
PROPOSED CHANGE OF USE

OF

**BUSH W.M.C.
MIDLAND ROAD,**

AND

**ASSOCIATED RESIDENTIAL
DEVELOPMENT**

AT

**GODLEY STREET,
ROYSTON,
BARNSELY**

For

MR R.V. FLETCHER

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 DESCRIPTION

The proposed development comprises:-

- Change of use of existing Working Men's Club into two dwellings including demolition of sections of the existing building and separation of existing, adjacent dwelling.
- Erection of four Town Houses on existing parking area and site of existing Concert Room (to be demolished).
- The total number of dwellings, including the retention of the existing house is eight.

Approval is sought for the proposals shown on the submitted plans including:

- Boundary details
- Foul and surface water details
- Landscaping proposals.

2 THE SITE

The site lies within the residential areas of Royston, Barnsley,

- The site comprises the existing Working Men's Club with attached living accommodation and existing car parking area.
- The site lies at the junction of Midland Road and Godley Street
- The site lies within an established residential area that is zoned as Housing Policy on the UDP.
- The site is not identified by the Environment Agency as an area where flooding is a risk.
- The adjacent buildings are not listed and the site is not within a conservation area.
- The Working Men's Club is thought to have been created from former dwellings forming the end of a row of similar terraced properties with the later addition of a large concert room to the rear. The adjacent dwelling (240 Midland Road) was retained as living accommodation associated with the club with access formed through the party/separating wall at first floor and basement level.

The principal elevation is to Midland Road and is of traditional construction, typical of the area. Although the building is two storeys high to the Midland Road side, due to the gradient across the site there are three storeys to the rear with an elevated balcony at upper ground floor level and dormer windows serving rooms within the roof areas.

There is a pedestrian main entrance to the Club on Midland Road with secondary access to the side on Godley Street.

- There is a large extension to the rear that abuts the footway to Godley Street. This is the Concert/Function Room associated with the Club
- The southern area of the site is a partially surfaced car parking area that also has a right of way over it leading to an existing garage to the rear of 238 Midland Road



- To the west of the site are the rear garden areas of properties on Midland Road.
 - To the east of the site, along Godley Street, are traditionally constructed terraced properties, with semi detached dwellings immediately to the south.
 - The site of the proposed new Town Houses slopes in a southerly direction along Godley Street
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3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the new dwellings is 'brown field' and suitable for the development proposed. The site is situated in an established residential area and the change of use from commercial to residential is appropriate and beneficial to the general amenity of neighbouring properties.

The proposed traditionally constructed dwellings are in keeping with the general style and scale of properties in the area. The proposals are intended to be complimentary to the dwellings in the general area and respect the local vernacular.

The proposals for residential development of the site as shown on the submitted proposals complies with Policy H8D in that it causes no significant harm to the local environment and does not create any Planning difficulties.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to the following:

Policy H4 – Residential Development,
Policy H8D – Back land & Infill Development
PPS3

Policy H8A-The proposal complies with Policy H8A in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding dwellings.

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.

The architectural style is compatible with that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The scheme has been designed with reference to Policy H8A with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

4 SOCIAL & ECONOMIC CONTEXT

Although the site currently has a commercial use, this is within an established residential area. This could cause conflict and created unacceptable amenity levels for the existing residents. Further, the traffic generated along Godley street and use of the car park during 'unsocial' hours' may cause disturbance and nuisance. The loss of the commercial use will be beneficial to the local residents, particularly those in the immediate vicinity of the site on Midland Road and Godley Street.

The Club has been closed for some time and has fallen it disrepair and has been targeted by vandals

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Although the separation distances to properties opposite the site along Godley Street do not meet the local guidance it is generally accepted that this is acceptable where existing patterns of development are to be maintained.

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.

5 ACCESS

A new access will be formed from Godley Street with associated private parking areas to serve the proposed new properties. The new access will also provide access to No 238 Midland Road via an agreed right of way.

The location of the access provides a safe and efficient layout. Further, it is unlikely that conflict between vehicles and pedestrians will occur due to the range of visibility from the access points and along Godley Street in both directions.

Both the external and internal layouts 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.

To the newly constructed dwellings the entrance doors, and the internal layout of dwellings 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 in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

The proposal is within an established residential area and therefore complies with Local and National policies relating to residential development.

The site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.

Although a commercial use will be lost, the overall result will be compatible in this residential locality and improve the general amenity of the area.
