
***PROPOSED CONVERSION & ALTERATIONS TO
DENBY DALE SHIRT CO***

At

***SPARK LANE
MAPPLEWELL
BARNSELY***

For

MASON BUILDING CONTRACTORS LTD

***DESIGN AND ACCESS
STATEMENT***

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This Statement has been prepared in support of a Full Town and Country Planning application for conversion of the existing building into two shops and eight self-contained apartments with associated works.

The premises were formerly used as a Chapel. This use ceased years ago and until recently it was used as a shirt manufacturing factory. Since the building became vacant the fabric of the building has deteriorated both internally and externally with vandalism a significant factor. Efforts to market the premises for commercial use have been unsuccessful.

2 PHYSICAL CONTEXT



The application site is situated at Spark Lane at the edge of the village of Mapplewell.

Access to the site is directly from Spark Lane.

The former building occupies almost all of the site. The remainder is hardstanding that has formerly used for vehicle parking.

The site slopes generally from north west to south east.

Spark Lane forms the northern western boundary to the site with open land and playing fields to the south. There is a residential care home for the elderly immediately to the east. To the west of the site is residential development and Mapplewell village centre lies to the north east.

Most of the original external openings remain although a number of them have been (unsympathetically) built up in the past. The lower floor levels have been badly damaged by fire.

The building was originally a Chapel. The original building was extended at lower ground floor level with a flat roof section providing toilet facilities for the factory. The proposals include the full demolition of this single storey addition.

The building is considered to be of architectural interest and historical importance. The Applicant is seeking to preserve the exterior of the building and convert it to a beneficial, sustainable use.



The existing floors and floor levels are not considered suitable for refurbishment for the proposed use as apartments.

In the context of the local area the building has the potential to be an attractive feature in the street scene and of locally historic interest but is no longer suitable for an exclusive commercial or community purpose.

The site lies within an established residential area with access to local amenities, shops schools etc and local public transport routes. The surrounding residential properties are of mixed size and design.

There are no trees or hedges within or immediately adjacent to the site that will be affected by the works.

The existing building has walls of coursed sandstone with stone surrounds to window and door openings. There is a stone string course to the majority of elevations. The stonework included quoins to external corners and stone copings and kneelers to parapet s to gables at roof level.

The main roof areas have natural slate coverings. It is proposed that these shall be salvaged and reuses with additional slate to match, as required.

Vehicular access to the site is currently via a shared, unmade track that also serves The Old School House, and 69 Combs Road as well as providing access to the cemetery.

The existing building has a number of windows that overlook adjacent properties.

It would appear that a first floor has been added to provide additional accommodation to the central areas above the former balcony area.

3 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses as the property was vacated some time ago..

The potential for overlooking from the existing building already exists and any overshadowing will not be adversely affected as a result of the proposed development.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

It is anticipated that future residents will support local businesses.

The renovation of the property will improve the general amenity of the area but is unlikely to alter the attractiveness of the area to investors.

4 PLANNING POLICY

The principal Planning consideration that are relevant to the proposals are:

Any change of use of buildings to residential use ensure that there will not be any detrimental affect upon employment, general amenity of the adjoining properties or traffic considerations.

The existing building offers little, if any, prospect of providing any meaningful employment.

When uses as a chapel or factory this would have had the potential to attract significant numbers of visitors. Possibly many of these would have arrived by car and due to the very restricted parking facilities this would inevitably lead to on- street parking. Further, the activities taking place within the building could generate a level of noise that would undoubtedly cause nuisance to adjoining neighbours.

The proposal for residential use would be beneficial in that the potential for nuisance caused by vehicular traffic and or noise will eliminated. This will also improve the level of highway safety.

Good quality design is necessary to ensure that the development will contribute to the local environment. The scheme should maintain its local identity, be visually attractive, promote safety and crime prevention and reduce hazards to highway safety. Space around buildings should be preserved and avoid nuisance caused by excessive noise or pollution. Buildings should be energy efficient both in the building fabric but with regard to promoting cycling, walking and the use of public transport.

The design of the scheme is sympathetic to the existing building and feature are retained or repeated to ensure that the local identity is preserved.

In its present condition the site and buildings offer little, if any positive contribution to the local environment. In fact, due to the present condition of the site and its attraction to vandals, the unoccupied property is having a significant detrimental affect on the area. The fabric of the building and surroundings require significant renovation and repair if they are to be returned to condition whereby a positive contribution is made to the local environment.

In its present condition the site is a magnet for vandals. Also due to its location, any use other than residential, where constant occupation was not possible, would make the premises susceptible to crime.

The level of noise arising from the premises uses for the residential purposes as proposed would be significantly less than that associated with community use.

To ensure efficient use of energy the refurbishment works will meet or exceed the current Building Regulations requirements for conservation of fuel and power.

Cycle parking is to be provided and there is access to the local public transport network.

The refurbishment of the existing building and conversion to part retail and residential use will add to the activity in the area, and return the building to a visually attractive feature on the fringe of Mapplewell village center

The development should be in keeping with its surroundings in respect of design, materials, scale, layout, height and scale and the proposals comply entirely with this requirement.

Where a building makes a positive contribution to the character or appearance of an area any proposals for partial demolition will not be appropriate unless it is demonstrated that the demolition is necessary. Unless suitable and sustainable uses are found for the building, demolition would be the only suitable alternative.

Appropriate standards for privacy and open space have been considered with a view to ensuring that there is no detriment to existing or future occupants of the development and adjoining properties.

5 DESIGN OF THE SCHEME

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

‘Secured By Design’ is the official police flagship for security and designing out crime.

The principals set out therein have been adopted where appropriate. This includes:

Vehicular and pedestrian routes have been designed in a way that ensures that they are open, direct and used as much as possible. The layout does not undermine the defensive space of neighbourhoods because of the positioning of boundary fences and location of amenity areas.

Pedestrians will have good visibility along the length of the access road to maximise the natural surveillance. Further main windows from the proposed dwellings are positioned to provide views over the communal areas.

6 ACCESS

The principal pedestrian access is the main entrance door facing the main road with associated steps. This is to be retained as the main access point for both the retail

and residential areas. However to suit the new proposed floor levels and to provide acceptable access arrangement for the disabled, the threshold level is to be lowered together with associated works to the feature stone surround



As shown on the submitted drawings, the application site comprises the main site and building situated on the south eastern side of Spark Lane. A further area is included and is situated immediately opposite. Access to each portion of the application site is currently direct from Spark Lane.

Access to the main site area is to the south of the main building with ramp to the parking/offloading areas to the rear. It is proposed that the existing main site entrance will be retained as an 'entrance only' access to the site. An egress only point will be formed with new dropped kerbs to the northern side of the site

The land opposite also has an existing access from Spark Lane. This entrance will be used to access to four designated parking spaces.

There is off street parking available in the village retail/commercial areas.

Entrance doors, and the internal layout of dwellings and shop units will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).
