

# Pearson Property Holdings Ltd

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**Date: 14<sup>TH</sup> June 2010**

To whom it may concern,

**RE – New Housing – Market Street, Hoyland, Barnsley, S749QR**

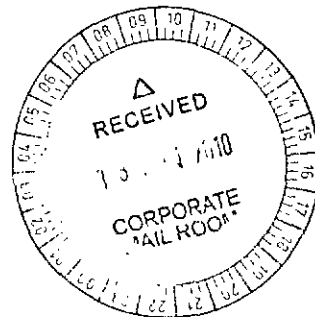
Please find enclosed, 4 copies of all necessary documentation in respect of the proposed planning application, along with our cheque in the sum of £1675.00 to cover the fee applicable for the scheme.

If any further information is required, I we would be please if you could contact me direct on telephone number 01226 742622 or by e-mail to [d.pearson@pph-ltd.net](mailto:d.pearson@pph-ltd.net).

Yours Faithfully



Mr David Pearson.  
Chairman  
Pearson Property Holdings Ltd.



**DESIGN AND ACCESS STATEMENT.**

**PROPOSED NEW HOUSING.**

**SITE ~ Market Street**

**HOYLAND  
BARNSELEY.  
S74 9QR.**

## **Design & access Statement.**

**Proposed demolition of 5,5a,7,7a,9 and 9a Market Street, Hoyland, Barnsley.**

**Erection of 5 houses on the subsequent development site**

### **Background History Relating to the Site**

The site has been in the ownership of the applicant since the early 1980's.

Initially the site comprised retail shops with living accommodation above.

Over the years these have been converted into living accommodation and comprises of six 2-bedroom flats.

During the development of the adjoining site, along Market Street and Barber Street, the applicant had to relocate offices to one of the first floor flats, namely 9A Market Street.

This was in 2005 and was only meant to be temporary.

There are only 2 of the properties affected that are currently let on shorthold tenancy agreements, with the exception of the 9A office, which will be vacated as and when they development progresses.

### **Physical Context/ Surrounding uses.**

To the rear of the site, the area is paved with interlocking concrete blocks, laid to provide parking area's for both the current occupants of both flats and offices and extends to the housing scheme adjacent, north of the site.

The area is devoid of tree and shrub planting.

To the South West corner of the site, a pedestrian access is available off Market Street, which gives easy access to all major facilities and services provided by Hoyland town centre.

Adjacent to this access, a public footpath skirts the South Eastern boundary of the site to provide access to Market place, behind St Andrews's Parish Hall, a substantial stone built single story building below a slate roof.

The existing building on site is a stone built large two - storey building with exceptional ceiling heights, built along the South Western boundary, abutting Market Street.

Although built chiefly in stone, the main elevation facing Market Street presents a mixture of materials and opening sizes.

To the North of the site, terraced 2-storey housing, built by the applicant in 2003/ 2004 and still in common ownership, uses similar plans as proposed by the submitted scheme and likewise, will be available for renting upon completion.

This housing has a covered gated access for both vehicular and pedestrian use, off Barber Street and the proposed scheme will also use the existing access.

To the North East are situated, semi detached bungalows beyond a council garaging area and electricity sub-station beyond the enclosing brick wall.

### **Building/Character of Area**

The site lies within a predominantly residential area on the edge of the commercial centre that is Hoyland town centre, with an abundance of shops and services on-hand.

The scale of the development roundabout is basically two story, either terraced, detached or semi-detached development.

The materials used locally are many and varied.

Since this proposal is essentially the second phase of the adjacent scheme, it is proposed that *both the materials and details/proportions of the new development will match that of the previous scheme*

### **Access Route**

As outline earlier, the existing access into the site, off Barber Street, for both pedestrians and vehicles will be maintained to serve the existing and the proposed schemes with additional pedestrian access being maintained in the South Western corner of the site.

### **Access to Local services/Transportation**

The site lies directly adjacent to the main centre of Hoyland, a bustling centre approximately 6 miles South west of Barnsley.

Direct bus connections are readily available only a few metres away from the site, providing regular access to Barnsley, Sheffield and all points between, with easy access available to both the M1 and A1M motorways, since the completion of the Dearne valley Link road.

Elsecar railway station is within easy walking distance of the site and gives direct access to national railway network.

Further afield, Robin Hood airport, near Doncaster is readily available via the motorway links, the importance of which is certain to grow in the future.

### **Special Designation**

The site is not in a conservation area and the existing building is not listed.

### **Natural Features**

There are no trees or hedges on the site.

### **Spaces within the site.**

As outlined earlier, internal parking for the existing building is already provided to the rear of the site.

This area is to be retained to serve the new housing scheme

## **Social and Economic context**

By the provision of rented social accommodation close to a sustainable town centre, without the need for transportation to access local services and amenities, it is considered that the proposals will have a positive impact upon the social context of the area. *In addition, by creating jobs, during the period in which forecasts project an increase in the number of unemployed, these proposals will have a positive effect upon the economic context of the area by providing local jobs and investment in the local economy.*

## **Overshadowing/overlooking**

The proposals are basically the extension of an existing terraced development to the North, by *replacing an existing building with a lower, more sustainable block of 5 dwellings*, set on the footprint of the present building.

To one side, to the South West is Market Street, some 13metres wide, is detached office, namely "Riversdale", set in its own grounds, a further 10 metres away.

On the other side, a parking area, dedicated to the development already exists, beyond which is a garaging area and sub-station.

Overshadowing and overlooking is, therefore not an issue with the proposals.

## **Planning Policies**

The relevant, national, regional and local policies are as follows:

National policies are set out in Planning Policy Statement 3, Housing, (PPS3), which supersedes Planning Policy Guidance Note 3, Housing, but still maintains as the Government objectives that LPAs should provide sufficient land for housing development that gives priority to reusing previously developed land in urban areas, in preference to the development of Greenfield sites, and, creates more sustainable patterns of development by essentially building close to existing facilities and services, thereby supporting the same.

The statement advocates increasing the density of development within urban areas. This development will, in a small way, contribute to these objectives, being built upon previously used land, located in a sustainable location, close to shops and services, without the need to travel.

Regional policy is set down in the draft Regional Spatial Strategy for Yorkshire and Humberside, Policy P1:

Location Principles:

- A) Policies should be developed that minimise the need for Greenfield development and the need to travel;
- B) Wherever possible development should be located within urban areas.

Policy H1:

Distribution of new housing:

- a) Development plans should include appropriate policies and proposals so as to achieve the annual additions to the housing stock set in Table H1 over a period 1998 – 2016;
- b) The regional target for the proportion of housing development taking place on previously developed land and through the conservation of existing buildings is 60% over the period 1998 –2016.

Strategic Planning Area Annual Provisional Target – Barnsley: 810; 49%.

Although a very minor scale in the current depressed economic climate, this proposal will contribute to this total, set prior to the current recession, and being within an urban area, on previously used land, will help to reduce the pressure on Greenfield land.

These are currently under review and will be covered by the Barnsley Local Development Framework, which will doubtless support the Governments approach to the re-use of previously developed land and it is expected that the supply of new housing from Brownfield and windfall sites, together with conversions, will remain high.

In applying for this planning permission, account has been taken of policies H6 and T2.

It is considered that the application meets all three main criteria of Policy H6 in that it is located within the limits of an existing settlement, makes use of previously developed land and comprises of infill within an existing settlement.

Moreover, the scheme meets the further five criteria, in that it would be compatible with the settlement size, character, location, setting and amenities; also it would accord with transport policies relating to new development, particularly policy T2, taking proper account of transport and land use relationships and it would provide a high standard of housing and the built environment.

Policy T2 requires that the new development is located in accessible locations to ensure sustainable developments.

*The present proposal meets these criteria for the reasons previously outlined.*

### **Natural Features / topography / gradients**

The site slopes slightly from North West to South East by approximately 450mm.

There are no natural features on the site.

It is intended that the new dwellings will be set back from the existing footpath to Market Street in accordance with the adjacent housing scheme, the scale and character of which will be reflected in the proposed scheme.

As a result, stepped access only will be provided on the public side with all Ground floor level to the new 5 dwellings lining through.

Ramped access will be provided on the courtyard side of the scheme, off the revised parking area, to satisfy Part "M" of the Building Regulations.

This is the current situation for the existing adjacent housing.

### **Layout.**

### **Relative locations of different uses.**

Not Applicable.

### **Accessibility and Travel distances**

Not Applicable.

### **Crime Prevention.**

CCTV currently covers the rear area and the existing gated accesses prevent unauthorised entry.

The scheme, at present, tends to be self-protecting due to the nature of the layout and it is considered that this will continue.

Normal security measures will be incorporated into the units.

### **Land scaping.**

Being in a "close to town centre" situation, the priority to provide off- street parking within the scheme, to minimise congestion in neighbouring streets has resulted in little space available for a meaningful planting scheme.

### **Appearance.**

#### **Style/Design/Details/Materials and Scale**

As outlined earlier, the proposed scheme for the erection of 5 no terraced housing is, in effect, phase 2 of an earlier scheme adjacent, by the applicant, to provide dwellings, which are rented accommodation.

The style, details, scale and materials will be, therefore, in keeping with this previous scheme.

### **Access for mobility users.**

As previous mentioned.