

DESIGN AND ACCESS STATEMENT

**CONVERSION AND EXTENSION TO
CREATE 7no RESIDENTIAL
DWELLINGS AT
53, HIGH STREET, GRIMETHORPE,
BARNSELY. S72 7BB.**

**on behalf of
PROPERTY INVESTMENT
COMPLETE NORTH WEST**

September 2022

INTRODUCTION

PROPOSED DEVELOPMENT

POLICY FRAMEWORK

REGIONAL PLANNING GUIDANCE

DEVELOPMENT PLAN

SITE LAYOUT

LANDSCAPE

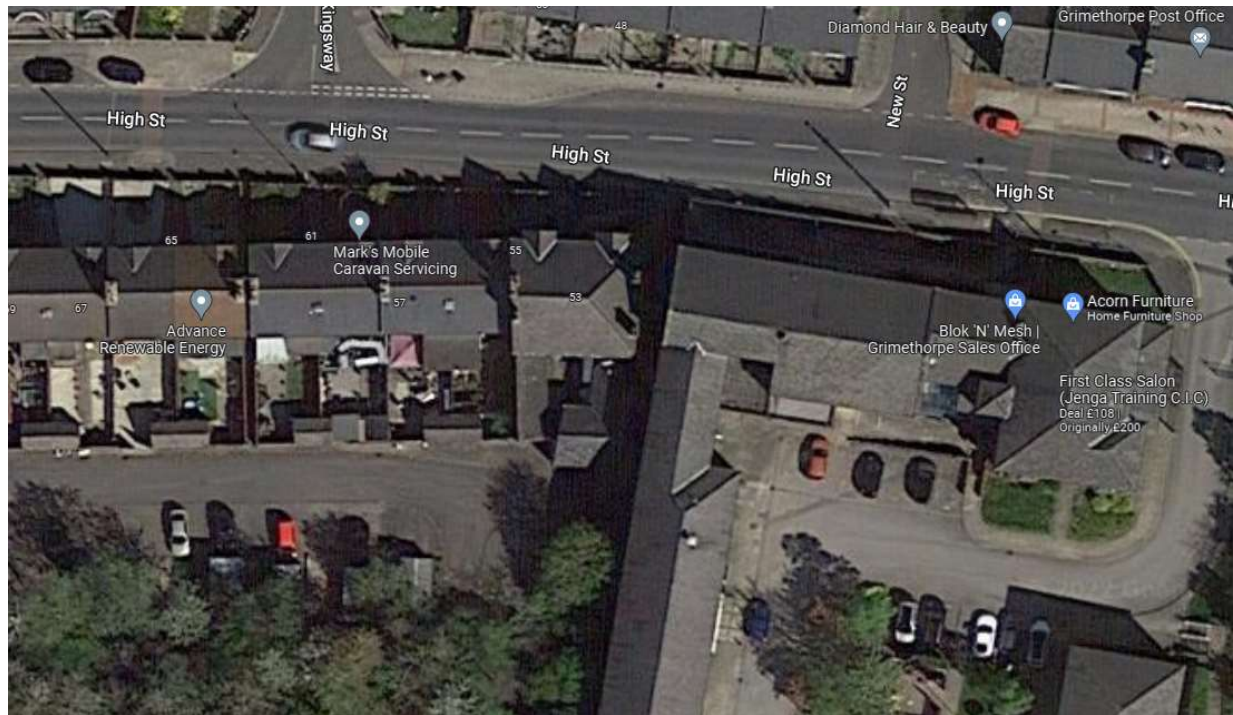
SCALE AND MASSING

DESIGN PRINCIPLES

SUMMARY

INTRODUCTION

THE DESIGN AND ACCESS STATEMENT HAS BEEN PREPARED BY JASON STOKES ON BEHALF OF PROPERTY INVESTMENT COMPLETE NORTH WEST IN SUPPORT OF THEIR APPLICATION FOR THE CONVERSION AND EXTENSION TO CREATE 7no RESIDENTIAL DWELLINGS AT 53, HIGH STREET, GRIMETHORPE, BARNSELEY. S72 7BB.



THE VACANT PROPERTY IS LOCATED IN A PROMINENT LOCATION ON HIGH STREET, GRIMETHORPE, BARNSELY. THE EXISTING SITE IS IRREGULAR IN SHAPE WITH A SLIGHTLY SLOPING LANDFALL.

THIS IS AN AREA OF RESIDENTIAL DEVELOPMENT USES AND IS IN CLOSE PROXIMITY TO BARNSELY TOWN CENTRE. THE RE-DEVELOPMENT OF THIS SITE PROVIDES A GREAT OPPORTUNITY TO ENHANCE AND IMPROVE THIS AREA OF BARNSELY.

THE AIM OF THIS STATEMENT IS TO ASSESS THE POTENTIAL IMPACT OF THE PROPOSAL AND ADVISE ON POSSIBLE ALTERNATIVE APPROACHES IN ORDER TO ENSURE THAT THERE IS NO SIGNIFICANT IMPACT ON SURROUNDING NEIGHBOURS.

THE DESIGN STATEMENT WILL FIRST OUTLINE THE POLICY FRAMEWORK FOR THE PROPOSED DEVELOPMENT, CONSIDERING BOTH NATIONAL AND LOCAL PLAN POLICY. IT WILL THEN PROVIDE THE CONTEXT FOR THE PROPOSED DEVELOPMENT BY DESCRIBING THE CHARACTER OF THE SURROUNDING AREA. IN PARTICULAR IT WILL FOCUS ON THE FOLLOWING AREAS:-

- SITE LAYOUT
- LANDSCAPE
- DENSITY AND MIX
- SCALE AND MASSING
- DESIGN AND APPEARANCE

PROPOSED DEVELOPMENT

THE APPLICANT SEEKS PLANNING PERMISSION FOR THE CHANGE OF USE FROM A DENTAL PRACTICE TO CLASS C3-DWELLINGS, COMPRISING OF 7No. APARTMENTS OVER THREE FLOORS ON HIGH STREET, WHICH WILL PROVIDE AN ATTRACTIVE OUTLOOK, TOGETHER WITH LIGHTING TO EXTERNAL AREAS, BIN STORE AND BICYCLE PARKING. THE SCHEME IS ILLUSTRATED ON THE PLANS SUBMITTED WITH THE APPLICATION.

THE PROPOSED DWELLINGS HAVE BEEN DESIGNED TO ENSURE THAT THE IMPACT ON THE ADJOINING/ADJACENT PROPERTIES IS MINIMISED AND TO CONTRIBUTE TO THE REGENERATION OF HIGH STREET, GRIMETHORPE, BARNSELY.

ACCESS TO THE PROPOSED DWELLINGS WILL BE PROVIDED VIA THE EXISTING PEDESTRIAN ACCESS OFF HIGH STREET TO THE SITE.

THE SCHEME PROVIDES SECURE AND ADEQUATE BIN STORAGE LOCATED EXTERNALLY AT GROUND FLOOR LEVEL, WHICH CAN BE ACCESSED FOR FUTURE RESIDENTS AND IS SITUATED TO THE REAR OF THE PROPERTY,

ALLOWING REFUSE VEHICLES TO PARK UP AND REMOVE GENERAL WASTE AND WASTE FOR RECYCLING FROM THE SITE.

CURRENTLY THERE IS A PAVED AREA TO THE FRONT OF THE PROPERTY THAT WILL BE RETAINED FOR FUTURE RESIDENTS.

POLICY FRAMEWORK

PPG1: GENERAL POLICY AND PRINCIPLE OUTLINES THE GOVERNMENTS APPROACH TO PLANNING PLACING A STRONG EMPHASIS ON SUSTAINABLE DEVELOPMENT BY PROMOTING THE REUSE OF PREVIOUS DEVELOPED LAND.

TO ACHIEVE THIS THE GUIDANCE RECOMMENDS THAT APPLICANTS FOR PLANNING PERMISSION SHOULD BE ABLE TO DEMONSTRATE HOW THEY ARE TAKING INTO ACCOUNT OF THE NEED FOR GOOD DESIGN IN THEIR DEVELOPMENT PROPOSALS.

IT PROVIDES A SET OF OBJECTIVES WHICH ACT AS A REMINDER OF WHAT SHOULD BE SOUGHT TO CREATE A SUCCESSFUL PLACE. THEY INCLUDE:

CHARACTER	A PLACE WITH ITS OWN IDENTITY
CONTINUITY AND ENCLOSURE	A PLACE WHERE PUBLIC AND PRIVATE SPACES ARE CLEARLY DISTINGUISHED
QUALITY OF THE PUBLIC REALM	A PLACE WITH ATTRACTIVE AND SUCCESSFUL OUTDOOR AREAS
EASE OF MOVEMENT	A PLACE THAT IS EASY TO GET TO AND MOVE THROUGH
LEGIBILITY	A PLACE THAT HAS A CLEAR IMAGE AND IS EASY TO UNDERSTAND
ADAPTABILITY	A PLACE THAT CAN CHANGE EASILY
DIVERSITY	A PLACE WITH VARIETY AND CHOICE

THE GUIDE THEN OUTLINES WHAT IS CONSIDERED TO BE THE MOST IMPORTANT ASPECTS OF DEVELOPMENT FORM AS FOLLOWS: -

- LAYOUT;
- LANDSCAPE;
- DENSITY AND MIX;
- SCALE; AND

- APPEARANCE.

REGIONAL PLANNING GUIDANCE

RPG13 – REGIONAL PLANNING GUIDANCE

RPG 13 WAS PUBLISHED IN MARCH 2003 AND PROVIDES GUIDANCE FOR THE PREPARATION OF DEVELOPMENT PLANS AND THE DETERMINATION OF PLANNING APPLICATIONS.

POLICY DP1 ENCOURAGES ECONOMY IN THE USE OF LAND AND BUILDINGS. NEW DEVELOPMENT SHOULD BE LOCATED TO MAKE THE MOST EFFECTIVE USE OF THE LAND. THE POLICY INTRODUCES A SEQUENTIAL APPROACH TO NEW DEVELOPMENT GIVING PRIORITY TO THE USE OF PREVIOUSLY DEVELOPED LAND.

POLICY DP3 STATES THAT NEW DEVELOPMENT MUST DEMONSTRATE GOOD DESIGN QUALITY AND RESPECT FOR ITS SETTING. THE POLICY SEEKS TO ENCOURAGE THE INTEGRATION OF NEW DEVELOPMENT WITH SURROUNDING LAND USE TAKING INTO ACCOUNT THE CHARACTER, SETTING, THE QUALITY, DISTINCTIVENESS AND HERITAGE OF THE ENVIRONMENT AND THE USE OF SYMPATHETIC MATERIALS.

DEVELOPMENT PLAN

POLICY URN1 – DEVELOPMENT AND URBAN REGENERATION, STATES THAT IN CONSIDERING DEVELOPMENT PROPOSALS, THE LOCAL PLANNING AUTHORITY WILL BE GUIDED BY THE GENERAL PRINCIPLES OF THE URBAN REGENERATION STRATEGY. IN PARTICULAR, THE LOCAL PLANNING AUTHORITY WILL BE CONCERNED TO ENSURE THAT FULL AND EFFECTIVE USE IS MADE OF LAND WITHIN THE URBAN AREAS; THIS IS SO THAT THE ENCROACHMENT OF THE URBAN AREAS INTO THE COUNTRYSIDE IS PREVENTED.

- THE PROPOSAL SHOULD BE OF A SCALE WHICH RELATES WELL TO SURROUNDING PROPERTY;
- THE PROPOSAL SHOULD NOT BE DETRIMENTAL TO THE CHARACTER OF THE AREA; AND
- THERE SHOULD BE APPROPRIATE LANDSCAPING AND BOUNDARY TREATMENT PROVISION.

THERE ARE A NUMBER OF ARCHITECTURAL FEATURES IN THE AREA INCLUDING THE USE OF STONE LINTELS AND CILLS. IN TERMS OF MATERIALS, THE USE OF BRICKWORK, RENDER, TILES AND SLATES ARE COMMON TO THE BUILDINGS IN THIS AREA.



PROVISION FOR PUBLIC TRANSPORT, STATES THAT IN CONSIDERING DEVELOPMENT PROPOSALS, THE LOCAL PLANNING AUTHORITY WILL GIVE EMPHASIS TO THE NEED TO MAKE BEST USE OF EXISTING PUBLIC TRANSPORT FACILITIES. THIS APPLICATION IS INCLUDED IN PROPERTIES WHICH FALL WITHIN THIS AREA, WITH BUS STOPS LOCATED IN THE IMMEDIATE VICINITY

AND SURROUNDING STREETS, WHICH OPERATE SERVICES IN AND AROUND THE CITY CENTRE.

THERE IS ALSO A WELL DEVELOPED NETWORK OF PEDESTRIAN ROUTES AROUND THE PROPOSED SITE GIVING ACCESS TO LOCAL SHOPS, MEDICAL FACILITIES AND POST OFFICES.

SITE LAYOUT

THE PROPOSAL SEEKS TO RETAIN THE IRREGULAR SHAPED LAYOUT PATTERN OF THE EXISTING SITE. THE PROPOSED NEW DEVELOPMENT HAS BEEN DESIGNED SO IT WILL NOT BE IMMEDIATELY UNDULY DOMINANT UPON THE SURROUNDING AREA.

PEDESTRIAN ACCESS WILL BE PROVIDED FROM THE EXISTING ACCESS POINT FROM HIGH STREET. THE EXISTING BRICK WALL TO THE FRONT OF THE PROPERTY WILL BE RETAINED.

LANDSCAPE

THE LANDSCAPING OF THE PROPOSED DEVELOPMENT IS AN INTEGRAL FEATURE OF THE PROPOSALS. NEW PLANTING WILL BE PROVIDED TO THE FRONT PAVED AREA AND THE REAR AMENITY SPACE OF THE NEW DWELLINGS. THE ENHANCEMENT OF THE LANDSCAPE WILL SOFTEN THE PROPOSED DWELLINGS AND WILL HELP THE BUILDINGS BLEND INTO THEIR NATURAL SURROUNDINGS. THIS APPROACH ACCORDS WITH GOVERNMENT ADVICE IN PPG3, WHICH STRESSES THE IMPORTANCE OF 'GREENING' RESIDENTIAL DEVELOPMENTS.

SCALE AND MASSING

THE PROPOSAL IS OF SIMILAR SIZE TO THE EXISTING DWELLINGS ADJACENT AND OPPOSITE THE NEW DEVELOPMENT. THE SCALE OF THE PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA. THE HEIGHT OF THE PROPOSED BUILDING IS SIMILAR TO THE EXISTING STRUCTURES AND IS THEREFORE IS CLEARLY ACCEPTABLE IN THE AREA. THEREFORE THE PROPOSED BUILDING IS IN KEEPING WITH THE LOCALITY. IN PARTICULAR A SCHEME OF THIS SCALE WILL PROVIDE A SENSE OF COHERENCE IN THE STREET SCENE.

THE PROPOSED DWELLINGS WHICH FRONT ONTO HIGH STREET WILL BE LOCATED ON THE EXISTING BUILDING LINE, WHICH EXISTS AND CONSEQUENTLY WILL NOT BE OVERBEARING AND UNDULY DOMINANT.

DESIGN PRINCIPLES

THE DESIGN HAS ADOPTED A TRADITIONAL THEME. THIS APPROACH IS LARGELY BASED ON THE EXISTING BUILDINGS IN CLOSE PROXIMITY.

THERE ARE A NUMBER OF CHARACTERISTICS THAT HAVE BEEN UTILISED IN THE PROPOSED DEVELOPMENT. THESE INCLUDE BRICKWORK EXTERNAL

WALLS, WHITE UPVC DOUBLE GLAZED WINDOWS TOGETHER WITH A SLATE/TILE FINISH TO THE ROOF AREA. THE DESIGN HAS PRODUCED DISTINCTIVE STYLES FOR THE NEW APARTMENTS, ALL OF WHICH TAKE INSPIRATION FROM THE EXISTING DWELLINGS THAT CURRENTLY OCCUPY THE STREET TOGETHER WITH THE BUILDINGS IN THE SURROUNDING AREA IN ORDER TO PROVIDE A SENSE OF RHYTHM WITH THE LOCALITY. THERE IS ALSO THE USE STONework, WHICH WILL PROVIDE FURTHER INTEREST TO THE ELEVATIONS OF THE EXISTING BUILDING.

IN RESPECT OF MATERIALS A NUMBER OF COMMON THREADS HAVE BEEN IDENTIFIED, THESE INCLUDE PREDOMINANCE IN THE USE OF BRICKWORK. SIMILAR MATERIALS WILL BE UTILISED IN THE CONSTRUCTION OF THE PROPOSED APARTMENTS. LARGE WINDOWS HAVE BEEN RETAINED TO MAKE THE MOST THE VIEWING ASPECTS AVAILABLE IN AND AROUND THE SITE. EXAMPLES OF EXTENSIVE USE OF THESE MATERIALS AND FEATURES CAN BE FOUND AT NEIGHBOURING PROPERTIES.

SUMMARY

THIS DESIGN STATEMENT HAS BEEN PREPARED TO SUPPORT THE CHANGE OF USE FROM A DENTAL PRACTICE TO CLASS C3-DWELLINGS, COMPRISING OF 7No. APARTMENTS OVER THREE FLOORS ON HIGH STREET, WHICH WILL PROVIDE AN ATTRACTIVE OUTLOOK, TOGETHER WITH LIGHTING TO EXTERNAL AREAS, BIN STORE AND BICYCLE PARKING. IT PROVIDES A DETAILED ANALYSIS OF THE SUSTAINABILITY AND DESIGN PRINCIPLES THAT WERE EMPLOYED IN THE FORMULATION OF THE SCHEME.

A FULL URBAN ANALYSIS OF THE SURROUNDING AREA PROVIDES THE CONTEXT FOR THE PROPOSAL. WITH THESE DESIGN OBJECTIVES IN MIND THIS DESIGN STATEMENT IDENTIFIES THE MOST IMPORTANT ASPECTS OF THE DEVELOPMENT AND IN PARTICULAR STATES THAT:-

- THE PRINCIPLE OF THE RESIDENTIAL DEVELOPMENT IS ESTABLISHED THROUGH THE PLANNING POLICY GUIDANCE AND THE EXISTING USE OF THE SITE;
- THE SITE IS IN A SUSTAINABLE LOCATION I.E. A SENSE OF WELCOME, ADAPTABILITY AND A GOOD USE OF RESOURCES;
- THE GENERAL PATTERN OF DEVELOPMENT SURROUNDING THE SITE IS CONTINUED THROUGH THE LOCATION OF THE PROPOSED APARTMENTS AND THE MAINTENANCE OF AN APPROPRIATE SPACING BETWEEN NEW AND EXISTING DWELLINGS;
- THE PROPOSED DENSITY AND SCALE OF THE DEVELOPMENT AND THE USE OF THE LAYOUT REFLECT THE CONTEXT OF THE SITES IMMEDIATE SURROUNDINGS;

- THE DESIGN AND APPEARANCE OF THE PROPOSED APARTMENTS ADOPT FEATURES TAKEN FROM THE EXISTING DWELLINGS WITH THE BUILDINGS FOUND IN THE IMMEDIATE LOCALITY;
- THE DESIGN OF THE BUILDING HAS TAKEN INTO ACCOUNT THE PLANNING POLICY AND BARNSLEY METROPOLITAN BOROUGH COUNCIL GUIDELINES.
- THERE HAVE BEEN PREVIOUS APPLICATION FOR THIS SITE NAMELY IN 2003, 2008 AND 2019 THAT ALL HAD A POSITIVE OUTCOME.