



DESIGN AND ACCESS STATEMENT

to accompany planning application for:

Demolition of existing health care building and erection of new day care nursery

at
2a, High Street,
Dodworth,
Barnsley,
S75 3RF

INTRODUCTION

This Design and Access Statement has been prepared by Dsign House Architecture Ltd for and behalf of Willow Day Nursery Ltd in support of the planning application for the demolition of an existing dilapidated building and erection of a new purpose built day nursery facility.

This statement has been written in accordance with Government circular 01/206 section 3 Design and Access statement, enforced on the 10th August 2006 and has been prepared to demonstrate how physical characteristics of the scheme have been influenced through process of assessment, involvement, evaluation and design.

This statement will also address the following factors:

- Planning History
- Evaluation
- Context
- Use & Amount
- Layout
- Scale
- Landscaping
- Appearance

Planning History

There have been previous (historic) applications on the site prior to its last use, however there have been no applications in recent years.

The previous applications are as follows:

Application Number: B/77/0016/CD/DO

Application Type: Historic

Decision Letter Date: 12/01/1978

Decision Status: UNKNOWN

Decision Type: Approve

Development Description: Alterations and extensions to health centre (Crown development)

Development Address: HEALTH CENTRE, HIGH STREET, DODWORTH

Officer: Historic

Received Date: 20/02/1992

Registered Date: 04/01/1978

Application Number: B/92/1044/DO

Application Type: Historic

Decision Letter Date: 28/09/1992

Decision Status: UNKNOWN

Decision Type: Historic

Development Description: Erection of extension to Health Centre

Development Address: DODWORTH HEALTH CENTRE, HIGH STREET, DODWORTH

Officer: Historic

Received Date: 16/10/1992

Registered Date: 20/09/1992

Evaluation

The proposed development has taken into account the national and Local Government planning policies.

There are no listed buildings on site and the site does not fall in the vicinity of any local conservation areas.

The site has been assessed for its physical, social and economic characteristics as well as local and national planning policy. We have taken into account the surroundings of the site and encompassed them within our design for the new purpose built day nursery, in terms of scale, massing and materials. The proposed building will provide much needed day-care facilities for the local community.

The majority of properties in the area are a mix of residential properties with typically associated community facilities such as public houses, restaurants, Library, supermarkets etc. They are build of varied materials including brick, stone and render facades.

We have taken the mix of buildings and materials into consideration when producing this scheme and feel we have produced something that makes the best use of the site, with a modern aesthetic, yet remains in keeping with other properties in the locality and within the wider area.

The scheme further reflects a modern contemporary design and use of materials, to provide a build of a quality design and construction, visually benefiting the community in the prominent position on the crossroads and making best use of a redundant site.

The building is set within its own grounds and has an existing vehicular/pedestrian access to the side which also feeds the playing field to the rear. The rear of the site will have an external area for use by the occupants with access down either side. The new pedestrian access is proposed to be located from the recently (& partially) completed memorial garden, again tying the building in with its surroundings and its community use.

The windows are orientated to prevent any overlooking and the majority face the front of the site towards the memorial garden area or the rear amenity space.

There are no established landscape boundaries to the site, however the set back location from roadside to the rear of the memorial garden, along with the single storey nature of the building would reduce the overall impact of the replacement property when viewed from the High Street.

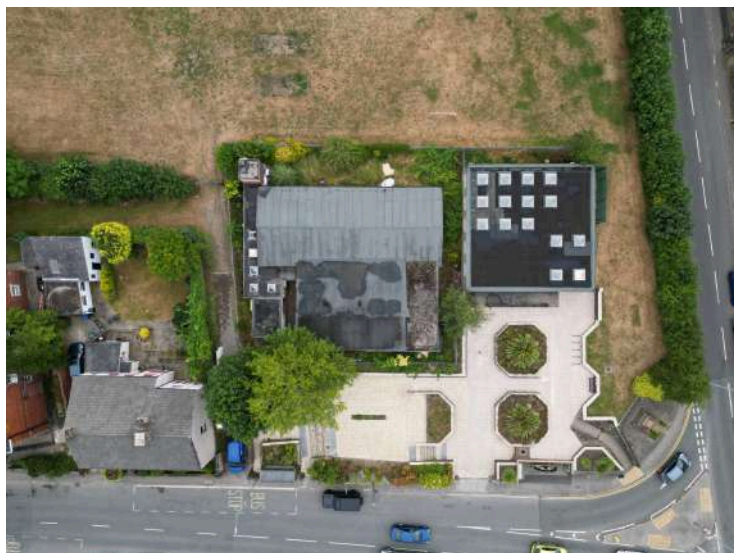
People within the vicinity of the development will not be affected by the proposed scheme, as it will be a development sitting within the site and not encroaching onto the surrounding areas.

SITE AND ITS CONTEXT

The site is located in a set back location from the crossroads of High Street, Dodworth Green Road and Barnsley Road.

To the front is the memorial gardens, the Library to one side, with an access road to the other side providing access to this site and that of the council owned open space to the rear.

This can be seen in the image below:



The B0699 (High Street) also leads to the A628, which in turn provides access to the motorway network via the M1.

The local distributor roads provide vehicular access to the site, along with good public transport links, the nearest being the bus stop immediately to the front of the site as can be seen on the previous image.

The sites location also provides good pedestrian access to the property and other local amenities via the existing footpaths to both sides of the highway, and the memorial garden to the front of the site. There is also provision for ramped disabled access within the memorial garden which could be utilised to access the front of the proposed works should approval be granted.

Should this be the case, the applicants are willing to negotiate the completion of the memorial garden to the front of the site and integrate the garden at the front of the nursery to match the memorial garden, making it a joint space as part of the approval.

The site and surrounding roads give direct access to surrounding major towns and cities and excellent access for transport links for the community and daily commuting to and from surrounding areas. Bus networks run along the principal roads providing public transport to all districts.

Use and Amount:

The application is to construct a bespoke replacement building on the site which is currently occupied by single a dilapidated former health centre. The current building is of a poor construction, that being a timber frame, infill panels and flat roof. The materials and maintenance of the building has degraded over time and it would not be cost effective to re-use or renovate the building as it currently stands.

The building can be seen below:



The proposed works would reduce the floor area than that of the current building, however the site would still house a single building within its boundaries.

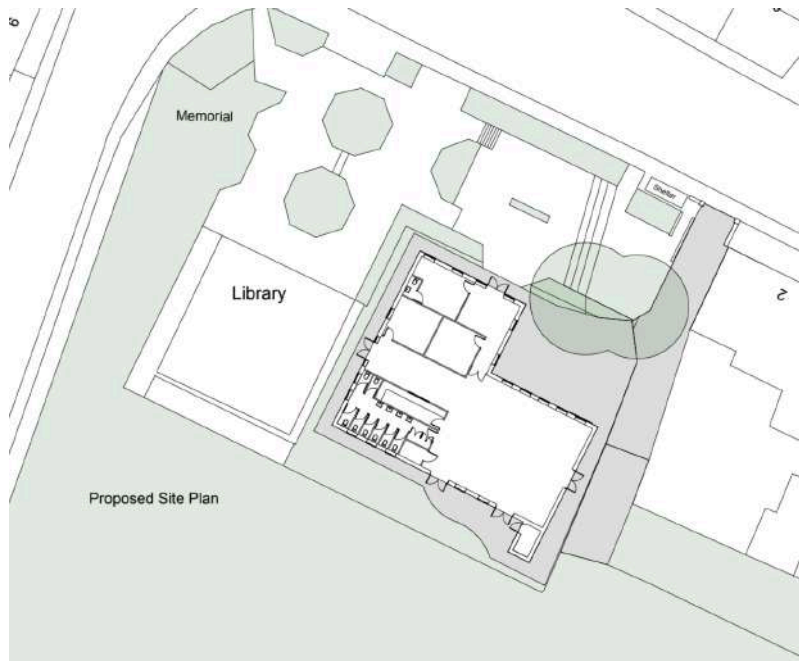
The site is bounded by a fence to all sides and minimal landscaping which would remain unchanged; with the boundary to the front of the site facing the memorial garden on the cross roads of Barnsley road and High Street.

The proposed development will provide effective use of the available site in accordance with Government Guidance for brownfield sites, with a facility for use by the community.

Layout

Access for the applicants and the public will be pedestrian, at the front of the site onto High Street and the memorial garden. The site is bounded by an existing fence and small landscaped areas. The rear area is to be maintained and enhanced, along with the frontage onto the memorial garden.

The overall site plan for the property can be seen in the image below:



Scale:

The plan form, area, height and aesthetics of the development are appropriate to their use in its setting and context encompassing the needs of such a building within this area. We deem the scale of the proposal to be appropriate in its context because the design encompasses a similar size and form of the surrounding properties and others of a similar nature.

The scheme is a single-storey development, matching that of the Library building immediately adjacent to the West of the site, and being subservient to the two storey residential properties to the East of the site.

It sits within its own boundaries and provides reasonable access, amenity space and parking areas, utilising the existing site contours and levels, minimising its impact to any adjacent properties. The scale of the building is similar to that of its neighbouring counterparts, yet smaller than that of the existing building on the site.

Landscape:

The current property is bounded by hard landscaping with a small amount of grassed areas which have been left to self seed by weeds and bramble. It is proposed to hard landscape the areas as per the site plan, with small areas of landscaping as shown on the plan above in green.

The applicants are also willing to negotiate the completion of the memorial garden to the front of the site and integrate the garden at the front of the nursery to match the memorial garden to make it a seamless space as part of the approval should access from this area be granted for pedestrian use.

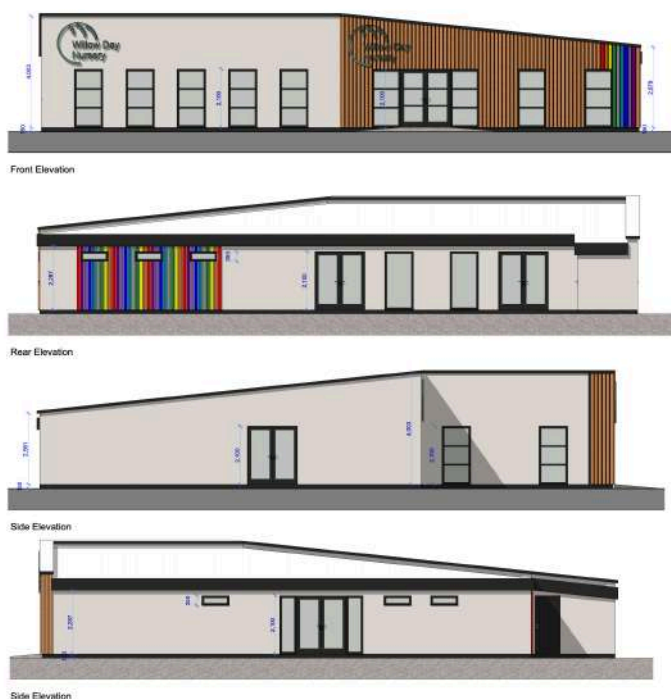
Existing fences and any relevant existing boundary landscaping is to be managed and retained where possible. It is envisaged to enhance & manage landscaping, with any new additions to blend in with the existing and surrounding properties.

Appearance:

The proposal consists of a through coloured render system and features wood clad finishes to the external walls, with the roof being an insulated metal panel system.

This provides the applicants with a bespoke building suited to their exact needs internally, with an external facade using materials to tie it to the area and adjacent properties, whilst providing a modern aesthetic to the proposed scheme.

The images below shows the intended appearance of the building :



The choice of materials, overall scale & massing, along with the overall design reflects other properties as shown below.

It can also be seen there are a varied mix of materials, ages and aesthetics used the in surrounding properties:

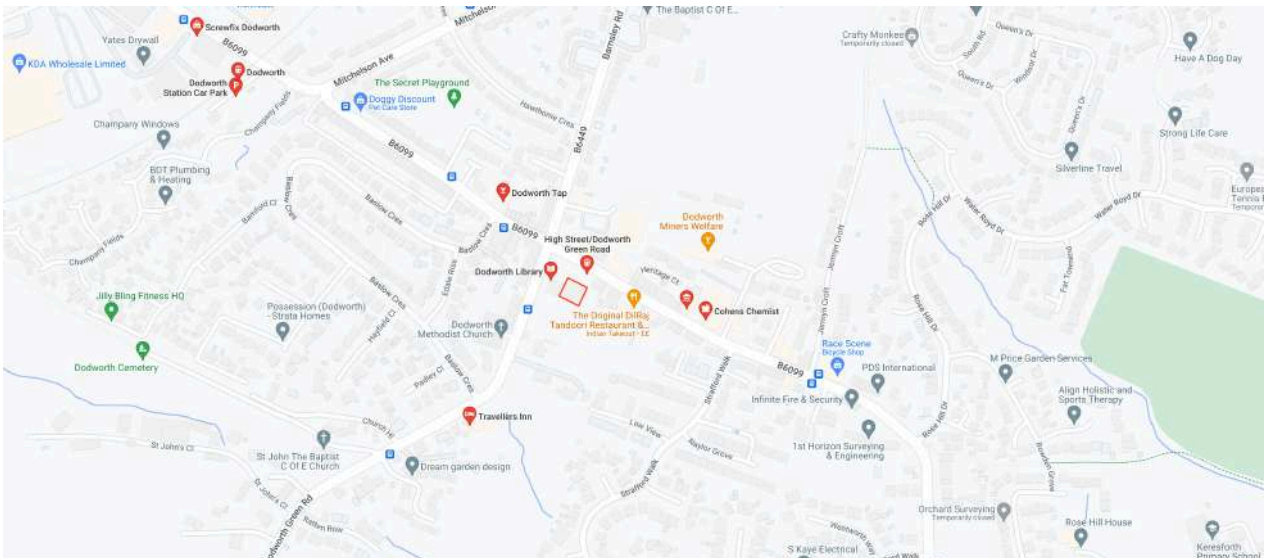




Access:

Pedestrian access is proposed from the High Street on the memorial garden aspect of the site.

The site can be seen in the image below in relation to the local area :



Pedestrian access is proposed to be from the Memorial Garden, which has recently been partially refurbished and provides level / ramped access for all.

The site is in a sustainable location that can be accessed by foot, cycling and public transport.

There is no allocated parking within the site, however it is envisaged that the majority of children and parents would access the nursery by foot as it would service the immediate residential community which surrounds the site. Parking arrangements are denoted in *Additional information* at the end of this document.

There are areas along the adjacent roadways with no restrictions and there are car parks within the area should any parents have to travel by car.

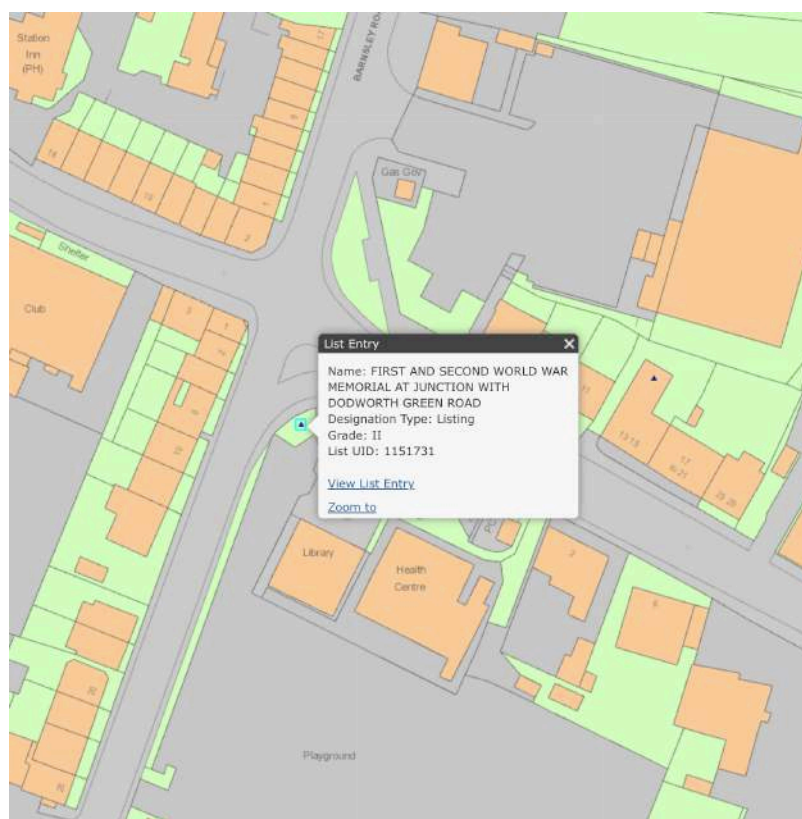
Parents using local transport links would access the site via the bus stop which is located immediately adjacent to the site.

Heritage Statement

The site does not lie within a conservation area and there are no listed buildings or heritage assets on the site.

There is however the war memorial to the North-West of the site and two listed buildings on the opposite side of the road to the North and North-East.

War Memorial:



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List Entry Details

SE 30 NW DODWORTH HIGH STREET (South side)

4/135 1st & 2nd World War Memorial at junction with Dodworth Green Road

Grade II

1st & 2nd World War, Memorial. c1918 with 2nd World War inscriptions added later. Sandstone. Life size figure of infantryman with rifle and bayonet on square slightly tapering pedestal with cornice. Moulded base. Two-step podium.

The pedestal is inscribed:

TO THE GLORIOUS MEMORY OF ALL THOSE MEN OF DODWORTH WHO GAVE THEIR LIVES FOR US IN THE GREAT WAR 1914-1918

The individual names of the men are inscribed on the other faces. The 2nd World War Memorial is inscribed on the base.

Listing NGR: SE3147105215

Conclusion:

The proposed works are taking place on the footprint of an existing building located 25.7m to the South-East of the war memorial state.

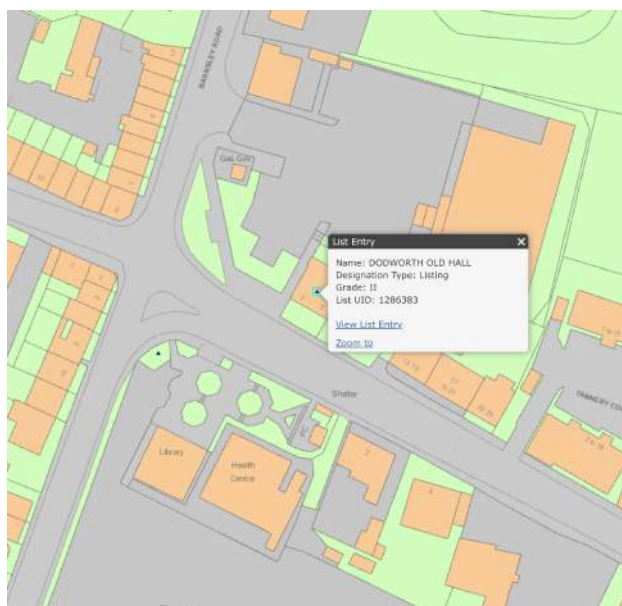
The existing building consists of a single storey structure with flat roof and building materials of its time of construction (aluminium clad/render, brick finish with timber and steel frame modular structure).

The proposed works are intended to be clad in render and timber to tie it to the surrounding properties and the modern aesthetic of the the memorial gardens.

As noted earlier within the statement the applicant would look to form a new access from the paved area and are willing to negotiate the completion of the memorial garden to the front of the site, also to integrate the garden areas at the front of the nursery to match the memorial garden, making it a joint space as part of the approval.

Due to the height, scale and massing of the proposed works, along with its materials and set back position being 25.7m away from the statue, it would have little to no effect on the listing for the memorial itself.

DODWORTH OLD HALL, 1 AND 3, HIGH STREET



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List Entry Details

SE 30 NW 4/133 1.11.66

DODWORTH HIGH STREET (North side) Nos 1 & 3 (Dodworth Old Hall)

Grade II

House and shop premises, now part of row. Dated 1641. Altered. Rendered with quoins. Welsh slate roof. Two storeys. Two bays with through passage. Good near-central doorway with moulded surround and Tudor-arched lintel, inscribed:

"B W J 1641"

To the left is a former 5-light double-chamfered window now enlarged to form doorway to right and with inserted C19 square mullion giving a sash to left. Former 2- or 3-light double-chamfered window to right, enlarged downwards to take C19 sash (now casement). Continuous moulded band above ground-floor

openings. At first floor level are two former 5-light windows, as ground floor left, each now part-blocked and enlarged downwards to take a C19 sash (casement to right). Roof hipped at left end. Rear: good, central, moulded doorway with cambered head. One 5-light double-chamfered window to right and a 2-light (mullion removed) to left. Three double-chamfered windows and a later window to first floor. Projecting brick stack to left.

Interior not inspected.

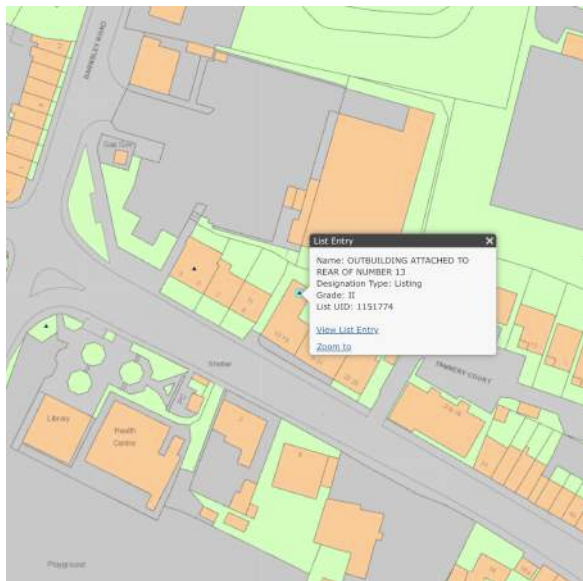
Listing NGR: SE3150905230

Conclusion:

The proposed works are located opposite to the above noted listed building, separated by the High Street B6099 and memorial gardens.

Due to the significant distance between the works and the listed building (approximately 35m), including the highway and memorial garden to the front between them, there would be no detrimental affect on the listing.

OUTBUILDING ATTACHED TO REAR OF NUMBER 13, HIGH STREET



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List Entry Details

SE 30 NW DODWORTH HIGH STREET (North side)

4/134 Outbuilding attached to rear of No 13

Grade II

Outbuilding, Timber framing of C15 or early C16 (Ryder), stone clad in the C17. C20 alterations. Coursed rubble with quoins. Part rendered. Stone slate roof to west, asbestos to east. The west side has various altered openings some with chamfered surrounds. The east side is set back to the left and has exposed timber framing. Round arched opening to right part at low level. The north gable has a part-blocked entrance to left with cambered head cut into deep lintel. Various other altered openings.

Interior: Three bays. Three trusses on posts with possibly a fourth truss in north gable wall. The north truss has raking queen struts, the centre truss has had struts removed. The south truss has a curved brace (post to tie beam) on west side and a shorter straight brace on east side. Jowelled posts. Deep cambered tie-beams. Wall plates extant. C20 inserted floor.

P F Ryder. Report for South Yorkshire Archaeological Service, 4th January 1978.

Listing NGR: SE3153605224

Highways (opening times):

Arrival and departure times of children would be of a staggered nature for example drop-offs would commence from around 7.30am and would steadily continue throughout the morning. Again this would be the same for pick-up later in the day, this has been agreed by the highways officer to confirm this alleviates problems associated with specifically set arrival/departure times whereby a sudden demand for parking spaces occurs and often results in vehicles being parked indiscriminately on the public highway.

Conclusion:

The proposed works are located diagonally opposite to the above noted listed building, separated by the High Street B6099 and memorial gardens. However, with the position of the listed building and that of the proposed works, there is no real direct line of sight between them.

Due to the significant distance between the works and the listed building (approximately 45m), including the highway and memorial garden to the front between them, there would be no detrimental affect on the listing.

Additional requested Information 09/06/2023:

• **Previous last known use of the building:**

The building is registered on Companies House as providing 'Social work activities without accommodation for the elderly and disabled'.

• **Number of Employees :**

Companies House shows that in 2018-2019 the previous business employed 79 staff

• **Where did those employees/users park?**

Please see the image below from Google Maps of staff parking their vehicles on the access road that is to the left of the building. As this was not our business, we can only assume that the clients made use of the Dil Raj, Co-op and Miners Welfare car parks.



The proposed business will employ a total of 15 members of staff and they will not all be on premises at the same time. This is a reduction of 64 staff which is a significant number, which in turn is a reduction in possible car parking spaces required. The 79 staff members figure does not also account for service user pop the previous business that frequented the property, however we do not have access to their records on this.

We do envisage that a large percentage of the workforce will live locally so they will commute in a variety of ways, and not just reliant on individual cars.

We will have the capacity to have 41 children on roll so a combination of children and total staffing would equate to 56, which is 23 less than the staffing alone of the previous business. This will in turn therefore impact less than the previous occupants.

- **Are there any restrictions on the co-op car park?**

The co-op car park has two hours' free parking and ample parking spaces.

In addition, the Dil-Raj car park which is located approximately 50 meters from the site also has ample parking and is free for the first hour. There is then a charge of £3.00 for the remainder of the day.

There are 27 spaces at the Miners Welfare car park and overspill spaces.

We also envisage an increased use of the Co-op creating a financial benefit to the community, as parents using the car park will also take advantage of the shopping facility.

- **Staggered drop off times**

As a business we would need to ensure staggered start times for the safety of our children. See below.

Times	Number of children
7.30 - 7.45	11
7.45- 8.00	11
8.00 - 8.15	10
8.15 - 8.30	9

- **Condition which restricts the building to be used for Use Class E(f)**

This is acceptable and we agree to this.