Foulstone School Site, Darfield

Design & Access Statement

5364/P06

ROTHSTONE

SMITH SMALLEY ARCHITECTS

FOULSTONE SCHOOL, DARFIELD

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Introductory Statement

This Design & Access Statement has been prepared by Smith Smalley Architects with contributions from other members of the professional team on behalf of Peveril Securities Limited, to accompany an outline planning application for the redevelopment of vacant land at the former Foulstone School Site in Darfield.

The Design & Access Statement is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 and DCLG Guidance on information requirements and validation. In particular, the Statement:

1. Explains the design principles and concepts that have been applied to the development, in particular:
   - i. amount of floorspace
   - ii. layout
   - iii. scale
   - iv. landscaping
   - v. appearance

2. Demonstrates the steps that have been taken to appraise the context of the development and how the design of the development takes that context into account.

3. Explains the policy adopted as to access, and how policies relating to access in the relevant local development plan documents have been taken into account.

4. States what consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.

5. Explains how any specific issues which might affect access to the development have been addressed.

1.0 INTRODUCTION

1.1 Development Summary

The Applicant

The proposals are being led by Rothstone Estates Ltd. on behalf of Peveril Securities Ltd. Rothstone specialises in commercial property development, asset management and investment. Projects to date have included retail, leisure, offices, and industrial developments. These have been located mostly within the Yorkshire region including completed and ongoing projects locally in Hoyland, Goldthorpe and Wath-upon-Dearne.

The company and directors have significant experience in property development and have delivered a range of projects on schedule and within budget. The company has strong in-house expertise on planning, development procurement and financing and has built a strong network of advisors and contacts.

The company is interested in design and has already established a reputation for high quality but viable development projects which it wishes to continue to foster.

While maintaining strong key values and financial control this family owned company has expanded strongly in a very short period of time and the current development programme is approximately £75M end value. Rothstone's strategy is to continue planned and steady growth and the company is always seeking further suitable projects. It is building a strong balance sheet and has access to substantial funds for suitable projects via Peveril Securities who are a wholly owned subsidiary of the Bowmer and Kirkland Group.

The Site

The 2.45ha application site is on previously developed land in the centre of Darfield. It is located off Nanny Marr Road and Barnsley Road with areas of residential to north, and a park and bowling green on the east boundary. The site is currently vacant but previously was the home of the Foulstone School. Recently the former school buildings have been demolished and the site is currently empty save for the building which housed the former youth centre. The site therefore represents a major opportunity to secure longstanding and beneficial development for Darfield.

The Proposal

The proposed development comprises the whole of the former Foulstone schools site dividing the site roughly in half with a retail component nearest the Local Centre, and a residential component on the northern half of the site. Additional elements within the indicative plan include:

- Associated retail parking facilities comprising 166 total spaces and including 6no. disabled spaces, 3no. parent & child spaces, 8no. motorcycle spaces and 12no. secure cycle spaces.
- Accessible pedestrian and public realm spaces including a reinstated public footpath through the site providing easy access from Nanny Marr Road to the park.
- Structured landscaping and retention of existing mature trees where appropriate.

The Planning Application

The application is submitted in Outline for both the retail and residential components with approval sought for access only and reserved matters being layout, scale, appearance & landscaping.

Supporting information

This Statement forms part of a wider suite of application documents produced by the professional team, details of which are set out below:

- Drawings, produced by Smtih Smalley Architects
- Arboricultural Report, produced by AWA Tree Consultants
- Planning and Retail Statement, produced by DPP One Ltd.
- Transport Assessment & Travel Plan, produced by EJS Associates
- Statement of Community Involvement, produced by Social PR
- Flood Risk Assessment, produced by Integra Consulting Environmental
- Noise Assessment, produced by Sharps Redmore
- Bat Roost Survey, produced by Brooks Ecological
- Sustainability/Energy Statement, produced by LK Accreditation Ltd.
- Phase 1 Geo-Environment Ground Investigation, produced by Integra Consulting Environmental

The Vision

The vision of the site is to create an exceptionally high quality and sustainable retail offering with a complimentary housing component. The development will create 80 jobs and bring major investment and regeneration to this important brownfield site in the centre of Darfield.
The development will:

1. Bring inward investment and economic regeneration to the area.
2. Create over 80 new jobs, with flexible and good career opportunities available
3. Reduce the amount of retail spending leaking from Darfield to locations further afield.
4. Increase customer choice, offer and value for the people of Darfield
5. Open up the site and provide greater access for local people by providing a new linkages through the site and increasing site permeability.

2.0 APPRAISING THE CONTEXT

2.1 Site

2.1.1 Introduction / Location

Darfield is a settlement within the Metropolitan Borough of Barnsley, South Yorkshire, England. With a population of 8,066, the settlement lies 5 miles (8.0 km) east of the town of Barnsley.

The application site is centrally located on the edge of the defined Local Centre, on the corner of Nanny Marr Road and Barnsley Road extending east to the park boundary and north to the residential properties on Victoria Street. The site is currently disused and overgrown by unmanaged vegetation following demolition of the Foulstone School with only a redundant former community facility left standing.

The site context is varied in terms of land use, with a large mix of varying residential character areas in the immediate surrounding area and smaller pockets of retail on Snape Hill Road. Additionally a surgery, chemist and the local Library are adjacent the southeast corner of the site on Church Street.

2.1.2 History

The site was formerly the home of the Foulstone School of Creative Arts before its closure in 2012 when the school merged with Wombwell High School to form Netherwood Advanced Learning Centre on a new site.

The Foulstone School was built on land in the centre of Darfield, running alongside Nanny Marr Road. It was built in the late 1930s and officially opened in the early war years. Following the schools closure in 2012 the complex of buildings were demolished in 2013 leaving the brownfield site as open vacant land.

2.1.3 Physical

The site is generally overgrown with ground cover following demolition of the School. The majority of tree cover exists around the perimeter of the site with a bank of mature trees on Barnsley Road and several trees sporadically located along Nanny Marr Road of varying quality.

Site levels drop by up to 5m from the southwest corner towards the east boundary. Along this boundary is an existing stone wall and mature trees which do no fall within the scope of the application.

A single building remains on the site which has access off Barnsley Road.



Fig 1: Darfield Aerial View with Red-Line Boundary

2.0 APPRAISING THE CONTEXT

2.1 Site

2.1.4 Boundaries

The site boundary is varied and each element will need careful attention and treatment at the reserved matters stage. The site is bounded on two sides by roads and also shares boundaries with a number of rear residential gardens and a neighbourhood park and bowling green.

To the west the site is bounded by Nanny Marr Road, a main road leading into the local centre from the A635 which provides links to the A1 and M1. This road is predominantly residential in character with a mix of semi-detached houses with small front gardens and off street side parking (3). Approaching from the north materials are mainly red brick with areas of render or pebble dash (2). Just beyond the site this road turns into Garden Street/Snape Hill Road where several small pockets of retail are interspersed with the housing. Here the housing is generally older and stone built with a mix of terrace and semi-detached arrangements.

The site holds its most prominent position at the southeast corner where Nanny Marr intersects with Barnsley Road (4). Barnsley Road marks a transition within Darfield from the maincentre to the older historic core. On this boundary with Barnsley Road the houses are all stone-built and generally terraced (6). Within our site on the boundary edge there are a number of mature trees of varying species and health. The character of the street is very constrained with houses built right to the footpath edge, trees overhanging into the pedestrian space and on street parking adding to the congested character of the area (5). Where possible with the levels, it may be feasible to retain a number of the boundary trees, but all retained trees here should be cut back and crowned to help open up the street corridor.

The east boundary is split between a shared boundary with the park and the gable elevations of residential properties on Victoria and Queen Street (9). The park boundary is marked by an existing stone wall which should be retained where safe and possible (8). Within the park is a mature row of trees that mark the boundary edge and are important in maintaining the character of the Darfield Conservation Area which also runs the length of the park boundary. No aspect of the development should negatively impact this important boundary feature.

The north boundary is shared with the rear gardens of the residential properties on Coronation Street. The housing in this area is two-storey with the properties generally having stone frontages and brick rear elevations (9).

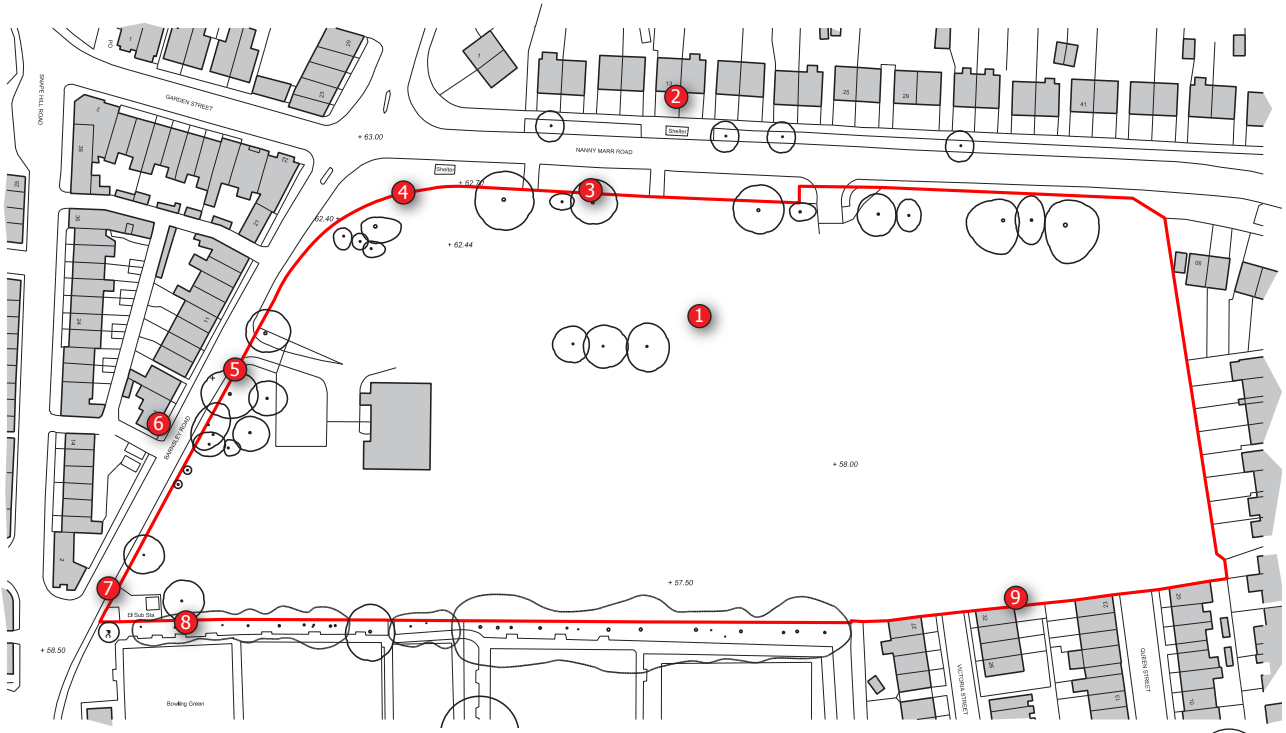


Fig 2: Existing Site Plan

not to scale

2.0 APPRAISING THE CONTEXT

2.1 Site



1. The site is empty and overgrown following demolition of the Foulstone School, save for the former redundant youth centre.



2. Housing on the west side of Nanny Marr Road is generally semi-detached with elements of brick and render.



3. Nanny Marr Road looking north with the site on the right. There is an existing progression of mature Lime trees on the opposite side of the road which could be repeated on the development site boundary to create a boulevard-effect.



4. Prominent corner of the site at the intersection of Nanny Marr Road & Barnsley Road. This area of the site given it's high visibility and potential for strong pedestrian links from the local centre is better suited for retail development.



5. Boundary trees overhanging Barnsley Road. To be retained, but crowned and cut back where possible.

2.0 APPRAISING THE CONTEXT

2.1 Site



6. Stone-faced terrace housing on Barnsley Road hard against the footpath edge.



7. The southeast corner of the site showing the disused public toilets and sub-station which are outside of the site boundary.



8. East Boundary from the park/bowling green looking west. Careful consideration must be given to the design and layout near this boundary to ensure the existing row of trees and stone wall are not negatively impacted.



9. Looking east across the site towards the gable elevations of the houses on Victoria & Queen Road. The north half of the site is hemmed in by residential development on all sides and would suit the same use.