



MAW
TOWN PLANNING LTD

Planning Statement



St Barnabas Hall, Old Mill Lane, Barnsley, S71 1PN

Conversion of buildings to nine dwellings (Class C3), demolition of single storey extensions and associated works.

1.0 Introduction

- 1.1 The application site is St Barnabas Hall, which is located on the corner of Old Mill Lane and Honeywell Street. The site is two church buildings, connected together by single storey extensions. The churches have a ground floor only.
- 1.2 St Barnabas Hall was marketed for sale in 2023 and is now vacant. The buildings were originally catholic churches and last used as a masonic lodge and community/ events space. The reasons for sale are due to a declining number of attendees and the cost of running the buildings.
- 1.3 The applicant has recently purchased the site and proposes to convert the two buildings into nine, one-bedroom dwellings. The single storey extensions between the two buildings are proposed to be demolished, which will change the site back to two separate buildings.
- 1.4 The buildings are located on the fringes of Barnsley town centre. The buildings are not listed or within a conservation area. The site is in flood zone 1.

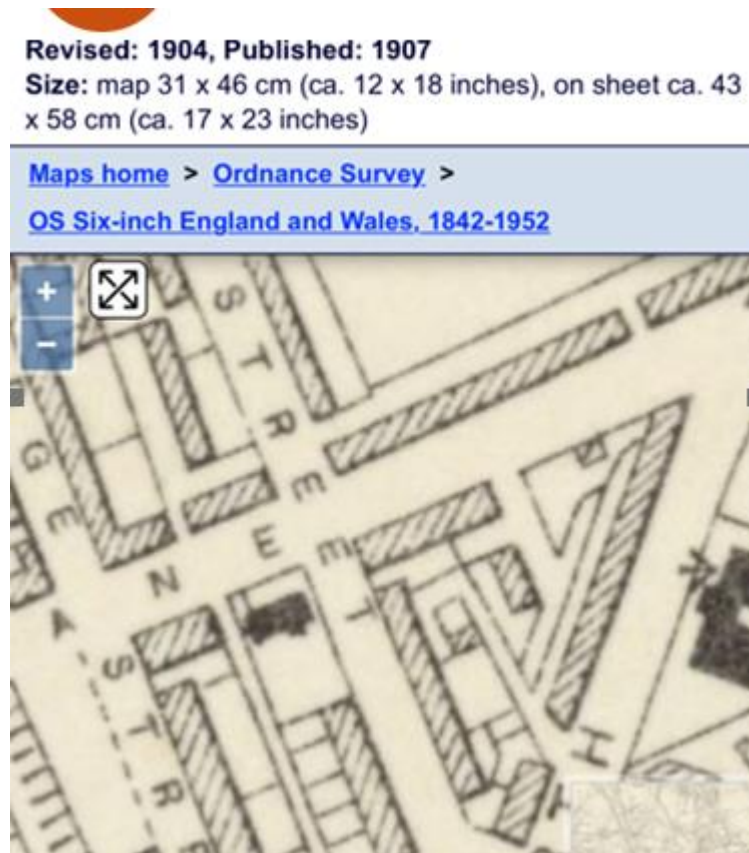
2.0 Application Documents

2.1 The submission includes the following documents:

- Application form
- Relevant fee
- Planning statement
- Site and Location Plan A23-32-07 Revision P1
- Demolition Plan A23-32-06 Revision P1
- Proposed Scheme Floor Plan Cut Through A23-32-05 Revision P1
- Proposed Scheme Visuals A23-32-04 Revision P1
- Proposed Elevations A23-32-03 Revision P1
- Proposed Floor Plans A23-32-02 Revision P1
- Existing Plans and Elevations A23-32-01
- Noise Impact Assessment (Ref NIA-11139-24-11532 St Barnabas Hall, Barnsley)
- Bat survey 7th June 2024 by Middleton Bell Ecology
- BNG statement July 2024

3.0 Building History

- 3.1 The stone-built church that fronts onto Honeywell Street was built originally as a catholic church in 1880's. In 1850, Pope Pius XI restored the Catholic Hierarchy in England and Wales with the creation of thirteen new dioceses. At this time, there was under provision of churches to cater for the growing and working-class population working in industries. St Barnabas Church was built in response to this growing demand.
- 3.2 According to OS maps, published 1907, there was a building which stood on the corner of Old Mill Lane and Honeywell Street:



(Source: National Library of Scotland)

3.3 However, it is likely that this is not the red brick church which is on the site now. The red brick church is assumed to be a replacement of a demolished building. A stone plaque inset into the red brick church building was set in 1933. It is probable that the red brick church was completed in this year.

4.0 Demolition

- 4.1 The two churches have been connected by single storey extensions. These are later additions and have no historical interest. The demolition of the single storey extensions would restore the buildings back to their original form. The porch entrance facing Old Mill Lane is also proposed to be demolished and the façade restored.
- 4.2 The extent of the demolition is shown below:

ION 1

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GROUND FLOOR

5.0 Principle of the Proposal

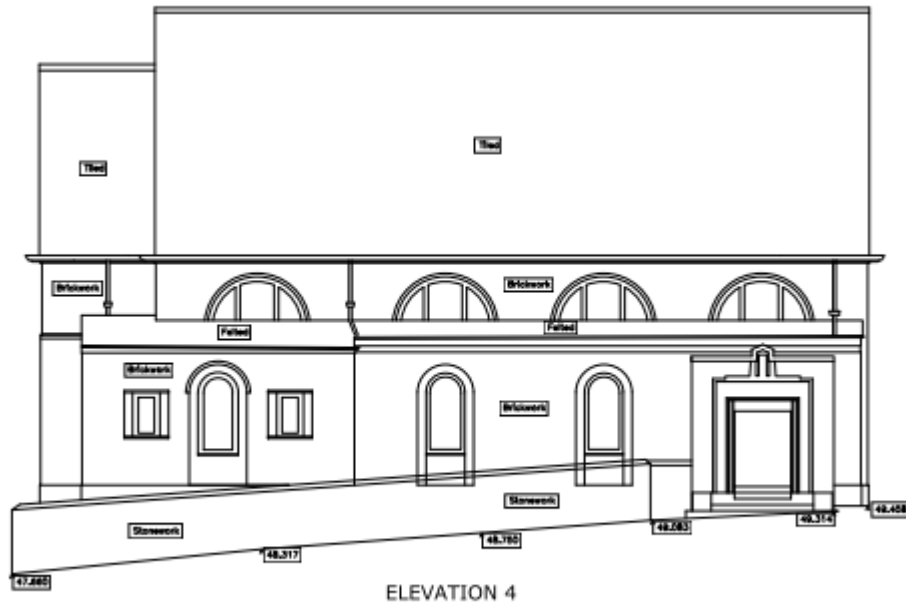
- 5.1 The application site is located just outside the limits of Barnsley town centre and allocated as Urban Fabric by the Barnsley Local Plan.
- 5.2 The church use is no longer viable and was reluctantly advertised for sale in 2023. Churches have seen a decline in use over the years and many are being put to other uses. The site is located within a residential area. A conversion to residential would be the most obvious and suitable use to secure a long-term future for the buildings.

6.0 External Alterations

6.1 The main changes are discussed below.

Elevation facing Old Mill Lane (north)

6.2 The front elevation facing Old Mill Lane would be subject to changes. The existing porch is proposed to be demolished and the opening behind restored. The openings are proposed to be enlarged and altered but retaining the style of the original openings with decorative brickwork arches above the doors:



Existing North Elevation to Old Mill Lane (1:100)



Elevation facing Honeywell Street (east)

- 6.3 There are no proposed alterations to the east elevation of the stone-built church. New windows and adaptations of existing windows on the east elevation of the red brick church are proposed, including steps and a ramp.

Existing:



Existing East Elevation to Honeywell Street (1:100)



Proposed:



Proposed East Elevation to Honeywell Street (1:100)

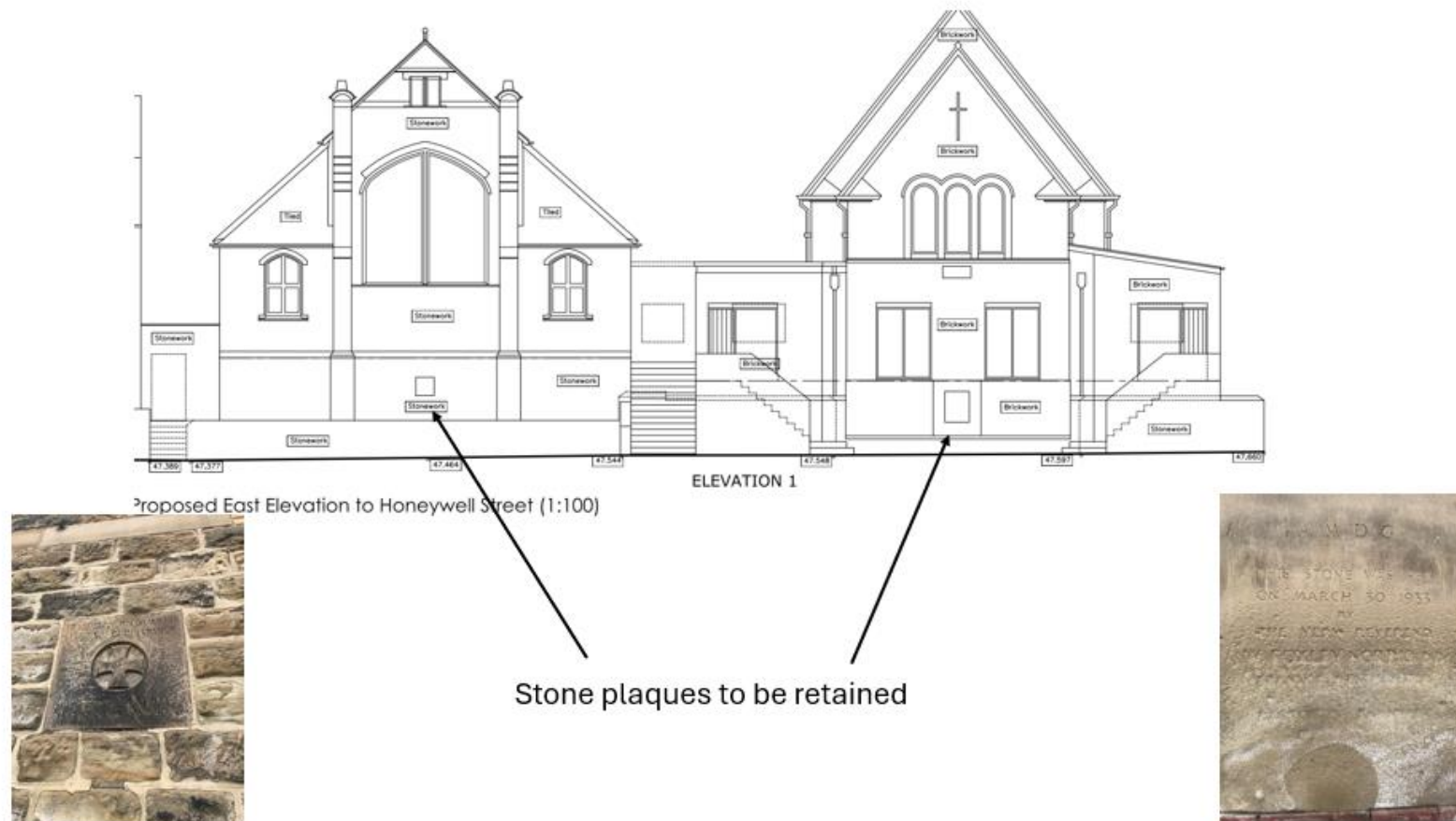


- 6.5 The windows on the south elevation of the stone church are not visible from surrounding land. These windows are proposed to be altered and replaced with full length patio doors:



7.0 Historic Stone Plaques

- 7.1 There are two stone plaques on each building. They are on the elevation facing Honeywell Street. Both are to be retained, as shown on the proposed plans.



8.0 Surrounding Properties and Residential Amenity

- 8.1 Residential properties surround the site. Therefore, a residential use fits in with the land uses close to it. A scheme of nine dwellings would not bring with it significant footfall.
- 8.2 The scheme has worked with the existing buildings and utilised existing openings. Principal windows are on all the elevations of both buildings. This is a high-density area, in particular terraced streets where street facing elevations are already overlooked by each other.
- 8.3 No22 Honeywell Street is an end terraced with its side elevation and garden boundary adjoining the south boundary of the site. There is an upper floor window of the side elevation of No22, which is 2.1m higher than the floor level of the application site. The garden boundary has a high wall which is over 1.8m high from the floor level of the application site. Given the side window is high level at 2.1m and the height of the wall, the lounge windows of the proposed dwellings would not create direct overlooking.

Elevation facing No22.



- 8.4 No 31 Old Mill Lane has a small side window, which is unlikely to be a principal window. The proposed conversion seeks to retain the elongated window on the side elevation of the red brick church. This elongated window faces the side of No.31, and it would serve a ground floor and upper floor room. However, this would not cause an adverse overlooking impact due to the internal layout. At ground floor, the window would serve a corridor between ground floor internal spaces, and it is a secondary window on the upper floor in the corner of the living room.

Side window. 31 Old Mill Lane



Side window. 31 Old Mill
Lane

8.5 Whilst there are very few privacy issues, some mitigation is needed:

- a) Upper floor windows: There are large upper floor windows on the east and west elevations. Due to their size, the LPA may consider that these could impact the privacy of properties opposite. The owner has advised that fixed internal obscured panels at a height of 1.8 high can be added. This will prevent overlooking but ensures the size of the original openings are not affected.
- b) Due to the floor level of the outdoor area, a 1m high screen onto the gate enclosure adjacent 22 Honeywell Street is considered to be needed.

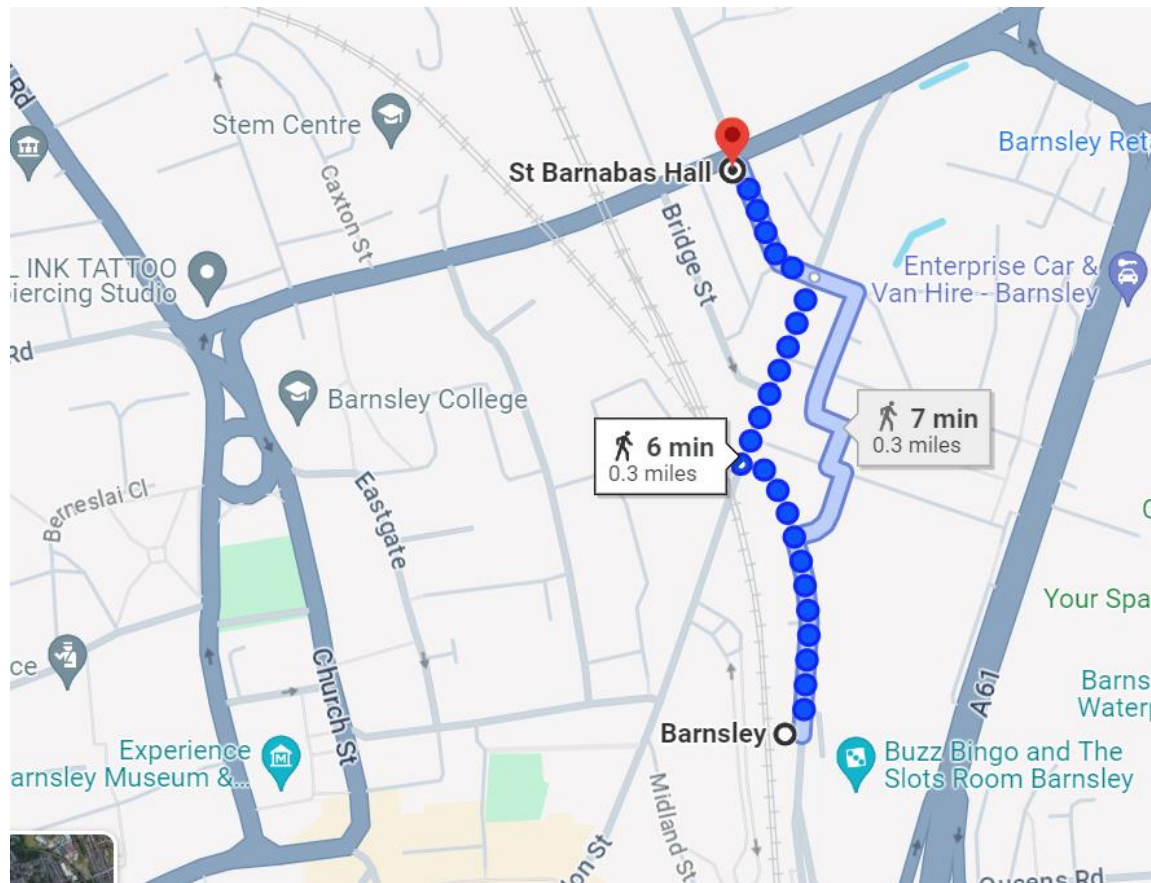


Proposed screen

9.0 Parking and Highway Impact

9.1 Due to site constraints, the proposal does not include any off-street parking.

9.2 The site is less than a 10-minute walk to the town centre and train station. The walk to the town centre is along public roads with footpaths. The roads are lit and have a high footfall:



9.3 There are a number of research papers on the internet regarding walking distances. These include the Chartered Institute of Highways Planning for Walking (2015) and Manual for Streets (2007)

https://www.ciht.org.uk/media/4465/planning_for_walking_-_long_-_april_2015.pdf

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1072722/Essex Manual for Streets Redacted.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1072722/Essex_Manual_for_Streets_Redacted.pdf).

9.4 The CIHT 2015 document states:

- “Across Britain about 80 per cent of journeys shorter than 1 mile are made wholly on foot – something that has changed little in thirty years. In 2012 walkers accounted for 79 per cent of all journeys shorter than 1 mile, but beyond that distance cars are the dominant mode (DfT, annual) *.”
- The amount people walk varies with age and gender, as well as with social class and place of residence. Walking is also affected by peoples’ disabilities which, likewise, vary with age and gender.

9.5 Manual for Streets states:

- Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes’ (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit and PPS13 states that walking offers the greatest potential to replace short car trips, particularly those under 2 km. (Para 4.41)

9.6 The distance from the site to the train station, bus station and town centre shops is less than 800m. Therefore, they are within a comfortable walking range.

9.7 The site is in an area which has good access to public transport.

9.8 The surrounding terraced streets are controlled by a permit policy. This ensures the streets do not become congested with parking for town centre workers and visitors. Any future residents with a car could park on the terraced streets without causing a highway safety issue and subject to a permit being issued.

- 9.9 The Barnsley Supplementary Planning Document Sustainable Travel Adopted July 2022 states that financial contributions to enable the Council to improve and enhance facilities for public transport, walking, cycling and parking can be made with the threshold being 10 or more dwellings. As the proposal is below the threshold, it is considered that no financial contribution is required.

10.0 Bins

- 10.1 According to Barnsley developer guidance, one large 1100 litre container and 2 x 240 litre recycling bins is provided for every 5 apartments. The proposed bin store is large enough to accommodate 2x 1100 containers and 4 x 240 litre recycling bins.

11.0 Internal Residential Standards

- 11.1 All of the dwellings meet the National Described Space Standards.
- 11.2 The proposed ground floor plan for the stone-built church is open plan and roof lights have been added, to ensure the properties have a feeling of openness and plenty of light.
- 11.3 Given the site constraints, there is limited outdoor amenity areas for residents, but this is generally accepted as a suitable housing arrangement for conversions of buildings in urban areas. Nevertheless, the scheme proposes to give each dwelling a small outdoor space as shown on the proposed drawings.

12.0 Noise

- 12.1 A noise survey is included with the application. The area was found to have quite high noise levels, but this can be mitigated for. The mitigation is set out in the noise report.

13.0 Ecology and Biodiversity

- 13.1 A bat survey and BNG statement is included with the submission. There is no impact on protected species and the scheme is not subject to BNG requirements as it meets the conditions for being a de minimus exemption.

14.0 Housing Mix

- 14.1 The proposed scheme is nine, one-bedroom properties. When considering the area is predominantly two and three bedroom terraced properties, the proposed one-bedroom properties would add to the mix of housing stock in the area.
- 14.2 Consideration was given to a mix of one and two bedroom properties but it was felt that one-bedroom properties were more suitable for the site and it keeps on street parking to a minimum. However, the applicant would be open to considering changing some of the units to two bedrooms if the LPA considered this would be suitable.

15.0 Contributions

- 15.1 It is understood that the proposal is below the threshold for any contributions, which includes education, affordable housing and public open space.