

The Greg Cross Partnership

Architectural Design and Planning Consultancy

DESIGN AND ACCESS STATEMENT

23/05/14

SITE: STAIRFOOT METHODIST CHURCH, STAIRFOOT, BARNSELY. S70 3PT.

PROPOSAL: PROPOSED DEMOLITION OF EXISTING CHURCH WITH NEW BLOCK OF FOUR FLATS WITH PARKING.

CONTEXT

THE SITE IS SITUATED IN A PREDOMINANTLY RESIDENTIAL AREA. SET BACK FROM THE MAIN STREET IN STAIRFOOT. IT WAS A CHURCH AND SINCE CLOSING AS A CHURCH IT IS NOW A HOSPICE FURNITURE STORE. THERE ARE SEVERAL TYPES OF MATERIAL USED IN THE CONSTRUCTION OF THE BUILDINGS ADJACENT TOO AND NEAR TOO THE SITE, STONE, BRICK, RENDER AND ARTIFICIAL STONE ARE ALL USED NEAR TO THE PROPOSED SITE. THE MAJORITY OF PROPERTY IN THIS AREA ARE STONE TERRACED HOUSES.

THE SITE

OVER THE PAST YEARS THIS PROPERTY HAS BEEN LET TO A HOSPICE. IT IS A VERY OLD BUILDING AND THE BEST WAY TO REGENERATE THIS SITE IS TO DEMOLISH AND BUILD THE PROPOSED DEVELOPMENT.

THE USE

THE FLATS ARE AIMED AT HOUSING SMALL FAMILIES AND AS SUCH ARE A VALUABLE ADDITION TO THE LOCAL HOUSING STOCK. THE MAJORITY OF THE NEIGHBOURING PROPERTIES ARE DOMESTIC AND MOST ARE SMALL FAMILY HOUSES SO IT IS WELL SUITED TO ITS SURROUNDINGS.

LAYOUT

THE PROPOSED BUILDING WILL OCCUPY THE CENTRAL PART OF THE SITE WITH PARKING TO BOTH SIDES. THE FLATS ARE AIMED AT SMALL FAMILIES OR SINGLE PARENTS BEING BOTH CLOSE TO THE LOCAL AMMENITIES AND MAJOR BUS ROUTE. IT IS THEREFORE ASSUMED THAT MINIMAL PARKING WILL BE REQUIRED FOR THESE UNITS. THE GROUND FLOOR FLATS WILL BE DISABLED FRIENDLY WITH AN AMBIENT DISABLED FRIENDLY STAIR TO THE FRIST FLOOR FLATS. RAMPED ACCESS WILL BE PROVIDED TO THE MAIN ENTRANCE DOORWAY.

APPEARANCE

THE NEW BUILDING WILL BE COURSED LOCAL NATURAL STONE WITH STONE HEADS AND CILLS AND A NATURAL SLATE ROOF. IT WILL BE IN KEEPING WITH ALL THE SURROUNDING DWELLINGS.

ACCESS

THE SITE IS PRESENTLY ACCESSED DIRECTLY FROM SCHOOL STREET. THIS WILL REMAIN ALTHOUGH TWO SEPARATE ENTRANCES WILL BE FORMED.

CONCLUSION

THE SITE IS CURRENTLY USED AS A HOSPICE FURNITURE DEPOT. THIS IS A VERY OLD PORLY INSULATED BUILDING WHICH IS IN NEED OF EXTENSIVE REMEDIAL WORKS TO MAKE IT MORE ENVIRONMENTALY FRIENDLY. THE NEW PURPOSE BUILT FLATS WILL BE UPTO MODERN REGS AND ALMOST SELF SUFFICIENT. THIS IS A BETTER OPTION THAN TRYING TO CONVERT THE EXISTING BUILDING. THE TRAFFIC VOLUMES WILL BE FAR LESS THAN THAT OF THE CURRENT USE AND PROVIDE OF STREET PARKING FOR THE RESIDENSE.

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