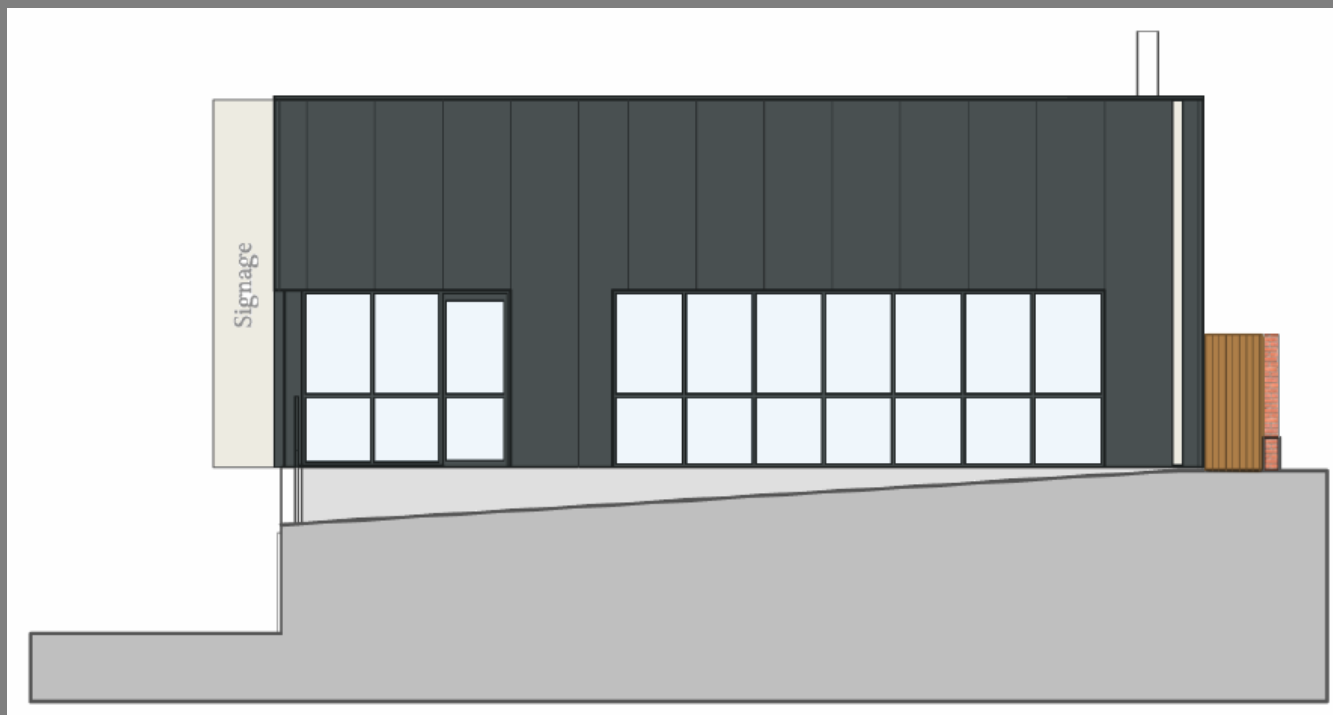


Upper New Street Barnsley

Design and Access Statement



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Document Control

The following statement is the Design and Access Statement for the full planning application for the development of a retail unit and fast food outlet at Upper New Street, Barnsley, S70 1LP.

The document was first issued in April 2016 with no revisions.

Revision	Date	Notes/amendments	Checked by
A	03-08-16	Page 13 - Use Class corrected to A5.	JG

1.1 Foreword

The following Design and Access Statement has been written to meet the requirements of the Government Planning Practice Guidance which became effective from 6th March 2014.

The document follows the guidance in the CABE publication “*Design and Access Statements—How to write, read and use them*”. It is intended to demonstrate the design process and to show how the characteristics of the submitted scheme are a response to the physical, socioeconomic and planning constraints and opportunities that the development site presents.

1.2 Application Overview

The document supports the full planning application for the redevelopment of the former ‘Bed Factory Outlet’ site at Upper New Street, Barnsley, S70 1LP. The development aims to bring a neglected town-centre site back into viable and sustainable use as a retail unit and fast food outlet.

The application is being made on behalf of the client, Condie Developments Ltd.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Application Form	JDA
Architectural information	JDA
Design & Access Statement	JDA



Design and Access Statement
Upper New Street, Barnsley

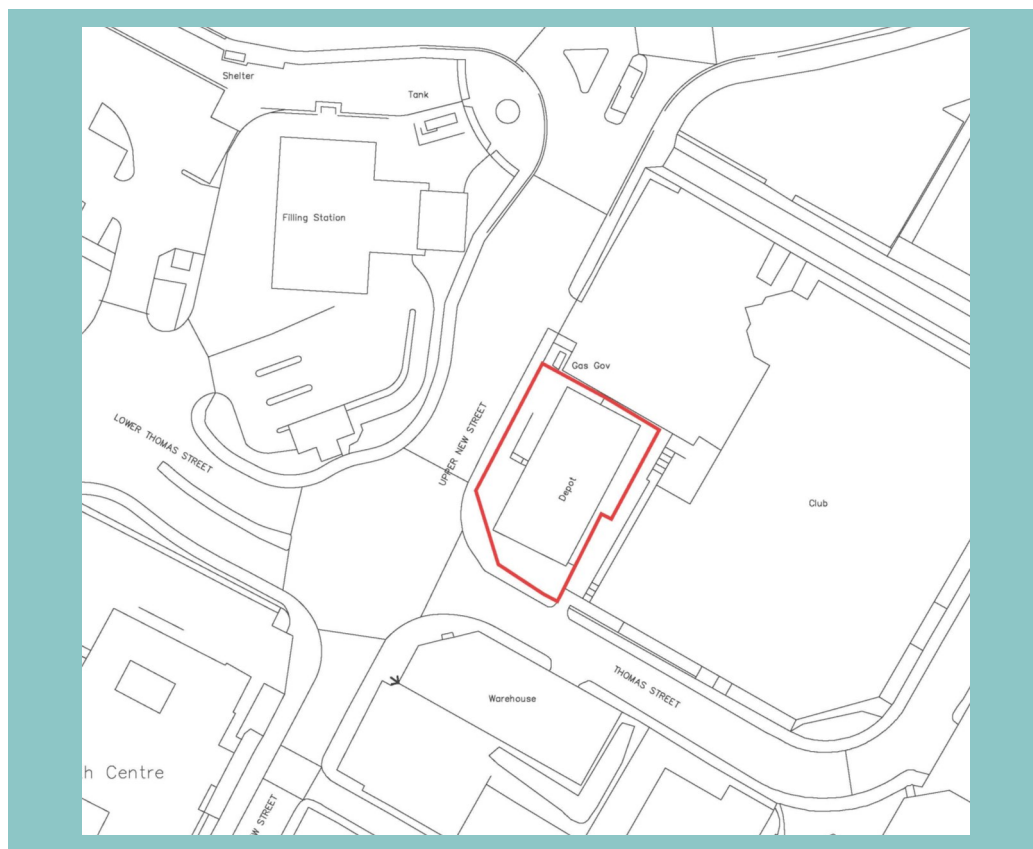
Context

2.1 Location

The previously developed site, at Upper New Street, Barnsley, S70 1LP, is located on the outskirts of Barnsley Town Centre, in what is defined by Barnsley Council as the 'Southern Fringe' of the town.

The overall site area is 755m² and currently houses a redundant and dilapidated warehouse building, most recently used as a 'Bed Factory Outlet'. There is a significant change in level across the site, from north to south.

The site is highly visible, as is the empty former 'Gala Bingo' building behind it, and Barnsley Council are keen to see the area brought back into use and visually improved.



Site Location Plan

(Not to scale)

2.2 Existing Use

The existing building was most recently used as a 'Bed Factory Outlet', Use Class A1 (Shops). It is currently empty and in a state of some disrepair.

2.3 Existing Appearance & Scale

The existing building is constructed largely from orange-brown bricks, with a grey corrugated roof. The existing windows are a mixture of white upvc and white painted timber. There are several boards and advertising hoardings, in various colours, attached to all faces of the building - most of these are now damaged and unsightly.

The building is on a sloping site and is one-and-a-half storeys at the southerly end and two-and-a-half storeys towards the north.



Images of the Existing Building

2.4 Surrounding Streetscape

The site is located on the outskirts of Barnsley town centre and, as such, the surrounding streetscape is largely dominated by roads and large scale individual buildings, constructed from a variety of materials.

The most significant neighbour to the site is the former Gala Bingo club (currently empty), which sits behind the site, to the east. This is two to three storeys in height and is constructed from yellow buff bricks, grey vertical cladding and blue framed glazing.

Further beyond the former bingo hall to the east is a large, relatively new, multi-storey housing development, clad in yellows and greens.

To the south of the site is an 'Autoparts' retailer, two storeys in height and constructed in red brick.

Directly opposite the site, to the west, is a large Morrisons supermarket and petrol station, constructed in yellow and brown brick with a large green roof and some glazing.



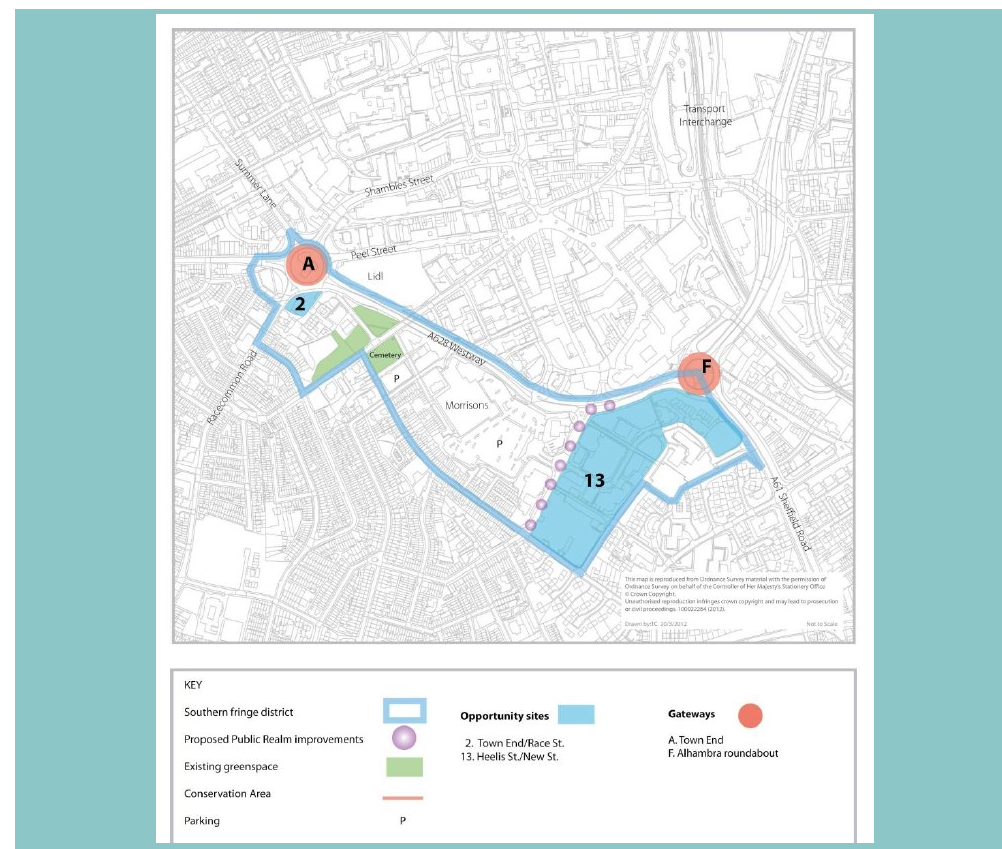
Surrounding Streetscape

2.5 Planning Policy Review

Barnsley Council is currently at a fairly advanced stage in developing a new Local Plan. Within the new plan, policies from the current Barnsley Town Centre Action Plan are carried forward. As indicated by the adjacent excerpt, the site is located within an area (the Southern Fringe) which Barnsley Council are keen to see improved. The site is specifically within an 'Opportunity Site' (13) and on a street (Upper New Street) for which there are 'Proposed Public Realm Improvements'. 'Commercial uses' are considered suitable for this area. It is hoped that our proposal to improve this site will encourage further development in the vicinity.

2.6 Planning History

Planning permission was granted, in 2012, for a new superstore and filling station (Ref: 2012/0196) on a site which encompasses the proposed site for this current application. Four years has elapsed since this approval, so it is no longer valid. There have been no more recent relevant planning applications for the site.



**Excerpt from Barnsley Town Centre Action Plan
(Southern Fringe)**

2.7 Flood Risk Assessment

As indicated on the adjacent Environment Agency Flood Map, the site is not considered to be in a flood risk zone.



Environment Agency Flood Map

(Not to scale)



Design and Access Statement
Upper New Street, Barnsley

Design

3.1 Consultation

Pre-application advice was sought from Barnsley Council. Several potential proposals were discussed with the planning officer, James Hyde, who was very positive and helpful. His comments and advice included:

- The proposed uses are acceptable, in principle.
- Although Barnsley Council has maximum, rather than minimum, parking standards, highways may still object if vehicles accessing the site are anticipated to 'interfere with the flow of traffic'. Accordingly, some parking provision should be made, where possible.
- The surrounding buildings are relatively 'low rise - 'Streetscape' drawings should be provided with the application, showing the proposal in context.
- There is no predominant aesthetic in the immediate vicinity; Barnsley Council are likely to be receptive to interesting and innovative designs.
- Consideration should be made of waste storage.
- The location of the site would suggest that a coal-mining report would be necessary.

Barnsley Council are keen to see this somewhat dilapidated site developed and improved.

3.2 Objectives

Discussions with the client and with Barnsley Council, and consideration the site's context led to the development of the following design objectives:

- To provide a viable and sustainable use for a redundant brownfield site.
- To re-use elements of the existing building, where possible.
- To provide a design which is flexible, adaptable and accessible.
- To accommodate and make good use of the change in levels across the site.
- To provide an attractive design for this prominent 'gateway' location.

3.3 Use

The upper floor of the new building will house a retail unit, Use Class A1. The lower ground floor will house two small food outlets, Use Class A5, one of which is anticipated to be Papa John's Pizza.

3.4 Amount

The upper floor unit will have an area of 242m². The lower floor food retailers will have areas of 93m² and 79.5m² to 93m² subject to intrusive works.

3.5 Scale

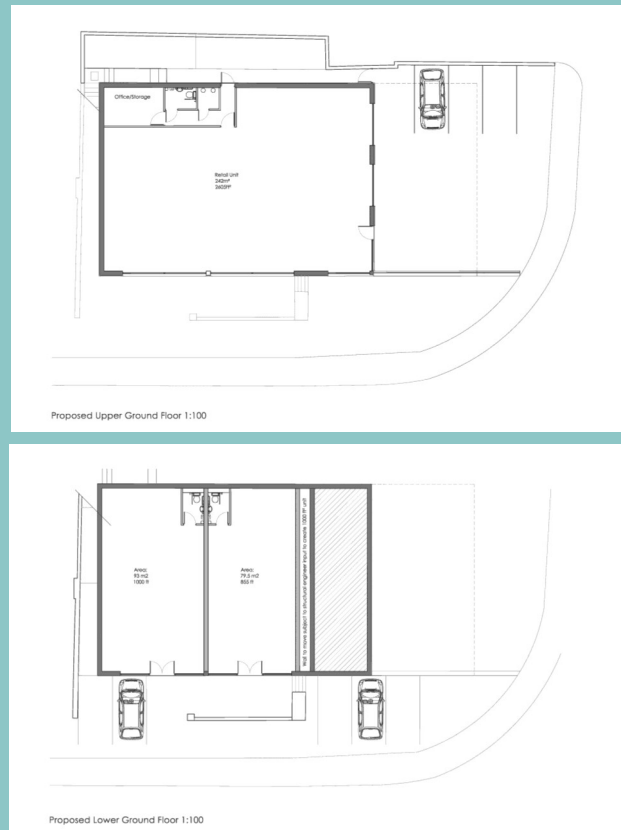
The new building will be two-and-half storeys in height, similar to its predecessor. Its footprint, however will be slightly reduced, in order to accommodate some off-road parking for the upper retail unit.

3.6 Layout

The new building sits on the footings of its predecessor and, as such, is similarly oriented.

The upper retail unit is accessed from Thomas Street and is set back from the street to enable off-road parking for four vehicles and access to the entrance doorways via a gentle slope.

The food takeaways are accessed, on the level, from Upper New Street. Off-road parking for up to five vehicles is provided to the right of the outlets.



Proposed Plans

(not to scale)

3.7 Appearance

Condie Developments Ltd. propose using Kingspan, micro-ribbed, insulated cladding panels Anthracite Grey (RAL 7016), which they used to re-clad one of their portfolio build situated in Chester.

Glazing will be aluminium framed, coloured Anthracite Grey (RAL 7016).

Signage shown on the adjacent drawings is indicative at this stage, and will be designed at a later stage.



3.8 Boundary Treatments & Landscaping

A low wall and steps will be retained, as existing, at the New Street frontage, defining the edge of the site, separating it from the pavement and managing the change in level.

The (higher) Thomas Street forecourt and entrance will be accessed directly from the road. This upper level will be separated from the lower level by means of a steel railing.

Proposed Elevations (not to scale)





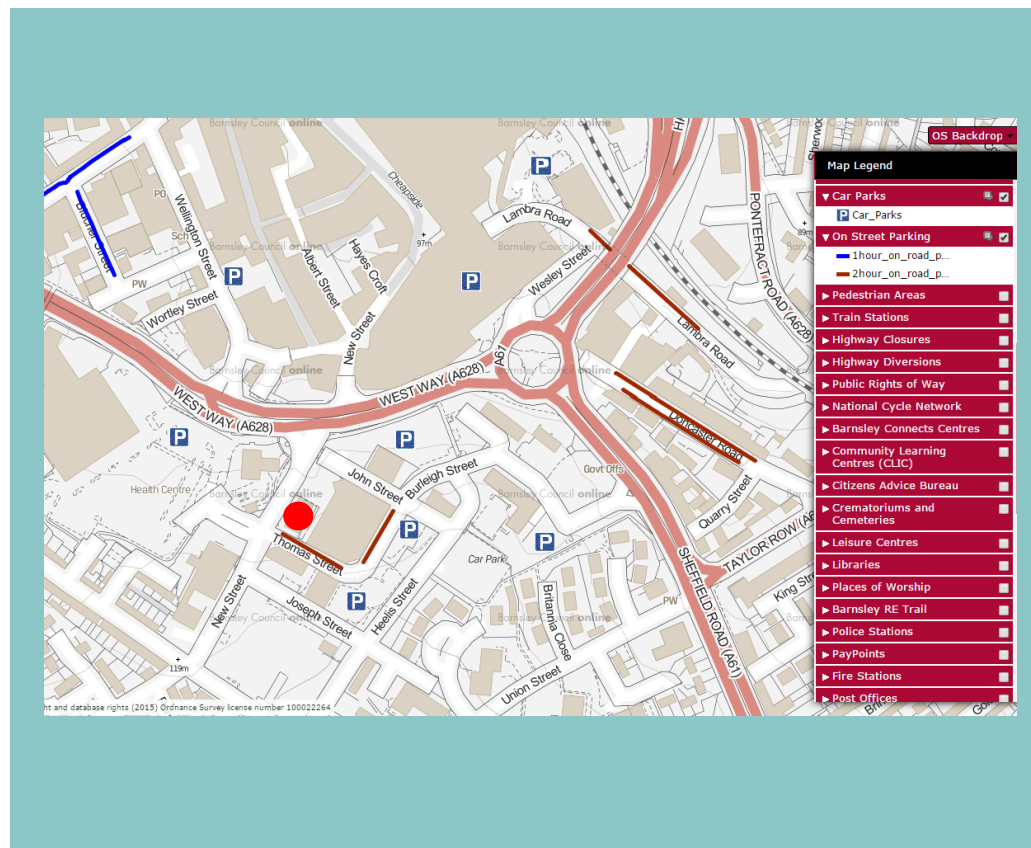
Design and Access Statement
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Access

4.1 Transport Links

The site is easily accessible via non-car modes of transport and can be comfortably reached on foot or cycle from Barnsley Town Centre to the north and from the nearby residential areas to the south, west and east. The Number 43 circular bus (Barnsley-Kingstone-Pogmoor) stops directly opposite the site (on Upper New Street), half hourly Monday-Saturday and hourly on a Sunday.

For those that choose to drive to the site, 4^{no} off-road parking spaces are provided on the proposed forecourt to the upper retail unit, and there is on-street parking available on Thomas Street, as shown on the adjacent map. Additionally, there are 5^{no} parking spaces provided for the food takeaways, and there are several public car parks in the vicinity.



Map showing public car parks in the vicinity of the site



Conclusions

5.1 Design Process and Evaluation

We have consulted with Barnsley Council and the client throughout the design process, with a view to producing a design solution which is useful and viable to the client and in line with the council's aspirations for the area.

The primary aim of this design proposal is thus to provide a viable and sustainable future for a prominent site in Barnsley Town Centre. The existing building on the site is currently redundant and derelict, and is something of an eyesore in the locality.

Our proposal references the site's historic use by largely retaining the existing footprint and makes good re-use of existing materials at the lower level.

The upper level is constructed in a form which is more attractive, more energy efficient and more suited to modern retail use.

It is hoped that the redevelopment and improvement of this highly visible site will lead to further development in the vicinity, as is Barnsley Council's aim.

We believe that the proposal is fully compliant with the requirements and aspirations of local and national planning policy and trust, therefore, that this application will meet with the approval of Barnsley Council.

Please do not hesitate to contact Jennings Design Associates if you have any queries or comments relating to this application.