White Design

Design and Access Statement

Proposal for Hoyland
Malin Croft Court Expansion

For

Resilienti

April 2020



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1. Introduction

- This Design and Access Statement accompanies the full Planning Application for the proposed Hoyland Malin Croft Expansion, including the proposal of 7 Kiosks, ranging from 200sqft – 420sqft and 2 retail units of 600sqft and 850sqft.

2. Site Context

- The site lies just under 6 miles to the South-East of Barnsley in the township of Hoyland and is close to the M1.

- Hoyland is a small town that developed from the hamlets of Upper Hoyland, Hoyland, and Hoyland Common. Originally small farming communities, the local outcrops of coal and iron ore lead to the coal mining industry, and there was a large ironworks, Milton Forge which prospered.

  There is now a mixture of architectural styles in Hoyland Town Centre, including two stone built chapels, stone cottages and Victorian villas on Market Street and High Street, 1960's and 1970's brick in the Town Hall, the Post Office and adjacent shops.

  The town has a deprived feel, however; the street furniture fronting the Town Hall was updated with stone planters and steel street furniture, with a contemporary steel mural, and the contemporary 2,726 m^2 Hoyland Centre, which opened in 2011, is the first phase of a planned rejuvenation of the town centre.

- The nearest train station is Elsecar (0.8 miles away) with trains running to Barnsley and Sheffield with connections all across the country (Leeds, Doncaster, London, Edinburgh etc.).

- There are bus stops on High Street, Market Street and Southgate immediately adjacent to Sites B and C.

3. Existing Site

- The application site covers approximately 0.096 ha (0.23 acres). Access to the site is from the existing highways (Market Street and Mallin Croft).

- The site is currently the site of the Hoyland Market, which is separated from a public car park, also on the site, by a 1.8m metal palisade fence, with access gates for the market traders.

  The site also contains a stone church hall building with a pitched slate roof. The church hall is bounded on 2 sides by stone walls and iron railings. A single brick built retail unit, and a block of brick built kiosks either side of a brick built public toilet block, which is rendered and tiled to the Market Street façade form the rest of the market frontage onto Market Street.

  In between the retail kiosks and WCs, two metal gates with Hoyland Market signage mark and form the main pedestrian entrances to the market.

There is a bus stop on Market Street directly outside the church hall, and a car park to the rear of the market accessed from Malin Croft.

4. Design Principles

- Interrelated scheme that will improve the retail experience, enhance parking provision and visually enhance the built environment in Hoyland by creating an uplifting contemporary environment in which to shop and live.

Key design principles are summarised below:-

Inviting Contemporary Design

- The crisp contemporary style and simple warm pallet of materials is chosen to bring up to date the look and feel of Hoyland Town Centre and provide a warm and attractive built environment.

- This new development will create an exciting and vibrant retail and residential area bounded by the High street and Southgate.

- All public areas will be designed to be accessible in full accordance with Part M of the Building Regulations.

Architectural Style

- There is no predominant architectural style in Hoyland, there being a mixture of stone and brick built Georgian and Victorian shops and houses, and 1960's and 1970's architecture, most notably the Town Hall. The most recent addition to the townscape is the Hoyland Centre that adjoins Site C, which is a modern public building with a contemporary pallet of materials.

5. Safety and Security

- New 1.8 high acoustic fence screens the boundary of the supermarket car park from the adjacent residences on the Northern and Eastern boundaries from the supermarket.

6. Sustainability

- Sustainability is integral to the scheme , informing decisions on many different levels.

- The proximity of the site to local amenities, services, public transport networks has all been outlined above.

- The location of the site is inherently sustainable as it is already supported by local infrastructure and services. As this site is in an existing urban location, no energy consumption is required to construct surrounding roads, sewer networks etc. as they are already in place.

- Materials will be sourced locally, wherever possible.

- The contractor will employ their own waste management strategy.

- All new build elements will employ a fabric first strategy, which will minimise future energy consumption by the intelligent design of a highly insulated envelope that takes advantage of available solar gain, where possible.

White Design are committed to good quality design which responds to its context, creating attractive environments with a strong local identity. The proposed retail units and dwellings are considered good quality design which will improve and contribute to the character and quality of the area.

Careful consideration has been given to how the proposed development sits within the topography of the site, giving level access to entrances and parking spaces.

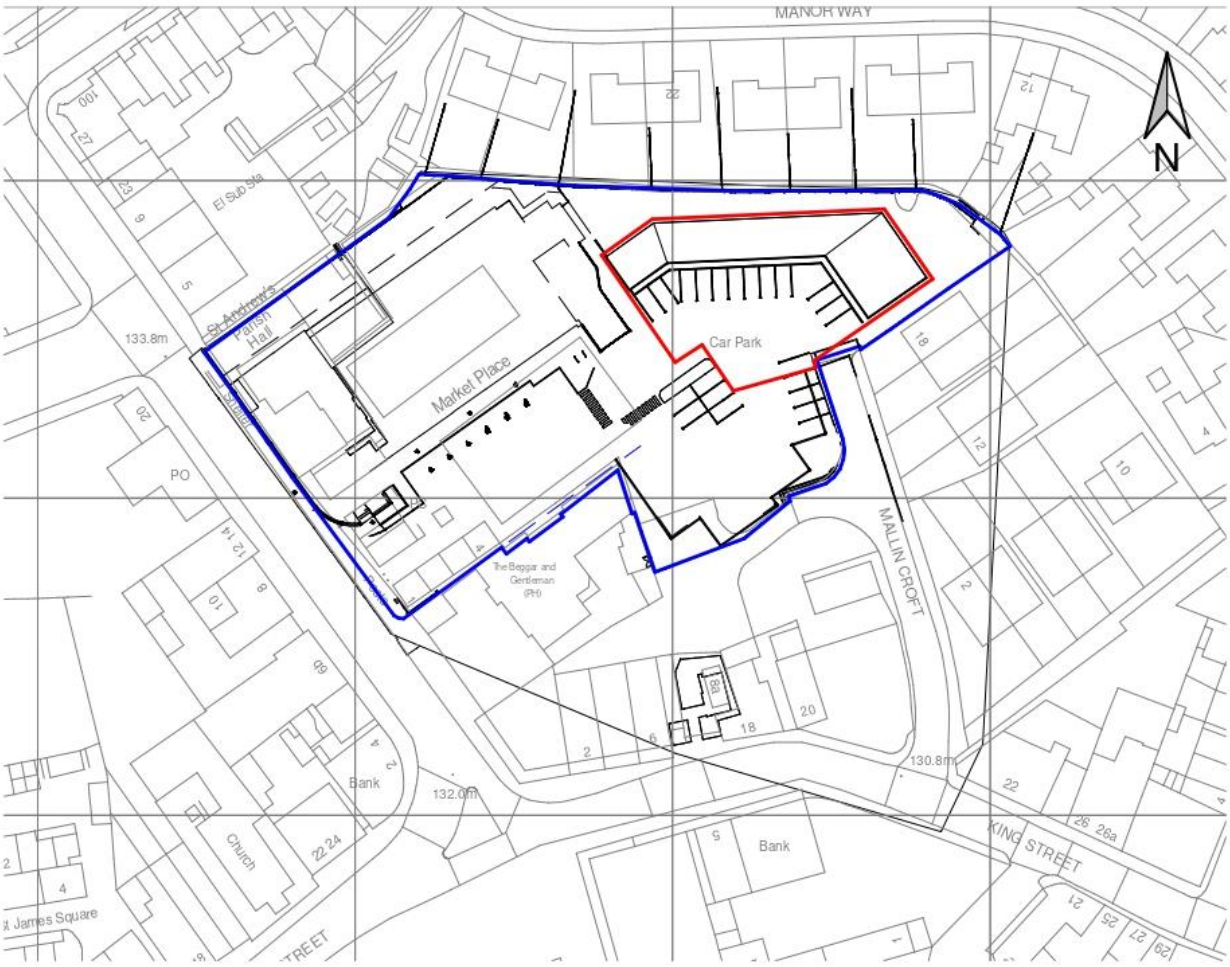
7. Access

- The pathways and approaches to all buildings will be designed to give precedence to the pedestrian over the car wherever possible. Where pedestrian routes and vehicular access points do cross, there will be dropped kerbs wherever necessary. All non-adopted pathways on the development will be a minimum of 900 mm wide, with gradients not exceeding 1:12 (existing topography permitting) to be firm and even, and of solid construction. All approaches to retail units will have level or ramped access from the car parking in full accordance with Part M of the Building Regulations.

8. Community Consultation

- The applicant (Resilienti) has contacted local residents and the market traders, and had two formal 'public consultation' meetings. There have also been several informal meetings with the market traders, both before and after formal 'public consultation'. This allowed residents and market traders to view the proposed plans and have the opportunity to pass any comments.

APPENDIX 1 - SITE LOCATION PLAN



APPENDIX 2 - PHOTOGRAPHS OF THE SITE



SITE AERIAL PHOTOGRAPH



VIEW FROM MALLIN CROFT

APPENDIX 3 - MATERIALS PALLET



SANDSTONE / ARTIFICIAL SANDSTONE



STANDING SEAM ROOFING



DARK GREY CLADDING