

For and on behalf of
Empire Property Concepts Ltd

ADDENDUM STATEMENT

Former HMRC Car Park, Heelis Street, Barnsley, S70 1LB

Prepared by
Graham Northern BSc (Hons), MRTPI
DLP Planning Ltd
Sheffield

April 2018

1.0 INTRODUCTION

- 1.1 This Addendum Statement has been prepared by DLP Planning Ltd on behalf of Empire Property Concepts Ltd in support of an outline planning application (2017/1180) for residential development and follows comments received by the Council in relation to the proposals.
- 1.2 The initial comments from the Council in their assessment of the application identified the following main concerns:
- Unacceptable high quantum of development despite being in outline form;
 - Proposals are too high and not respectful of buildings close by;
 - The distance to neighbouring buildings is considered detrimental; and
 - Units proposed would not meet internal space standards.
- 1.3 A meeting on the 23rd January between DLP Planning and the Council to discuss the proposals and seek to establish requirements to address the Council's concerns.
- 1.4 At the meeting it was established that, whilst the Council had raised prior concerns relating to a lack of school places and encouraged a greater number of family units in the proposals, which would require higher need for school places, the education deficit in the Borough could not be regarded as a point of objection to the proposals.
- 1.5 Additional matters such as bin storage, are considered matters of detail which would be addressed at a detailed planning stage.

2.0 REVISIONS TO INDICATIVE PROPOSALS

- 2.1 In response to the Council's comments, which included reference to a 2009 building heights study, DLP Planning Ltd have worked with the Applicant's architect to provide additional detail and make alterations to the proposals that address the feedback.

Building Heights Study, 2009

- 2.2 The study outlines the definition of tall buildings as,

'Buildings or structures that are significantly taller than those around them and/or which will noticeably change the skyline' (CABE and English Heritage)

- 2.3 The document outlines areas where tall buildings could be considered appropriate and more sensitive areas where greater care in terms of design and scale should be administered.

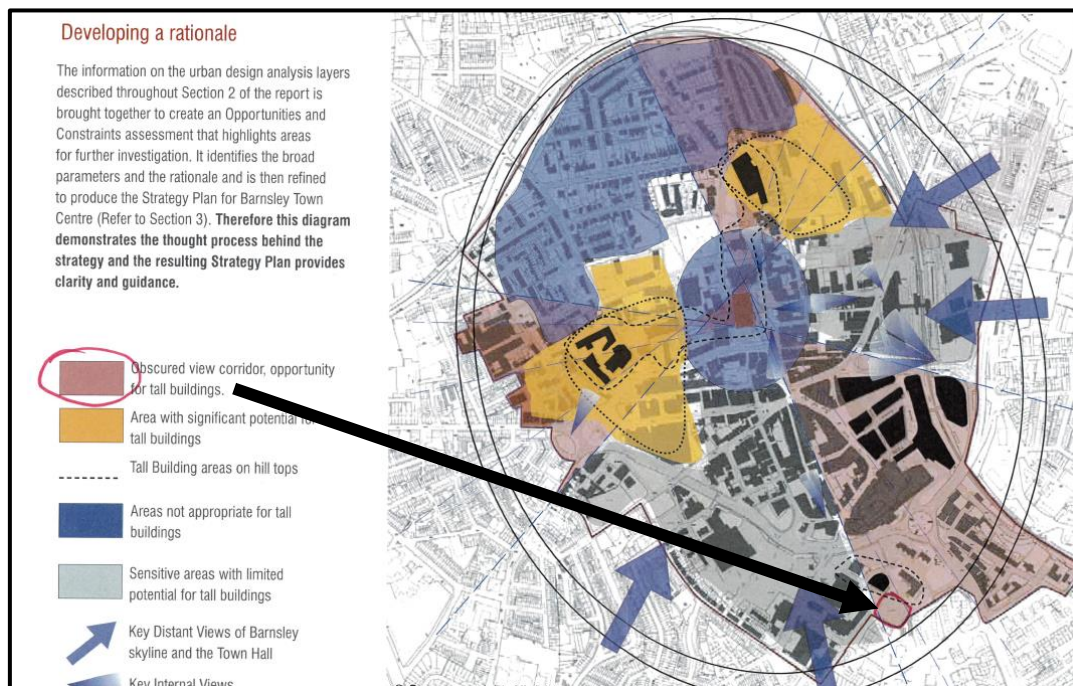


Fig 1: Building Heights Study – Opportunities and Constraints

- 2.4 The opportunities and constraints (page 29) of the document shows the current application site within an area considered "obscured view corridor opportunity for tall buildings" as indicated in Figure 1 by the black arrow. The site also partially enters the

“tall building areas on hill tops” category which encompasses the adjacent Skyline building (12 storeys) and Joseph Locke House (5-6 storeys).

- 2.5 The new draft Barnsley Local Plan outlines the application site as being within the town centre, and refers back to the Building Heights Study for tall buildings. As described above, the site is within an area which supports an opportunity for tall buildings and where tall buildings on hill tops are outlined in the zoning.
- 2.6 The building heights study outlines examples of where buildings are considered tall in nature and these are mainly where there is a significant difference between a proposed building and the existing in height.

Scale

- 2.7 The proposals have been assessed against surrounding building heights as demonstrated below.

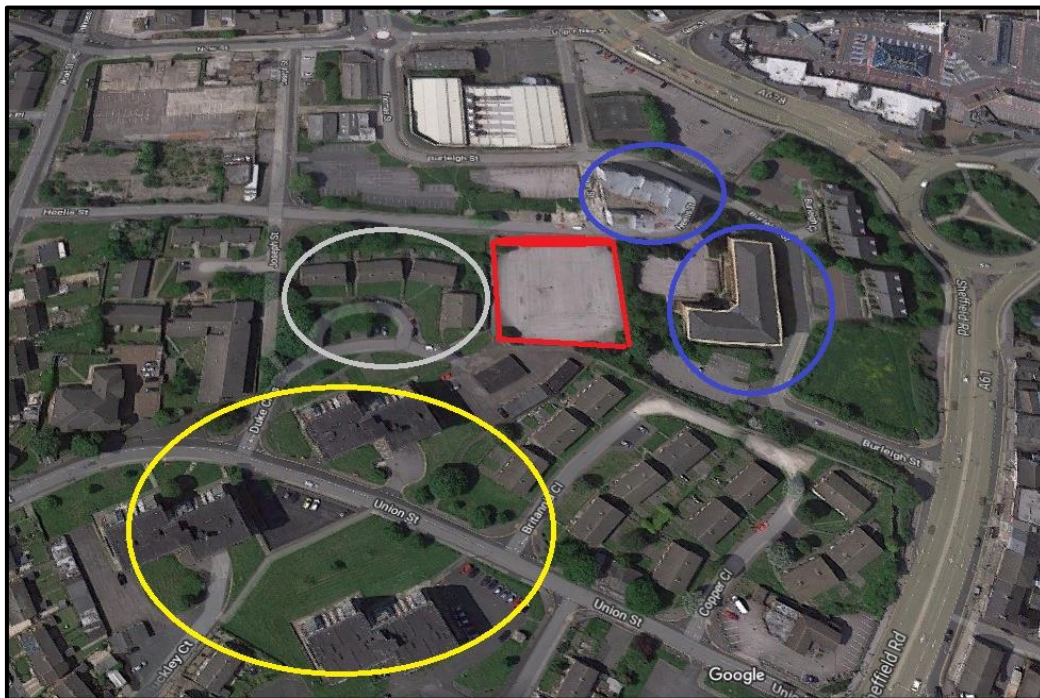


Fig 2: Aerial Surrounding Building Heights

- 2.8 Figure 2 shows the application site with a red line. To the north within the blue circle is the Skyline building which is 6 storeys at the closest point to the site, rising to 7 and 8

storeys further along Heelis Street. Joesph Locke House to the north east of the site is also 5 – 6 storeys height.

- 2.9 The grey circle shows an area of 2 storey semi-detached properties situated to the south west of the site.
- 2.10 Within the yellow circle to the south west are 3 large blocks of apartments which are 7 storeys in height and situated amongst two storey housing as per the picture below, which shows the view up Buckley Close. The relationship and separation between the 7 storey blocks and two storey properties is in stark contrast to relationship proposed in the outline application proposals. The application scheme proposes built form stepping down to two storeys at the closest point to two storey residential properties as response to a reduced massing and relate more sympathetically to existing built form.



Fig 3: Buckley Close

- 2.11 This has been part of the revisions to the proposals following the Council's comments. The building has been revised to step its height to correlate to surrounding building heights. The proposals have therefore been revised as per the cross section at figure 4. The section shows how the proposals correlate to the two storey properties and step up

as separation increases, and then step back down to 5 storeys to the opposite elevation to correlate with the street scale of Skyline and Joseph Locke House.

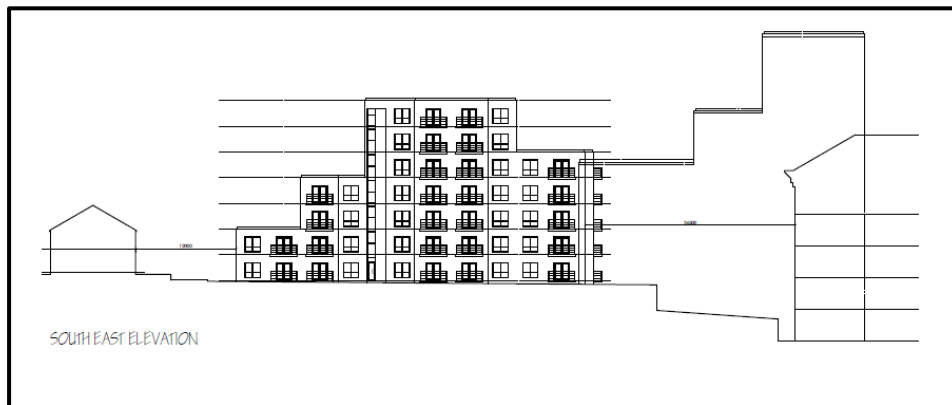


Fig 4: Indicative Cross Section

- 2.12 Figure 4 also highlights the stepped nature of the Skyline building and that it will remain the dominant visual reference point on the horizon.

Quantum/ Internal spacing

- 2.13 The proposals have reduced the mass of the proposals which in turn has reduced the built internal floor space available for residential use.
- 2.14 The indicative plans would now be able to facilitate a total of 85 apartments.
- 2.15 The revised indicative floor plans identify a total of 75 no. one bedroom apartments ranging from 46m² – 68m² and 10 no. two bedroom units of 74m².
- 2.16 The South Yorkshire Residential Design Guide outlines that 1-bedroom apartments should be a minimum of 46m² in area and 33m² for studios. For 2-bedroom apartments, a minimum area of 62m² is cited.
- 2.17 As such the indicative schedule of accommodation provides apartments which are of a generous size and clearly meet internal spacing standards.

Separation distances

- 2.18 In order to demonstrate appropriate separation distances can be met within the indicative design proposals, we have highlighted distances on cross sections which show 12 metres between the 2 storey façade proposed and the two storey properties which lie to

the south west (South East section). A distance of 17.5 metres is achieved between the side of the proposal and the side gable of an additional two storey dwelling fronting onto Heelis Street.

- 2.19 To the opposite elevation a separation distance of 34.5 metres is attained to Joseph Locke House with building heights of a similar nature (South East elevation).
- 2.20 The north East section shows a separation distance across Heelis Street to Skyline and gives a separation distance of 13.6 metres, with the building heights again similar.

Other measures

- 2.21 To further reduce impact on the habitable windows which were originally proposed looking over Heelis Street have now been removed, leaving a blank section at the closest point. This will protect the amenity of existing residents in Skyline, as shown on the street section.

Highways

- 2.22 The proposals have been the subject of consultation with the Councils highways team and we have been forwarded a response which states no objections in principle to residential development.
- 2.23 The comments raise that the proposed access to the proposed development is directly opposing John Street and that the gradient would result in cars being dazzled by headlights. The Skyline accommodation has access entry onto John Street with only modest car parking in the basement, no other access points are present.
- 2.24 The existing car park on site has car parking spaces that face directly to John Street as per the per the arrow to Figure 5, whereby this situation would occur. The proposals indicate a roller shutter entry and as such any vehicles headlights would only be exposed for a very short timescale and we consider this would manage the situation accordingly. Reference is also made to the delivery layby indicated on plans. We would point out this

is purely for service purposes and will not be used for bin storage, which indicatively is shown to the lower ground floor adjacent the car park area.

- 2.25 The comments make reference to various matters of detail which can additionally be addressed at a detailed planning stage.



Fig 5: Opposing John Street

Skyline

- 2.26 Permission was granted reference 2006/0386 in 2006 for a mixed use development of 86 apartments. The site then stalled for a considerable time period and in 2014 permission was given under reference 2014/0570 to increase the buildings height by two storeys, adding 27 apartments and making internal alterations to the layout. In 2015 a variation to the approved plans was submitted which altered the layout and allowed for the removal of all balconies.
- 2.27 The removal of balconies from the scheme meant that no external amenity space was provided, however it was considered that the town centre location, and proximity to surrounding amenity areas meant that the residents would benefit from the town centre facilities and parks in the nearby area.
- 2.28 A legal agreement (PG/254/00369 dated 16th February 2016) which sought a contribution of £58,000, to be used towards the provision and/ or improvements to a scheme of works intended to improve parking and visual amenity of public open space

at Park Road Barnsley and / or elsewhere within the Councils Central Ward was provided.

Proposed Amenity

- 2.29 The indicative proposals show an internal courtyard which would provide residents with a shared amenity space
- 2.30 Alternative amenity space is within walking distance due to the sites location within the town centre.

3.0 CONCLUSION

- 3.1 This Addendum Statement should be read in conjunction with the earlier supporting Planning Statement and has been prepared by DLP Planning Ltd on behalf of Empire Property Concepts, in support of the outline planning application for a residential development with all matters reserved except for access (2017/1180), at the former HMRC Car Park, Heelis Street, Barnsley.
- 3.2 This Statement has sought to address concerns raised by Barnsley Metropolitan Borough Council with regard to the initial indicative proposals and has revised the indicative drawings accordingly, along with cross sections showing separation and surrounding building heights to demonstrate the proposals are sympathetic in scale massing and form to their surrounding context.
- 3.3 This addendum has identified the revisions to the development and the capacity of the site as a result. We have indicated a reduced number of indicative units which internally meet relevant South Yorkshire Residential Design Guide space standards.
- 3.4 The proposals represent sustainable development in-line with the strong presumption in favour of sustainable development as per the National Planning Policy Framework and significant public benefits to the site, and wider economy which will result from this development.
- 3.5 In light of the above, it is respectfully requested that outline planning permission is granted for the proposed development at the former HMRC Car Park.

Appendix 1. Indicative Schedule of Accommodation

Ground Floor

Flat 001 is 46 m2 1 bed
 Flat 002 is 46 m2 1 bed
 Flat 003 is 46 m2 1 bed
 Flat 004 is 46 m2 1 bed
 Flat 005 is 46 m2 1 bed
 Flat 006 is 46 m2 1 bed
 Flat 007 is 46 m2 1 bed
 Flat 008 is 46 m2 1 bed
 Flat 009 is 74 m2 2 bed
 Flat 010 is 57 m2 1 bed
 Flat 011 is 57 m2 1 bed
 Flat 012 is 57 m2 1 bed
 Flat 013 is 74 m2 2 bed
 Flat 014 is 68 m2 1 bed
 Flat 015 is 68 m2 1 bed
 Flat 016 is 68 m2 1 bed
 Flat 017 is 68 m2 1 bed

First Floor

Flat 101 is 46 m2 1 bed
 Flat 102 is 46 m2 1 bed
 Flat 103 is 46 m2 1 bed
 Flat 104 is 46 m2 1 bed
 Flat 105 is 46 m2 1 bed
 Flat 106 is 46 m2 1 bed
 Flat 107 is 46 m2 1 bed
 Flat 108 is 46 m2 1 bed
 Flat 109 is 74 m2 2 bed
 Flat 110 is 57 m2 1 bed
 Flat 111 is 57 m2 1 bed
 Flat 112 is 57 m2 1 bed
 Flat 113 is 74 m2 2 bed
 Flat 114 is 68 m2 1 bed
 Flat 115 is 68 m2 1 bed
 Flat 116 is 68 m2 1 bed
 Flat 117 is 68 m2 1 bed

Second Floor

Flat 201 is 46 m2 1 bed
 Flat 202 is 46 m2 1 bed
 Flat 203 is 46 m2 1 bed
 Flat 204 is 46 m2 1 bed
 Flat 205 is 46 m2 1 bed
 Flat 206 is 46 m2 1 bed
 Flat 207 is 74 m2 2 bed
 Flat 208 is 57 m2 1 bed
 Flat 209 is 57 m2 1 bed

Flat 210 is 57 m2 1 bed
Flat 211 is 74 m2 2 bed
Flat 212 is 68 m2 1 bed
Flat 213 is 68 m2 1 bed
Flat 214 is 68 m2 1 bed

Third Floor

Flat 301 is 46 m2 1 bed
Flat 302 is 46 m2 1 bed
Flat 303 is 46 m2 1 bed
Flat 304 is 46 m2 1 bed
Flat 305 is 46 m2 1 bed
Flat 306 is 46 m2 1 bed
Flat 307 is 74 m2 2 bed
Flat 308 is 57 m2 1 bed
Flat 309 is 57 m2 1 bed
Flat 310 is 57 m2 1 bed
Flat 311 is 74 m2 2 bed
Flat 312 is 68 m2 1 bed
Flat 313 is 68 m2 1 bed
Flat 314 is 68 m2 1 bed

Fourth Floor

Flat 401 is 46 m2 1 bed
Flat 402 is 46 m2 1 bed
Flat 403 is 46 m2 1 bed
Flat 404 is 46 m2 1 bed
Flat 405 is 74 m2 2 bed
Flat 406 is 57 m2 1 bed
Flat 407 is 57 m2 1 bed
Flat 408 is 57 m2 1 bed
Flat 409 is 74 m2 2 bed
Flat 410 is 68 m2 1 bed
Flat 411 is 68 m2 1 bed

Fifth Floor

flat 501 is 46 m2 1 bed
flat 502 is 46 m2 1 bed
flat 503 is 46 m2 1 bed
flat 504 is 46 m2 1 bed
flat 505 is 68 m2 1 bed
flat 506 is 68 m2 1 bed

Sixth floor

Flat 601 is 46 m2 1 bed
Flat 602 is 46 m2 1 bed
Flat 603 is 46 m2 1 bed
Flat 604 is 46 m2 1 bed
Flat 605 is 68 m2 1 bed
Flat 606 is 68 m2 1 bed

Total of 85 Flats

BEDFORD - BRISTOL - CARDIFF - LEEDS - LONDON - MILTON KEYNES - NOTTINGHAM - RUGBY - SHEFFIELD

BEDFORD

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

Tel: 01234 832 740
Fax: 01234 831 266
bedford@dlpconsultants.co.uk

BRISTOL

Broad Quay House (5th floor)
Prince Street
Bristol
BS1 4DJ

Tel: 0117 905 8850
bristol@dlpconsultants.co.uk

CARDIFF

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ

Tel: 029 2064 6810
cardiff@dlpconsultants.co.uk

LEEDS

Princes Exchange
Princes Square
Leeds
LS1 4HY

Tel: 0113 280 5808
leeds@dlpconsultants.co.uk

LONDON

The Green House
41-42 Clerkenwell Green
London
EC1R 0DU

Tel: 020 3761 5390
london@dlpconsultants.co.uk

MILTON KEYNES

Midsummer Court
314 Midsummer Boulevard
Milton Keynes
MK9 2UB

Tel: 01908 440 015
Fax: 01908 357 750
miltonkeynes@dlpconsultants.co.uk

NOTTINGHAM

1 East Circus Street
Nottingham
NG1 5AF

Tel: 01158 966 620
nottingham@dlpconsultants.co.uk

SHEFFIELD / SPRU

Ground Floor
V1 Velocity Village
Tenter Street
Sheffield
S1 4BY

Tel: 0114 228 9190
Fax: 0114 272 1947
sheffield@dlpconsultants.co.uk

WILBRAHAM ASSOCIATES RUGBY

18a Regent Place
Rugby
Warwickshire
CV21 2PN

Tel: 01788 562 233
info@wilbrahamassociates.co.uk