of the existing uses on the site.

Materials, colours, and the building style match the existing style on the site and local area and do not therefore form a prominent feature in the landscape.

### **Wickersley Neighbourhood Plan 2021 – 2028**

Wickersley Parish Council decided to *“prepare a Neighbourhood Plan with community support to ensure that the village evolves in a way that respects its particular character and continues to respond to local needs and aspirations.*

*The Neighbourhood Plan has therefore focused on developing policies for Wickersley that add local detail to those already in place for the borough as a whole through the Rotherham Local Plan. The local community has been consulted in a number of ways to ensure that the policies protect and enhance those aspects of Wickersley that people most value yet, at the same time, allow the village to grow in a sustainable way and one which respects the character of place. It is for this reason that the Neighbourhood Plan is also accompanied by a Design Guide which seeks to ensure that all new development is of the highest standard and*

*recognises that it should also respect the particular characteristics that the different parts of Wickersley display. This will ensure that Wickersley retains those characteristics that the community most values.”*

The Neighbourhood Plan’s vision:

*“Wickersley will continue to be a thriving community with a variety of amenities and facilities serving a diverse local population.*

*New, high-quality developments will meet the needs of local people whilst sympathetically responding to the character of its area and the distinctive nature of the village.*



*Green and open spaces will be protected, and where possible, enhanced, with new recreational facilities for young people. Public transport, walking and cycling infrastructure will be improved making it accessible and safe for all to travel and commute.*

*The village centre will be vibrant and sustainable, boasting a wide-range of retail, leisure and community services with high quality public realm to support the needs of the community.*

*Historic and heritage assets will continue to be protected and new developments will be designed in a way that is respectful of and sensitive to these defining characteristics.”*

The proposed reconfiguration of the existing uses on the site will continue to offer amenities and facilities for the local Community whilst respecting the character of the area. The relocation of the uses into one building will improve the visual impact of the site as a whole, by removing several buildings and structures, enhancing the visitor experience and impact upon the openness of the green belt.

#### *“Aims & Objectives*

- 1. Ensure new development is high quality, well-designed and responds to distinctive character of Wickersley*
- 2. Ensure new housing meets local needs*
- 3. Promote sustainable transport including improvements to pedestrian and cycle infrastructure, reduce car dependency and the impact of vehicles on streets / parking*
- 4. Conserve and enhance green and open spaces and secure green infrastructure provision in new developments*
- 5. Conserve and enhance heritage assets including non-designated heritage assets*
- 6. Encourage the enhancement of the Tanyard and encourage appropriate uses in local centre, with greater regulation of drinking establishments and improved parking management*
- 7. Retain existing community facilities and secure new facilities to meet any future demand, including but not limited to sports and recreational or children’s and young people’s play”*

Winthrop Gardens has been identified within the Plan as a protected Community Facility, under Policy GP3: Community Facilities and Services which states *“Support is given to the expansion or enhancement of existing facilities, or development of new facilities or services, to meet local needs, including but not limited to play and recreational spaces, health and wellbeing facilities, and spaces that encourage and facilitate social interaction. New or replacement community facilities should be located within reasonable walking distance to the community served.”*

The development responds well to the character of the immediate area having been designed to reflect the existing architectural language on the site, eg. the red brick materials and parapet walling. Should planning permission be granted it will allow the gardens to continue to develop and will protect and enhance Community facilities, which is one of the key aims of the Neighbourhood Plan and Policy GP3 as quoted above.

Winthrop Gardens are also identified under section 4 of the Neighbourhood plan as a locally important green space. *“Green spaces, the natural environment and green infrastructure are*

*highly valued natural resources in Wickersley. Within the plan area there are agricultural fields, areas of woodland, allotments, playing fields contributing to a generous amount of green infrastructure within the urban environment. Roughly half of the Plan area is green space of some sort, predominantly to the south, wrapping around the main urban area which sits centrally to the north of the Plan area.”*

The Key objectives of green spaces are to: -

- “• Conserve and enhance green spaces*
- Designate key green spaces as Local Green Spaces*
- Require new developments to provide green infrastructure*
- Provide connections and linkages between new and existing green spaces”*

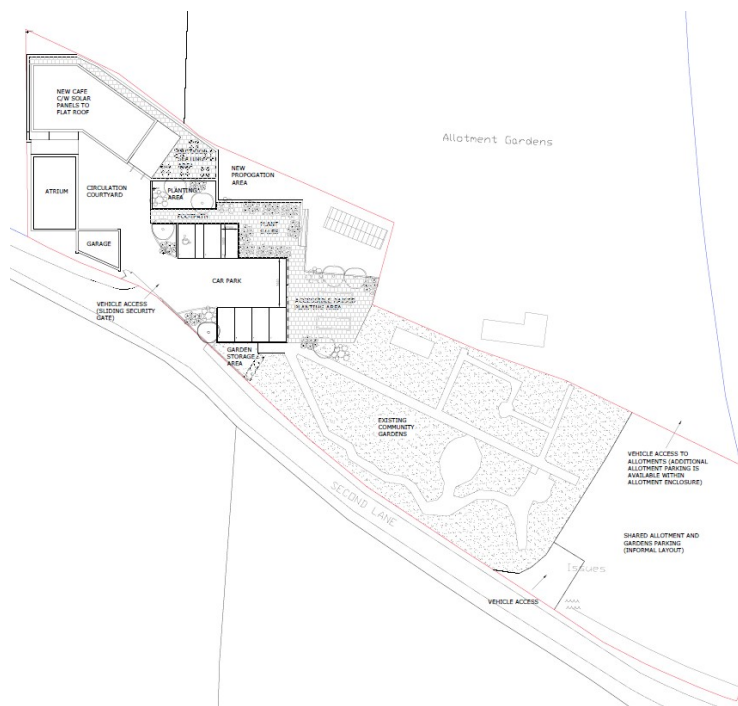
The proposal will conserve the existing green space by ensuring the continuity of the use on the site and enhance the existing green space by improving the facilities and site layout.

## 6. Amount

It is envisaged that the amount of development on this site will not adversely affect the surrounding area as the proposed new building will not be materially larger than those buildings that it will replace, it is not intended to intensify the use on the site, simply to bring all these uses under one roof with more modern, disabled focused and dementia friendly facilities, eg, the design process has taken into account disability requirements, dementia friendly design, eg effective wayfinding, interior designs avoiding highly patterned flooring, wall finishes, etc, impaired vision, eg high contrast colour schemes, etc.

## 7. Layout

The layout of the site will allow the visitor facilities to be located in one area with the remainder of the site given over to garden uses.



Proposed site layout plan

## **8. Scale**

The existing building volumes are as follows: -

Food store – 24.42m<sup>3</sup>

Covered seating (also known as the conservatory) – 131.5m<sup>3</sup>

Café and toilets – 196.47m<sup>3</sup>

Curiosity corner – 75.56m<sup>3</sup>

Total volume of existing buildings to be replaced – 427.95m<sup>3</sup>

A 10 % increase of the total volume of the buildings to be replaced equates to 470.745m<sup>3</sup>, therefore the new building must be below this figure in order to comply with the green belt planning policy.

The volume of the proposed replacement building is 460.47m<sup>3</sup>, an increase of approximately 7.5% above the existing volume, this is therefore less than the permissible increase.

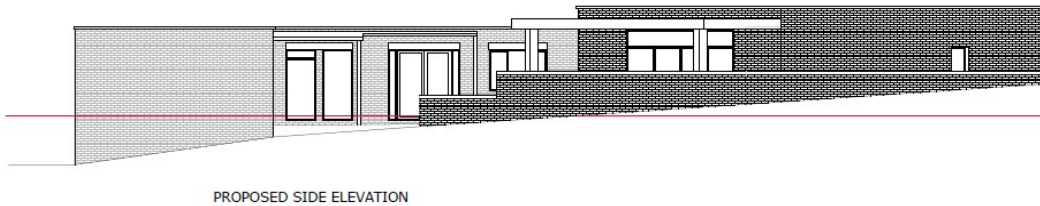
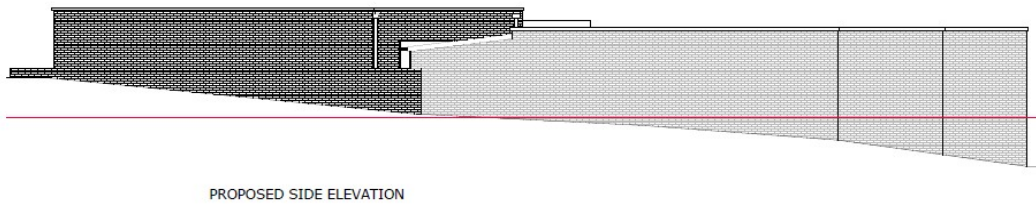
Outdoor seating will be provided, and it is proposed to retain and re-use the existing tables and chairs.

## **9. Landscaping**

There will be a reduction in hard landscaping overall as the uses are brought together, allowing for more soft landscaping schemes, ie the gardens will be allowed to expand into the areas currently occupied by buildings. The Volunteer gardening team will be consulted and agree the final soft landscaping scheme once the building work has been completed and the buildings that are to be replaced have been removed from the site.

## **10. Appearance**

The proposed development is to match the existing as much as possible, with the use of red brick facings to the modular building to match the existing Atrium in appearance and design.



Proposed elevations



Example of brick slip cladding to a modular building

## **11. Access**

The site is accessed off of Second Lane by the side of the former water works structure known as the Atrium. The vehicle and pedestrian accesses are secured by a sliding gate (ie this does not overhand the public highway). There is also a second pedestrian access by way of a gate to the shared allotment and garden parking at the end of the gardens.

Second Lane is a single carriage highway with a national speed limit in force, it has several passing places between Newhall Avenue and the site entrance. Winthrop Gardens carry out regular maintenance on the verges and vegetation by means of volunteer teams and open days to cut this back to improve visibility along the road and encourages visitors to restrict their speed to a suggested limit of 20mph. The Gardens would welcome a formal reduction in the speed limit along the Lane.

Parking within the gardens is in two areas, there are currently spaces adjacent to the Atrium for up to 7 cars to park, additional parking is also available in the shared allotment gardens parking area at the end of the gardens, where up to 30 cars can park in an informal layout (ie no marked bays). Allotment users are also able to enter the allotment land and park their vehicles within the boundary of the allotment. Visitors are encouraged to car share and/or arrive on foot where possible.

Two arrival surveys were carried out to determine the number of visitors and the method of travel to the site.

The Arrivals Survey data was collected over 3 months in 2022 (August, September and October) and 2 months in 2023 (June and July)

As can be seen from the arrival survey data on the following page, the average number of visitors per day was 38.7, with 48% of visitors arriving on foot. The average number of cars per day was 10.5. With 7 spaces available within the site and additional spaces in the shared





allotment/gardens parking area it is evident that there is sufficient parking to support the existing use.

<b>WINTHROP GARDENS - Arrivals survey - Summary data</b>									
Period	Trading days in period	Total No of visitors	Average no of visitors per day	No arriving on foot	% arriving on foot	No arriving by car	% arriving by car	No of cars	Average no of cars per day
28/07/22 - 25/08/22	12	490	40.8	234	48%	256	52%	126	10.5
30/08/22 - 29/09/22	14	654	46.7	312	48%	341	52%	169	12
04/10/22 - 27/10/22	12	364	30.3	203	56%	161	44%	84	7
06/06/23 - 29/06/23	10	384	38.4	163	43%	221	57%	117	11
04/07/23 - 25/07/23	9	318	35.3	140	44%	178	56%	103	11
<b>Overall summary</b>	<b>57</b>	<b>2210</b>	<b>38.7</b>	<b>1052</b>	<b>48%</b>	<b>1157</b>	<b>52%</b>	<b>599</b>	<b>10.5</b>
<b>Commentary</b>									
1. The data is not as complete as we would wish - volunteers too busy to complete, customers being left with data collection form and not completing it; repeat / regular visitors not seeing need to complete for each visit; data collection probably collected more completely and consistently in 2022 when the survey was 'new'									
2. Summer 2023 data showing visitor footfall down:- very hot days in June -fewer customers due to heat; extreme wet weather in July - fewer visitors due to rain.									
3. Expected results as to method of arrival - slightly more visitors arrive by car than on foot - many visitors come by car due to disabilities; most people coming by car share with at least one other person.									

### Arrival survey data

The proposed reconfiguration of the existing uses on the site will not increase intensification of these uses and therefore it is not envisaged that visitor numbers or the number of vehicles arriving on site will increase as a result of the development.

## 12. Site photographs



Atrium and garage



Curiosity Corner



Café



Food Store



Conservatory



Greenhouse



Existing site entrance view

### **13. Summary**

Winthrop Gardens is a valuable Community asset. They are dementia friendly and offer volunteering opportunities throughout the site resulting in a Community garden, tea rooms, etc, run by the Community, for the Community.

It operates from a variety of buildings across the site which are coming to the end of their useful life and which are deemed unsuitable for the garden's continuing needs.

The proposed development would bring the existing uses under one roof creating a safer and more user-friendly space and experience for volunteers and visitors.

The buildings that are to be replaced will be removed within a reasonable period of time following the first occupation of the new building to allow an orderly transition of the business operation of this volunteer-led facility and the salvaging and re-use of as much of the redundant internal and external materials as possible. Additional soft landscaping and planting is proposed to the areas currently occupied by the existing buildings.



Solar panels and rainwater harvesting is proposed to improve the environmental credentials of the site.

Modular construction is preferred to limit the impact of construction on the immediate area and Neighbouring residential communities.

The proposed replacement building is well below the maximum permissible volume increase and has been sited behind the existing buildings to protect the openness of the greenbelt.

It is also proposed to construct the replacement building set into the ground (as it rises from South to North across the site) to further protect the openness of the greenbelt.

The proposals therefore comprise appropriate development in the Green Belt and accord with National and Local planning policy. Furthermore, Winthrop Gardens are recognised as an important community facility in the Wickersley Neighbourhood Plan where support is given to their expansion or enhancement.

It is worth noting that the character of the greenbelt has changed in recent years due to the extensive and ongoing construction of residential developments nearby.

Parking is proposed to remain at the current level which is deemed to be satisfactory given the recorded number of visitors and as no intensification of use is proposed. Winthrop Gardens would welcome a reduction to the speed limit along Second Lane.