



Proposed Development
9 Regent Street
Barnsley
S70 2EG

MR M SPENCER

Design and Access Statement - December 2016

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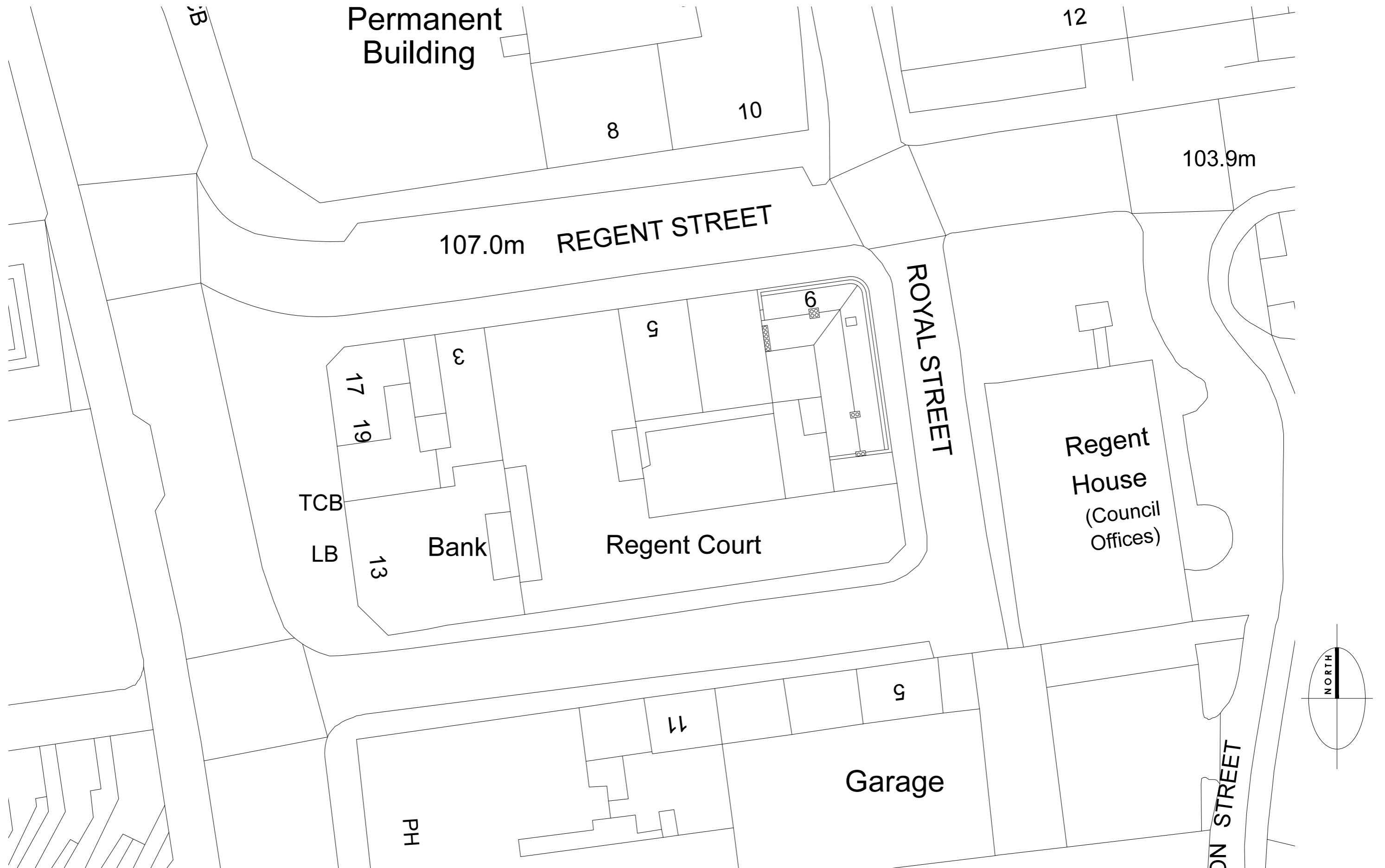
1.0 - Existing site



The site is located on the corner of Royal Street and Regent Street in Barnsley town centre within the Regent Street/Church Street/Market Hill conservation area. The surrounding context to the site is a mixture of office, leisure, residential and retail.

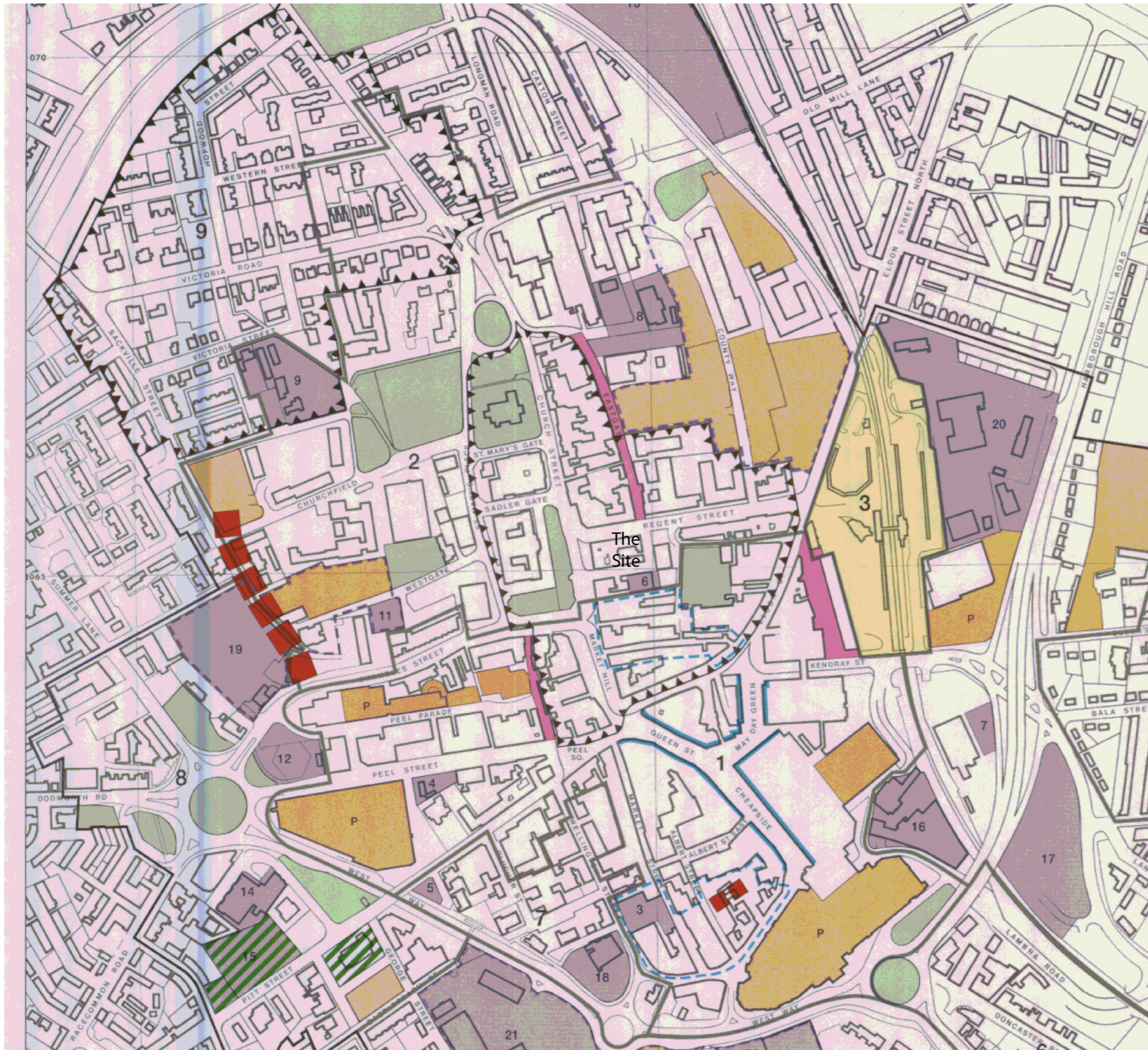




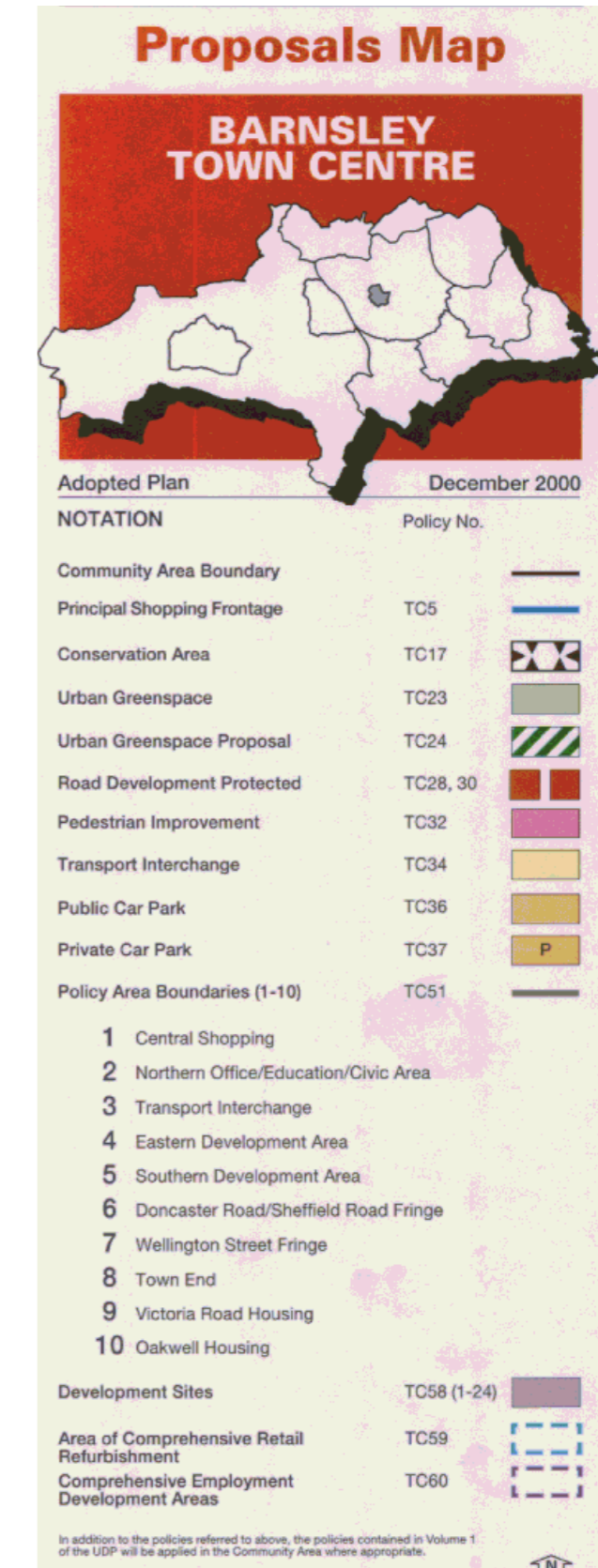


Existing Site Location Plan

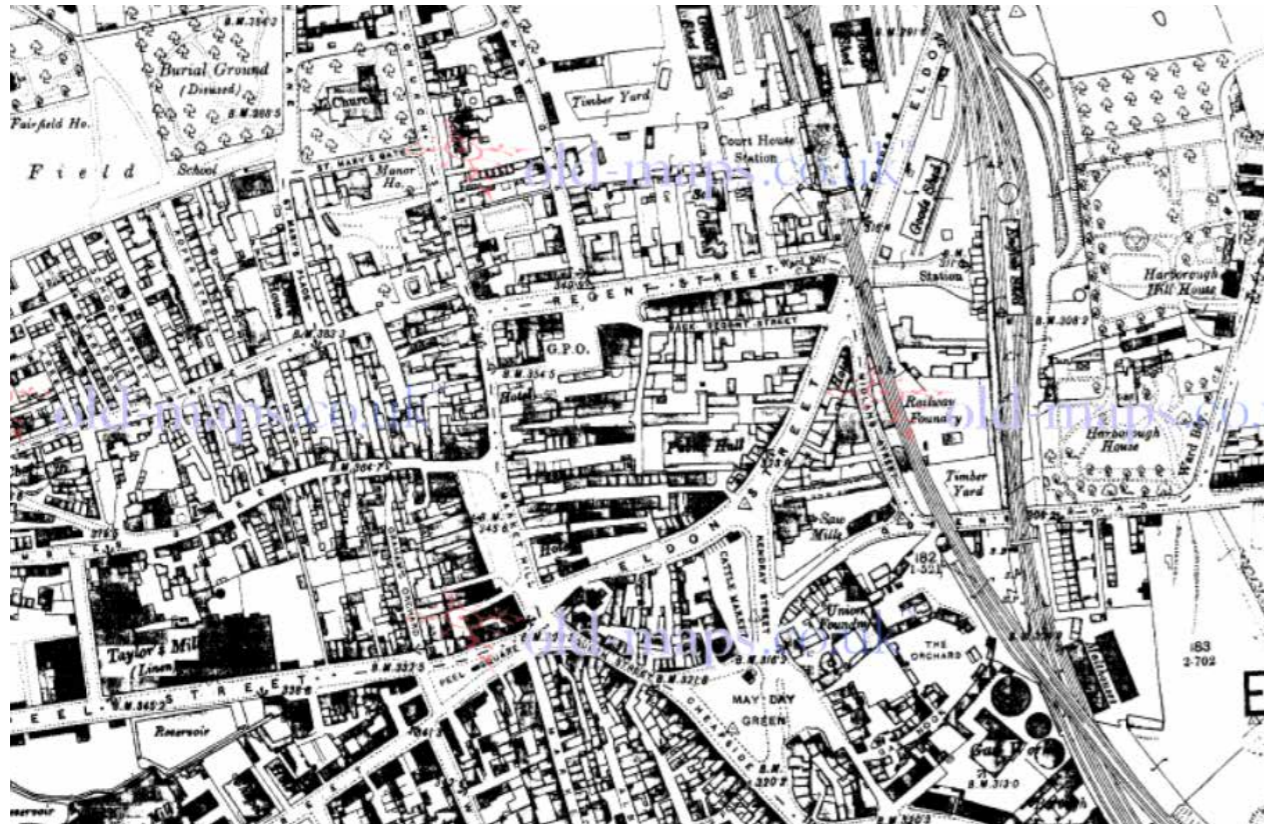
2.0 - Policy map information



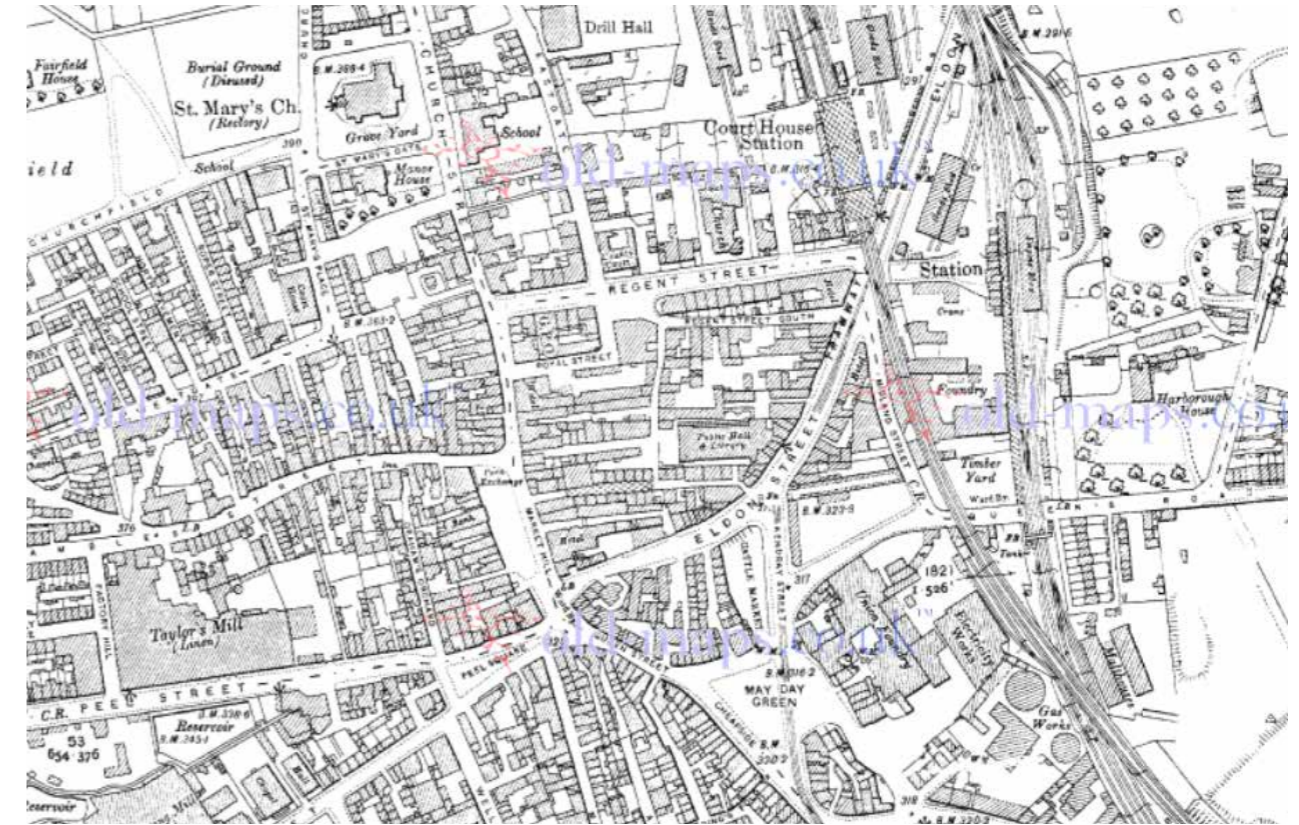
The site is located within the City Centre Boundary and within the Regent Street/Church Street/Market Hill conservation area. The existing building is a grade II listed building.



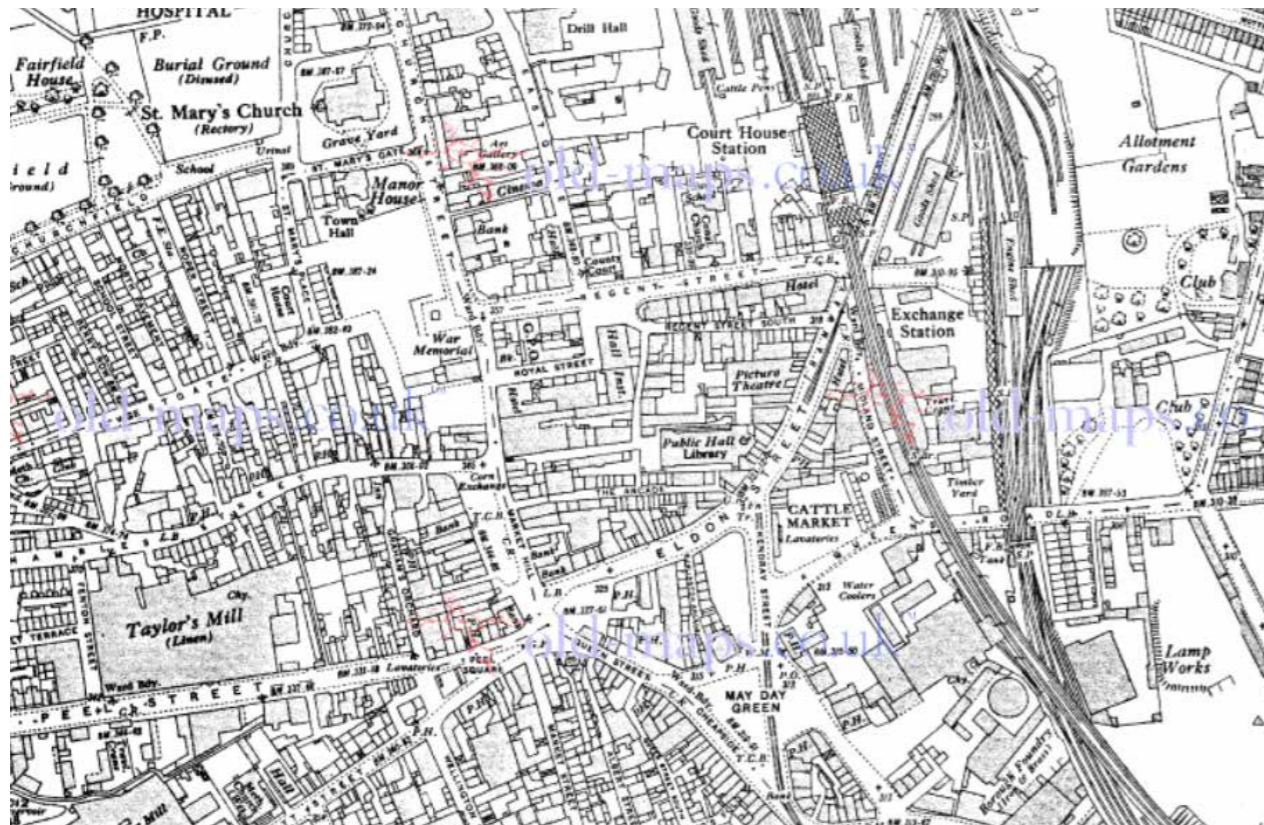
3.0 - Heritage statement



1892 O.S. Plan



1906 O.S. Plan



1931 O.S. Plan



1962 O.S. Plan

Listing Text

SE3406NW BARNSELY REGENT STREET

(south side),

Barnsley

8/66 No 9

GV II

Council offices. Circa 1880. Ashlar. Welsh slate roof. Classical style.

Three storeys. 5 bays to Royal Street, one rounded corner bay and 4 bays to Regent Street. Entrance in corner bay with fanlight, pilaster jambs and cornice on shaped, enriched brackets. Double panelled door. Entrance in 4th bay of Regent Street facade is round-arched with spandrel treatment, small cornice and c1970 door. All windows are square-headed sashes with moulded architraves, slightly taller to ground floor. Cornices between floors. Moulded eaves cornice and deep panelled parapet. Included for group value.

Listing NGR: SE3448806518



REGENT STREET/CHURCH STREET/MARKET HILL CONSERVATION AREA DESCRIPTION

The Conservation Area constitutes the historic core of Barnsley town centre and the centre of the borough's civic and commercial functions. It is dominated by Barnsley Town Hall and contains thirty six listed buildings of various ages and architectural styles. The Conservation Area can be roughly divided into two areas. Church Street and Regent Street form the civic, legal and administrative core whilst the area around Market Hill and Eldon Street lends itself to commercial uses. A number of Barnsley's most prominent architecture is found within the Conservation Area including the Town Hall, the Civic Hall (The Civic), St Mary's Church and a number of fine Georgian properties along Regent Street. A number of commercial properties are converted Georgian town houses and large formal Victorian office buildings. The university campus and the Cooper art gallery are also situated within the Conservation Area boundary. Buildings vary from two stories to five, but the topography of the area is a dominant feature defining views and vistas both within and towards the town.

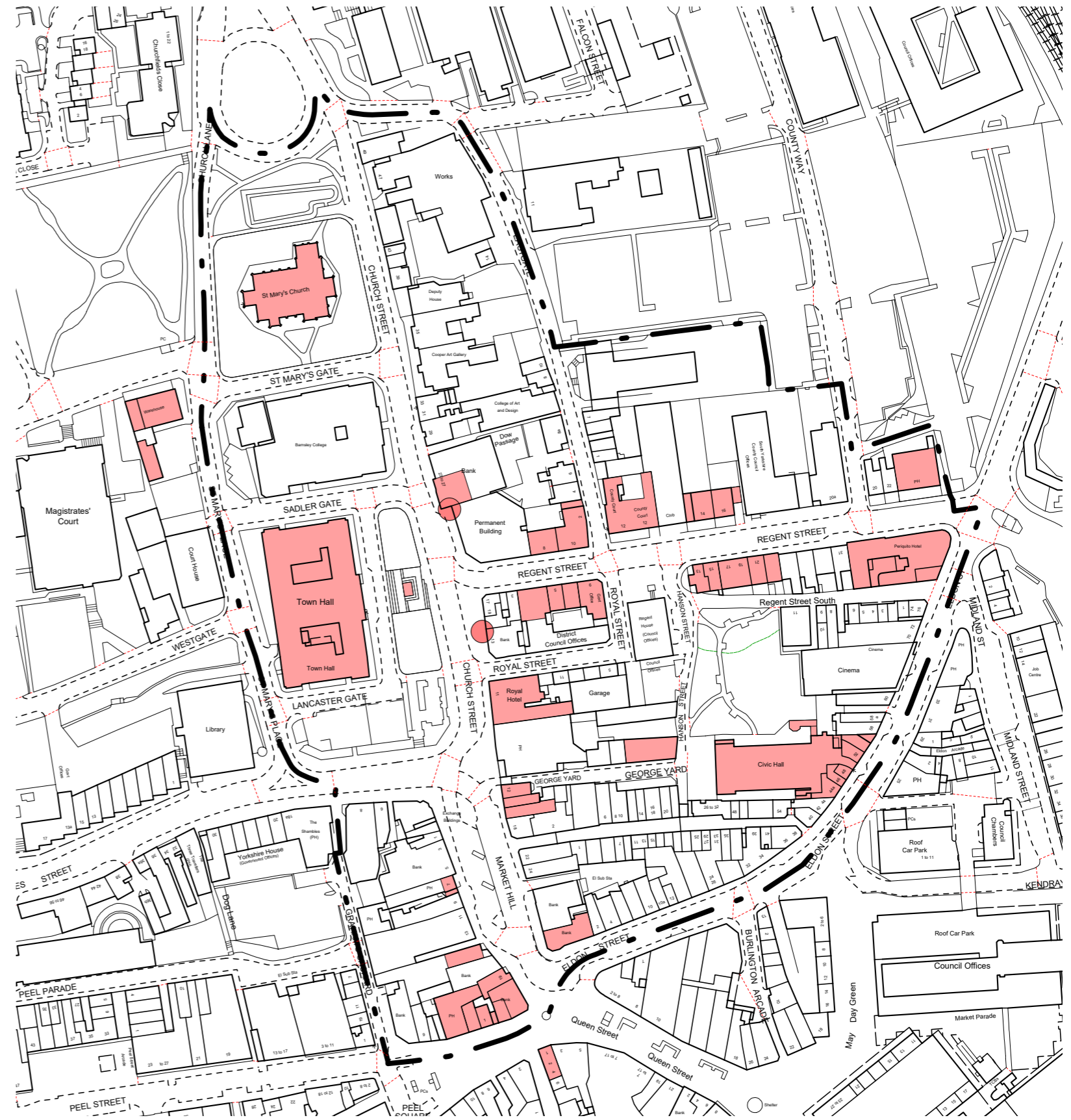
9 REGENT STREET

The building is Grade II listed as it contributes to the character of the conservation area with its well-proportioned classical style stone facades facing Regent Street and Royal Street. The rear elevations of the building which are only visible from the internal courtyard are of a simple brick design and have seen numerous alterations and additions in the past. The roof of the building is of a standard pitched construction with slate tiles and chimneys constructed of brick and stone which is largely hidden behind the parapet and cannot be seen from street level however it is visible from the upper floors of some buildings in the surrounding area including glimpsed views from the town hall along Regent Street. There are few notable internal features in the building as the fireplaces have all been removed and the internal layout has been altered and subdivided to suit various past uses.

The buildings listed status notes it as "included for group value" and the listing focuses on the facade of the building which is the main noteworthy feature. The proposal to demolish the roof structure will not impact on the facade of the building in any way and the new floor of accommodation is set back behind the parapet so as not to be visible from street level. Although the new floor will be visible from some of the surrounding buildings this is not considered detrimental as the existing roof structure is of little architectural merit and the new proposal offers a high quality design solution.

The proposed new floor of accommodation will be of lightweight construction contrasting with the stone facade of the building in order to make a clear distinction between the old and the new. The apartment is set back behind the parapet by 1.5 metres and has a fully glazed facade facing Regent Street and Royal Street with a dark grey brise-soleil. The side and rear elevations will be clad in powder coated metal.

In summary we feel that the removal of the existing chimneys and the pitched roof is offset by a high quality design proposal that respects the overall form of the building and does not detract from the key feature which is the stone facade.

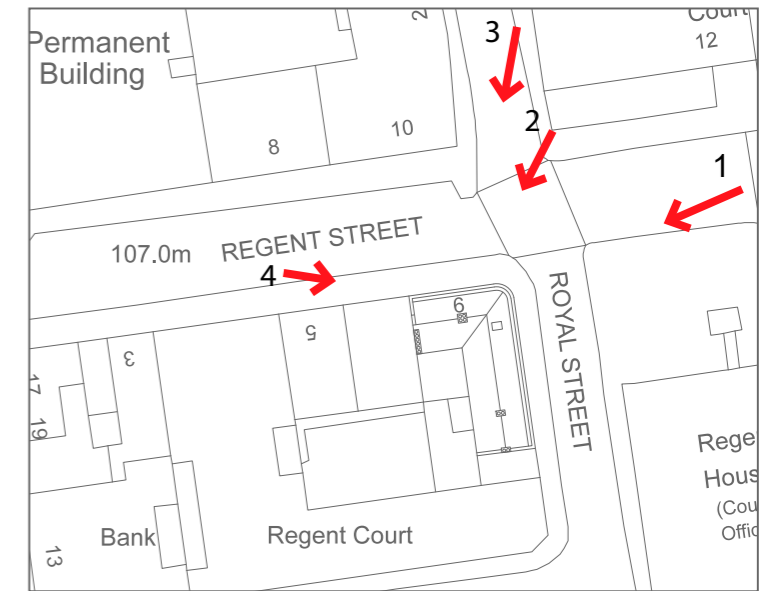


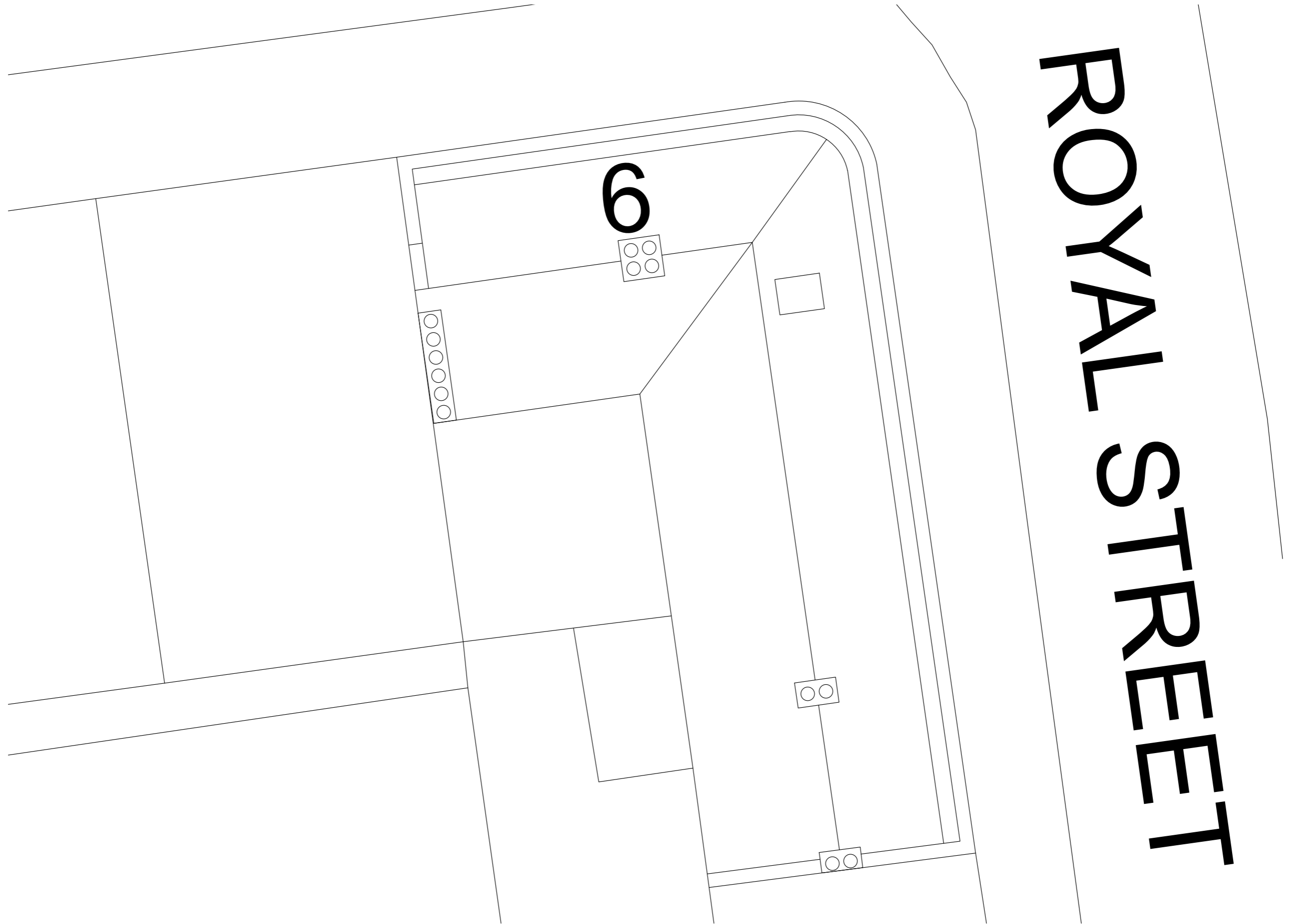
Map of the conservation area

4.0 - Site panoramas



panorama key





ROYAL STREET

5.0 - Existing Photos



Existing Roof Structure



Existing Roof Looking South



Existing Roof Looking North

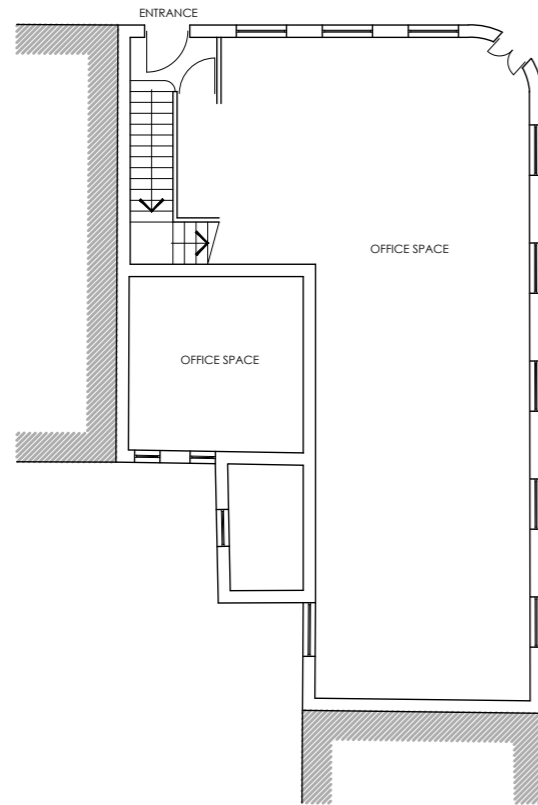


Existing Roof Looking West

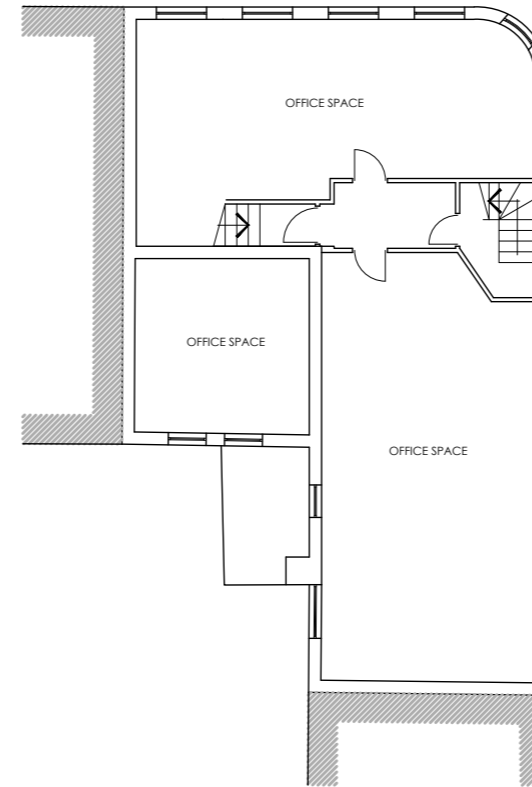


Existing Roof Looking into Courtyard

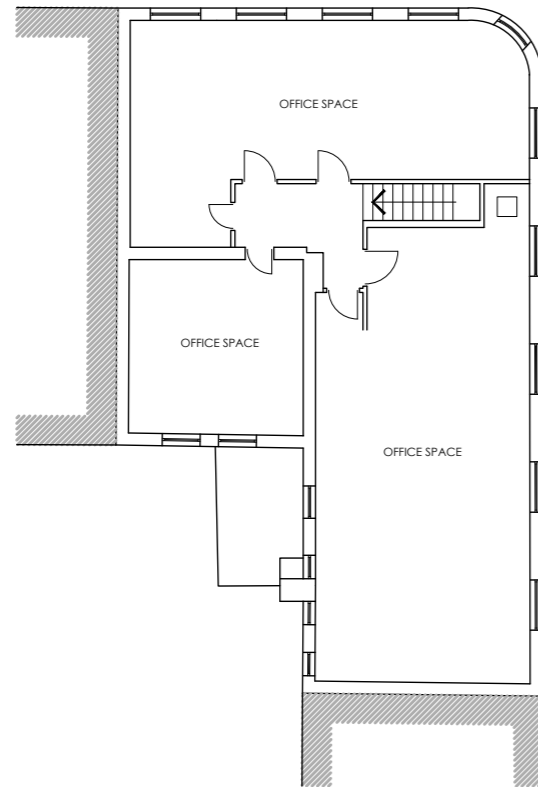
6.0 - Existing Drawings



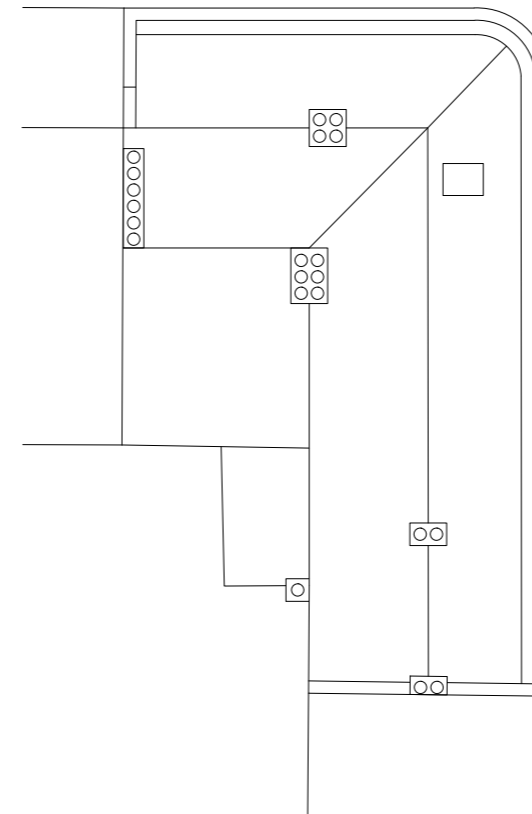
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



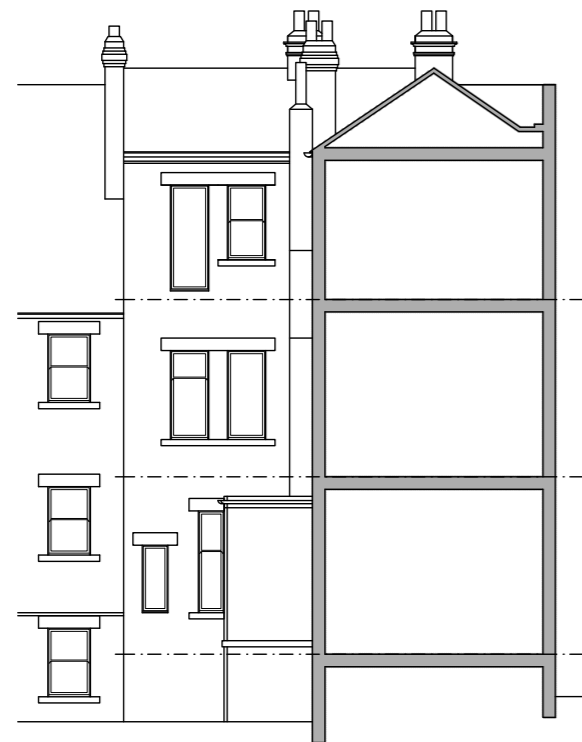
ROOF PLAN



NORTH ELEVATION - REGENT STREET



WEST ELEVATION - ROYAL STREET



SOUTH ELEVATION - COURTYARD

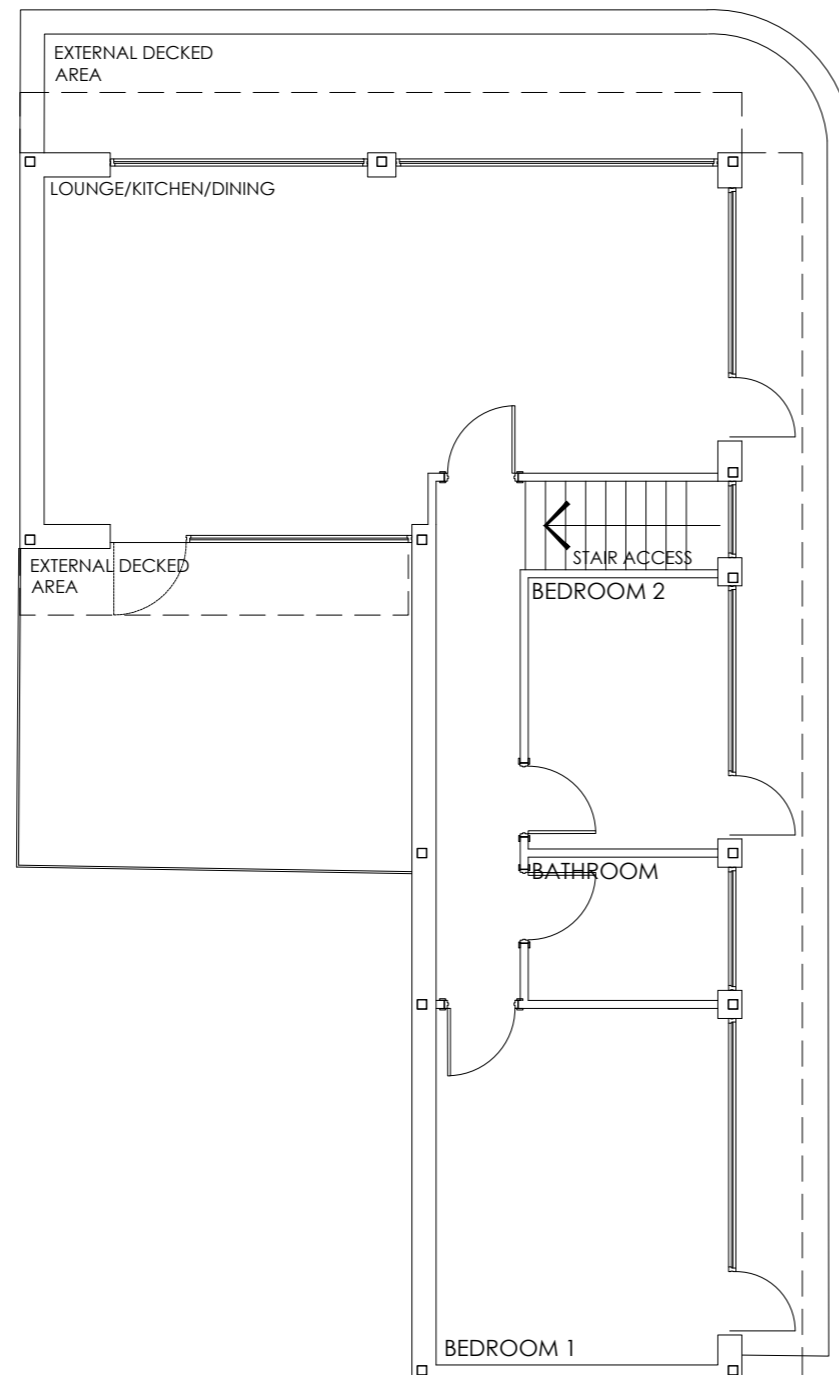


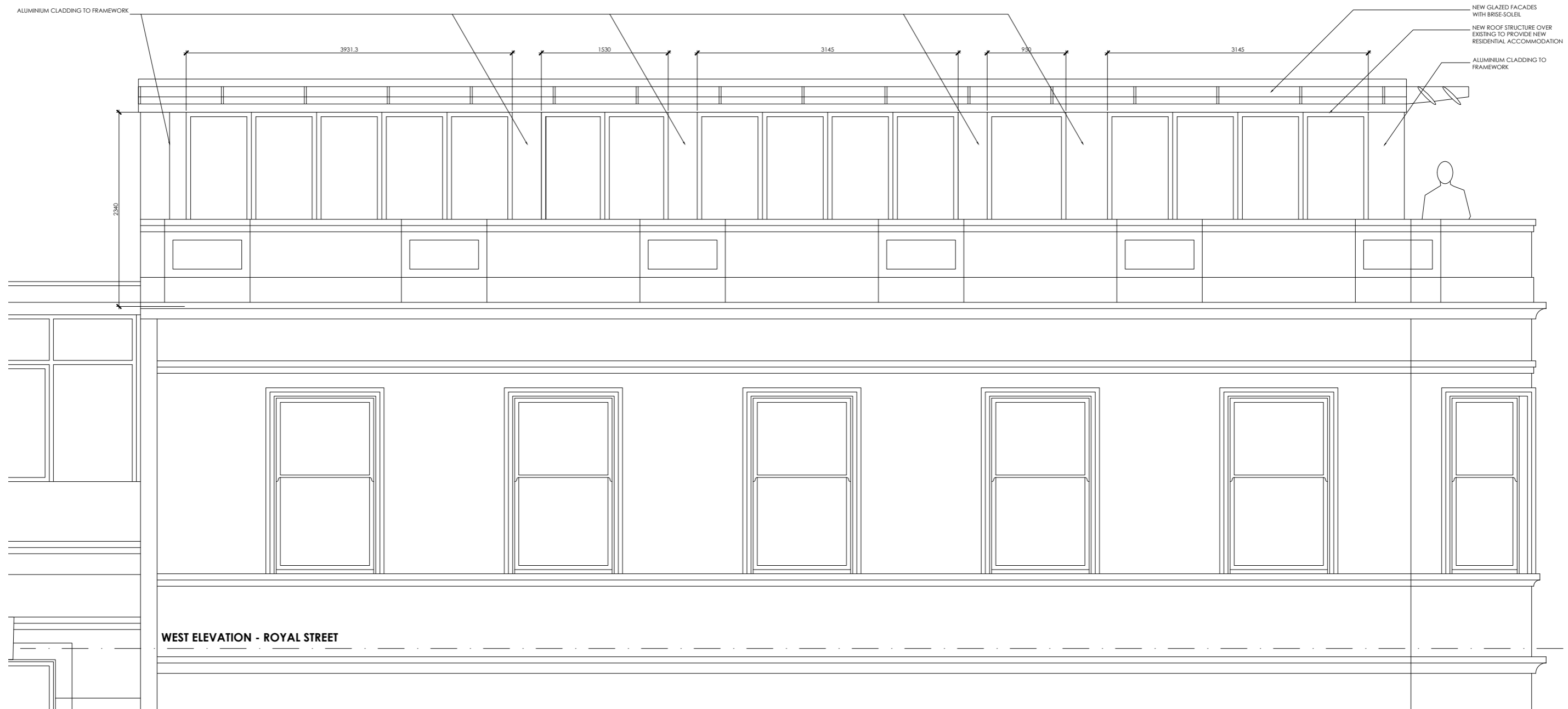
EAST ELEVATION - COURTYARD

7.0 - The proposals

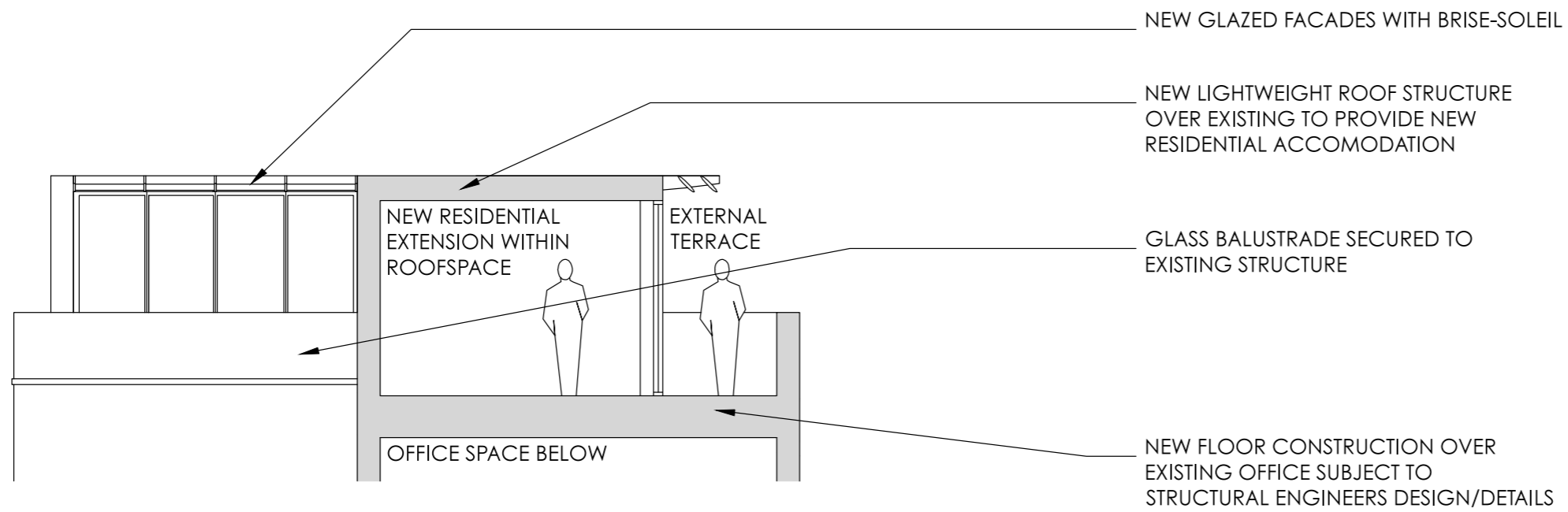
The Proposal

The proposal is for the erection of new residential unit and associated works to the loft/2nd floor of 9 Regent Street, Barnsley. The additional space will be located at 2nd floor level and will require the removal of the roof structure however the parapet to the front of the building will be retained. The new accommodation amounts to approximately 800 sq ft which consists of a new 2 bedroomed apartment, external terrace and additional circulation space. The proposal seeks to achieve a high standard of residential accommodation which will enhance the listed building rather than detract from it.

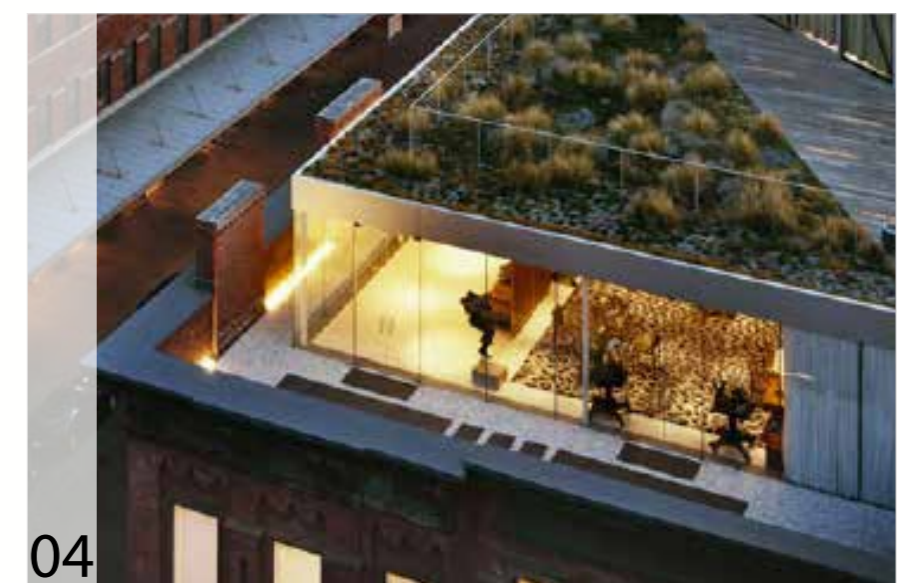








Concept Typical Section Scale 1:100





Concept Visual

INTRODUCTION

This Planning, Design & Access Statement is submitted in support of a planning and listed building application proposing the construction of a new roof level apartment at 9 Regent Street Barnsley. This design and access statement should be read in conjunction with the following documents:

15-014-A(10)-002 – Location Plan
15-014-A(10)-004 – Existing Floor Plans
15-014-A(10)-005 – Existing Elevations
15-014-A(10)-024 – Proposed Floor Plan
15-014-A(10)-025 – Proposed Elevations 1 of 2
15-014-A(10)-026 – Proposed Elevations 2 of 2

ASSESSMENT

Areas:

Existing Building Footprint - 442sqm
Proposed Building Footprint - 520sqm
GIA (Total) - 500sqm

Location and Surroundings:

The site on the corner of Royal Street and Regent Street in the centre of Barnsley with good access to the Bus and Train Stations. In addition Barnsley has good road links being close to the M1 motorway.

The surrounding area is a mixture of commercial office space and residential which are mainly apartments.

The Site:

The site is an existing 3 storey office building with a pitched slate roof behind a stone parapet which forms part of the main facade.

Planning History:

There have been no previous applications for this site

DEVELOPMENT PROPOSAL

The planning application proposes demolition of the existing roof structure and the construction of 1 new roof level apartment.

Proposed Apartment.

The apartment is orientated to allow generous private amenity space in the form of roof terraces with views across the town.

The apartment is designed to sit behind the existing building parapet.

In terms of materials the elevations are mainly glazed with aluminium cladding to the walls and single ply roof.

USE:

The site is located within a mixed use area which the proposed additional residential use complements. The proposed development would have a minimal affect on the surrounding area. We therefore believe the proposals are appropriate in terms of its use and amount with regards to current local and national planning policies.

LAYOUT:

The apartment is accessed via the existing staircase within the building.

SCALE:

The proposed additional apartment is of similar scale to the existing buildings around the site