

DESIGN & ACCESS STATEMENT **IN CONNECTION WITH THE RESIDENTIAL REDEVELOPMENT OF LAND** **OFF CHURCH STREET, BRIERLEY, S72 9HT**

Background Information/Site Use and Description

In 2009, the application site was purchased from Barnsley MBC, following the closure of their local offices within Brierley Hall, a Grade 2 listed building, with extension to the rear and sides. One of these extensions to the south of the Main Hall, comprised of a brick built flat roofed, two storey building, erected prior to Local Authority reorganisation in 1974, with little regard to the form and scale of the Main Hall. To the rear of the Hall and included in the sale was a minor works depot and detached caretaker's house comprising of brick built structures, with flat roofs, except for the house.

It should be noted that prior to the sale of the site, arsonists had set fire to a store within the depot and to Brierley Hall itself. Therefore, upon completion of the sale, the applicant's chief priority was to secure the site and better protect the Hall from further damage. To this end the site was fenced and the redundant flat roofed buildings, including the unsightly extension to the side of Brierley Hall were demolished; at the same time the former caretaker's house was refurbished to provide a continuous security presence on site. A retrospective application for these demolition works, within a conservation area and the context of a listed building, is now included within this application, to regularise the necessary course of imperative action, given the recent site history.

To the north of the Main Hall is a grassed area, which is bordered by Church Street to the west, and a former planted nursery area to the east, beyond the detached caretaker's house, beyond which lies an enclosed paddock within the Green Belt. The boundary to the north is defined by an adjacent farmhouse, farm buildings and infill walling in render and red brick. Renovation of this boundary is considered the responsibility of others.

To the west of the Main Hall, two vehicular entrances to the site currently exist, serving the car park to both the former offices and works depot, off the main road, Church Street, which forms the main spine of the conservation area in which the site is located. Unusually in this day and age, not traffic calming measures are currently provided within the conservation area, nor, indeed the remainder of the village. Near to the Hall the boundary to this road is defined by a substantial stone wall which has lost some of the copings due to theft, even though the council had replaced those originally stolen, with modest paving flags. It is intended to modify and extend this stone walling back to the refurbished Hall, to provide privacy for the main garden areas for two of the three properties it is intended to create, by the vertical sub-division of the Hall as detailed later. The remainder of the west boundary between the two vehicular access points comprises of a low wall to the former main tarmaced car parking area, which formed approximately 30% of the site, built in concrete bricks with rendered infill panels; a requirement of the design brief from Barnsley Planning department is that this wall is replaced by a coursed stone wall, with which the applicant is happy to comply. The height of this boundary wall will be restricted to cater for the proposed drive entrances serving Plots 9-12 inclusive, shown on drawing SC/B/P1A, to provide visibility for egress. The southern boundary of the site is defined in part, by a red brick wall alongside a public footpath accessing the local primary school and recreation ground. Beyond the wall, palisade fencing previously secured the former depot area. On the other side of this footpath, recent railings enclosure to the recently extended cemetery have been provided. It is intended to replace the existing wall with a new screen brick wall, providing privacy for the new garden areas, with railings provided over dwarf walling to the more public areas of the proposed scheme, to provide a continuity in the visual link. Various trees exist on the car park area which have been inspected by a tree consultant and his report is part of this package. To the east, the boundary is a mixture of

definition between the site and Greenfield/open spaces beyond, comprising in part brick walling, palisade fencing and no definition at all adjacent to the Public open space that was once a bowling green. A site plan showing the topographical layout of the existing site is enclosed with the package – Ref: Drg No SMCG-SMH-01.

Brierley Hall

This is a substantial three storey stone built structure below a dual pitched and hipped roof, covered with stone slates. Three main extensions have been previously added to the original Hall (in addition to the unsightly "modern" side extension mentioned earlier and now removed), these comprise of:

- 1 A two storey stone extension to the north of the original Hall, with a similar pitched roof and sympathetic window proportions and detailing.
- 2 A side flat roofed extension to the north of the original, behind that described above, built with a flat roof and artificial stone bricks. The window openings are unsympathetic to the original Hall, but the building is structurally sound and weather tight. It is, therefore, intended that as part of the conversion of Brierley Hall to form three separate houses, the outer skin of this extension will be entirely removed and window proportions modified as shown on drawings SC/B/P7A and P8A, to better suit the original building.
- 3 At the rear of the original Hall is a two storey stone built extension below a pitched roof, slate clad with a single storey rendered extension on the northern side. This extension is intended to be removed and replaced with a slightly larger stone faced extension and a lean-to slate covered pitched roof to form Plot '6', a three bedroom dwelling with garden to the north and south, enclosed as shown by coursed stone walling from the Main Hall.

Surrounding Uses

To the north of the site, on the enclosing boundary lies Hall farm, comprising of a mixture of farm buildings in a variety of materials and including the main farmhouse, a two storey double roofed dwelling, partly fully rendered on Church Street with a red brick extension to the rear. Beyond this lies a Methodist church, a single storey red brick faced building with a rendered gable, behind which is a substantial communal building below a metal clad roof, with undeveloped land adjacent. Beyond this church is another farm complex of Pear Tree Farm, which comprises of a mixture of single storey buildings, some built in red brick and some rendered, as is the main two storey original farmhouse. A modern stone faced bungalow is set between the original farmhouse and the Methodist church.

To the east of the site is an enclosed paddock with several mature trees present and the Public open space that was once a well used bowling green adjacent to No 7 footpath.

Across the southern boundary of the site, defined by the above footpath and the extended cemetery is the stone built church of St Paul, with stone spire and recently refurbished chiming clock; the pitched roofs are covered in blue slate and the church stands within a coursed stone wall.

Immediately to the south of the church, on the site of the former primary school stands a recently completed scheme of three storey apartments in three blocks. Built in stone, the roof areas are covered in artificial slates and use PVCu white windows, doors, fascias, soffits, rainwater goods etc. The main block of 10 units is set at right angles to Church Street and the external white soil vent pipes, wastes and gas pipe covers to first floor seriously detract from its setting. Beyond this a further new build scheme in red brick below concrete tiles and using, again, white UPVc windows, rainwater goods etc, with brick soldier course over ground floor

windows is nearing completion. These comprise of two and three storey dwellings, some with dormers. The recently erected block of 4 No dwellings, adjacent and at right angles to Church Street seems ill at ease with both the main street scene of the conservation area and the adjacent existing property No 21 Church Street, whose front garden is overlooked by these new properties.

To the west of the site lie 2 pairs of semi-detached houses built in red brick below a slate roof about 1926 as housing for the local pit – doctor, manager and under managers. All but one of these (No 50) has had the original timber sash windows replaced by white PVCu windows. Nos 48 and 50 have double dormers to the front above double bays rising through two floors. Nos 44 and 46 have hip roof formations with a single dormer in the attic. All have 2.7 m high ceilings at ground floor and 2.5 m high ceilings at first floor. The scale of these buildings has been reflected in the design of dwellings within the scheme for Plot Nos 9-12. To the north of these dwellings, on opposite side of Grange Road, is a two storey dwelling that was once a farm building in stone and part render, with concrete tiles to the original roof. First floor windows only exist on the frontage to this dwelling due to the narrow width of the footpath to Church Street which the dwelling abuts.

SPECIAL DESIGNATION

Listed Building

Brierley Hall is a Grade 2 listed building which has been extended several times, not always sympathetically and an archaeological desk top assessment has been carried out by Messrs Archaeological Research Services Ltd, copies of which are enclosed with the application, which includes listed building consent for the sub-division of the Hall vertically to form three separate dwellings. An executive summary on Page 5 of this assessment finds "no archaeological reason to preclude the proposed area from development". As stated previously the replacement of the artificial stone outer leaf and remodelling of the window/door openings to this later extension, together with the replacement of a rendered rear extension to the stone built rear extension can only enhance the setting of the Main Hall. In addition to the listed building designation on Brierley Hall, the site is also included within a conservation area which is shown in full on the enclosed drawing No SC/B/P9. This area, beginning on Barnsley Road encompasses the full length of Church Street and extends along Common Road as far as Park Avenue. Within this area most of the dwellings are two storey except in the vicinity of the Hall where there are several three storey buildings. In addition, within this area there are some 40 separate buildings that are either wholly or partially rendered, as shown on the said drawing, the bulk of which are located on Church Street. During recent consultations with planning officers, the applicant was advised that the use of render at first floor level would be inappropriate since it is not a local feature. On the contrary, it is considered that such treatment to the upper levels of dwellings on Church Street, i.e. Plots 9-12, would provide a strong link to the identification of the conservation area either side of the development site, without detracting from the standing of the Hall. An additional application for consent for development within a conservation area is included within the submission.

Social and Economic Context

The Yorkshire and Humberside Regional Spatial Strategy encourages the renaissance of urban areas, as detailed. The vacant site, which lies at the heart of Brierley physically, has in the past, been a focus for both employment and local authority services. By approving the application for additional residential accommodation, local services will benefit and a positive contribution will be made to national targets for additional housing provision on previously developed land.

In addition, by the sub-division and refurbishment of a Grade 2 listed building, the future of an important building within the village and conservation area, will be assured, and the present break in the continuity of the conservation area will be restored. The applicant is a local developer/builder who employs local labour and sources material locally, where possible. The construction of the development itself, particularly in the current economic climate, will therefore, also support local jobs and businesses.

Affordable Housing

The design brief required that 22% of the total number of units on site should be affordable housing with a mix of 40% intermediate (low cost) housing and 60% social rented. Discussions related to this item are on-going with the assistant director, Housing, Mr S Jagger.

Density

The area of the site is approximately 1.27 Ha, of which approximately 0.3 Ha is the area about Brierley Hall and its retained extensions, together with rear garaging related to same. The general density relating to the proposed 29 No new-build units on site, therefore, is in the region of 30 No dwellings/Ha, which is acceptable under Government guidelines given in PPS3.

Community Centre Provision

The design brief originally required the provision within the site of a community centre, 10 m x 10 m, plus toilet and kitchen facilities, together with parking provision. Since that time, discussions have been held with Town Council members on 2 February 2010, who have concluded that this facility would be better located elsewhere. A nearby alternative would be to the rear of the Methodist church where a communal facility already exists and land is available for future extensions and/or parking facilities. The applicant is currently involved with on going discussions and accepts that a committed sum may be necessary to progress matters, which will be covered by a Section 106 Agreement as an off-site provision.

Transportation/Access to Local Facilities/Services

Within easy walking distance a number of services and facilities exist in the village, i.e.
"The Three Horse Shoes" (PH) at the junction of Church Street to Barnsley Road;
The Post Office at the junction of Cliff Lane with Church Street;
A manicure parlour and garage on Barnsley Road;
Three churches on Church Street;
A general store, a hairdressers, a fish and chip shop, Village Club, another garage and quilt shop on Church Street;
Village medical centre and sandwich shop/florist on Church Drive;
Another florist on Common Road;
A reproduction furniture shop on Grange Road;
Both primary and secondary schools are located locally.
A bus stop is located on both sides of Church Street, outside the site and at each end of Church Street on Common Road and Barnsley Road, providing easy access to Barnsley, Wakefield, Pontefract and Doncaster besides intermediate shopping centres of Cudworth and Hemsworth. Mainline connections in Barnsley, Wakefield and Doncaster then provide nationwide access by rail. In addition, with the opening of Robin Hood airport, the village is well placed for international travel from this airport which it is anticipated, will continue to be more important in the future.

Access to the Site

The site is currently accessed at two separate positions, both of which are close to junctions of roads accessing the other side of Church Street. A new single access road has, therefore, been provided into the site, as the brief requirements, being off-set from the opposite junction at Grange Road by 25 metres. This road then turns towards and runs parallel to Brierley Hall, to provide a separation space between the Hall and the main area of the redevelopment site, as required by the design brief. At the double curvature, which will reduce traffic speed accessing and egressing the site, the width of the road has been increased from 5.5 metres to 6 metres, as the Highway consultant's recommendation, to better accommodate tracking of larger vehicles. This road and the rear spur, together with turning head, will be constructed to adoptable standards with 2 metre wide footpaths and dropped crossings as appropriate will be provided.

Retained Trees on Site

A number of trees on site are the subject of Barnsley MBC Tree Preservation Order No TP07/2008 and those not the subject of the TPO still occupy positions within Brierley Conservation Area.

A survey of these, reporting the species type, condition and recommendation for future action has been recorded by Coppice Landscapes in the form of an Arboricultural Implication Assessment, a copy of which is included within the submission. In due course this will be expanded and future landscaping proposals added for the proposed development.

RELEVANT NATIONAL AND LOCAL PLANNING POLICIES

PPS1: Delivering Sustainable Developments and PPS Planning and Climate Change

PPS1 sets out the Government's objectives for the Planning system and the delivery of sustainable developments. The policy emphasises the importance of development which reduces the need to travel by car, therefore reducing energy use and emissions. The policy seeks development which promotes social cohesion and includes and enables communities to contribute to tackling climate change.

This application proposes a residential development on a site in a village centre with local amenities and public transport services within walking distance. The central location of the site is a key benefit in reducing emissions and, therefore, tackling climate change. Locating new housing close to existing services, facilities, public transport facilities etc will reduce car journeys and, therefore, reduce carbon dioxide emissions that would be associated with a site further afield.

Development of this site on previously used land represents a good pattern of urban growth since it maximises the use of existing resources since, unlike development of out of town sites, the infrastructures such as roads, sewerage and waste water systems are already in place to connect to. PPS1 suggest good quality design is an important factor in the long term sustainability of the built environment. Careful consideration has been given to how the proposed development sits within the topography of the site, giving, where possible, level access to entrances and in-plot parking facilities.

PPS3: Housing

PPS3 sets out the Government's Housing Policy objectives, including achieving a wide choice of high quality homes to address the requirements of the community. Recently completed

schemes nearby as mentioned earlier provide rented apartments and 3/4 bedroom family homes. The conversion of Brierley Hall into three separate dwellings, at the upper end of the property market, together with a mixed development proposed of 3/4 bedroom detached, semi-detached and terraced houses will greatly enhance the choice available to the community. The policy also promotes designs and layouts which make efficient and effective use of land and promotes redevelopment on previously used land, which this application does.

Local Policies

Local policies are currently under review and will be covered by the Barnsley local government framework, which will doubtless support the Government's approach to reusing 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 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's size, character, location, setting and amenities; it would also 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 provided in accessible locations to ensure sustainable development, which criteria this application satisfies.

Amount and Scale

The application is for the erection of 29 No new houses and the conversion of Brierley Hall, formerly used as local authority offices, to form 3 No separate houses. The new build elements provide for a mix of 3 and 4 bedroom houses, some with separate or integral garaging, 2 or 2½ storeys high, depending on their relationship to Brierley Hall in compliance with the design brief advice, issued previously by the development control section of the Local Authority planning department. Access to the site, density of the development and proposals for the conversion of Brierley Hall, including remodelling of the rear area have been described earlier. By the use of selected materials and forms throughout the site, as shown on the typical street scenes on the enclosed drawings accompanying this application, a strong identity and sense of place will be created to the benefit of the scheme and the wider conservation area.

Design Considerations

The chief influences on the redevelopment of this site, as presented, have been,

- a) the presence and position of Brierley Hall, a Grade 2 listed building and a requirement not to detract from its setting;
- b) the point of access to the site, which has been chiefly determined by the positions of existing junctions with other roads on the opposite side of Church Street;
- c) the desire to provide reinforcement to the ribbon nature of the street scape along Church Street by outward facing dwellings between Brierley Hall and the southern boundary, flanked by the public footpath, rather than present an inward facing scheme that turns it back upon the main thoroughfare of the conservation area.

Once inside the site a private access with gated entry serves the garaging and parking areas associated with the conversion of Brierley Hall within a walled enclosure, providing security and privacy to its occupants and neighbouring properties, Plots 1- 4,

built along and accessed off of a private drive, off the main access road and sited as the brief requirements to overlook the Greenfield paddock. All private drives within the scheme serving multiple units will be 4.5 metres wide, in contrasting finish to adopted areas, with turning facilities. To the south of the main access road, behind the main street scene, a number of smaller and, therefore, more affordable houses comprising of three bedroom semi-detached and terraced housing, with integral garaging are set to allow the gardens to enjoy the benefit of southern sunshine. Indeed, most of the garden areas within the scheme are so orientated as described earlier. Screen walls are to be provided along the line of the adjacent footpath on the southern boundary to provide privacy for residents along this part of the site, which will be punctuated in public areas with railings to provide visual relief and continuity. Elsewhere, screen walling, some in coursed stone will provide privacy and security to residents and emphasise a sense of place. Private drives will include visitors' parking spaces at the rate of 1 space/4 dwellings, in addition to the basic provision for residents parking of 2 parking spaces/dwelling.

Consultation

The submitted proposals have been discussed with members of the Town Council, the occupiers of Hall Farm and local representatives of both the nearby Methodist and Church of England churches by the applicant, in addition, the agent has explained the proposals to those living in Nos 44, 46 and 48 Church Street, who have signed an acknowledgement form included with the application.

Pre-application advice has previously been received from Mr A Burton, from Development Control of the LPA, following a meeting with him and Mr A Wiles on 22 May 2009 to discuss initial proposals and these have been revised, as appropriate to comply with his advice, that is,

- a) The development adjacent to Brierley Hall, i.e. Plots 1-5 and 13-17 are all two storey. Plots 9-12, further away from the Hall, are retained as 2½ storey to reflect the scale of the existing dwellings on the opposite side of Church Street.
- b) Roof lines have been simplified to Plots 1-5 and 10-13, with hipped forms being used to relate to the form of Brierley Hall and reinforce a site identity. The use of dormers on 2½ storey dwellings is restricted to dwellings further away from Brierley Hall.
- c) The frontage of the site will be defined by a coursed stone wall as the brief requirement, the eastern boundary wall, comprising of concrete bricks with rendered panels will be removed.
- d) Space standards between dwellings comply with SPG2, Design and Layout of Residential Development.
- e) The final design will be designed to comply with the requirement of "Secured by Design" standards.
- f) Concerning renewable energy, this is currently under review and, if found economically feasible, will be incorporated into the scheme.
- g) Ground contamination and flood risk assessment reports are endorsed within the submission, see Haigh Huddleston and Associates, drawing No E09/4942/00/A.

Access

All pathways and main approaches to all buildings will be designed to give precedence to the pedestrian over the car wherever possible. Where pedestrian routes and vehicular access points do cross, there will be dropped kerbs wherever necessary. All non-adopted pathways on the development will be a minimum of 1200 mm wide to access points to dwellings with gradient not exceeding 1:12 (existing topography permitting) and of solid construction to be firm and even, in full accordance with Part M of the Building Regulations. Parking spaces for dwellings will be provided on driveways, or in plot parking spaces. All dwellings will have own

private garden space, all of the dwellings have a WC at ground floor, designed in accordance with Part M of the Building Regulations. All entrance doors to the houses will have level egress with a maximum threshold of 15 mm and clear opening width of 900 mm, all internal ground floor doors within houses will have a clear opening width of 775 mm with a minimum corridor width of 1050 mm in accordance with Building Regulation, Part M1, Section 7.

All switches and sockets are to be positioned between 415 mm and 1200 mm from finish floor level, in accordance with Building Regulations, Part M. Windows to all lounges to have maximum cill height of 800 mm in order to provide views out from a seated position. First floor windows from habitable rooms will be suitable for emergency egress in accordance with Building Regulations Part B or, alternatively, the dwellings will be provided with a protected staircase.

Materials

As shown on the streetscape elevations, the new build element of the scheme incorporates a variety of materials throughout the site, to provide a visual link, not only within the site but also with the conservation area which is essentially a ribbon development each side of Church Street, from Barnsley Road upto, and including a length of, Common Road. These materials are used to reflect the varying nature of the conservation area, unlike the two recently built schemes to the south of the application site, one of which uses solely coursed stone, below artificial slate roof covering, whilst the other uses red brick below concrete tiles. Current preference for roof covering is to use mini slates on the new build element, although an argument could be made to introduce a variation to these by the introduction on selected dwellings of, say rosemary tiles with alternative colouring. Samples of final selected materials will be submitted prior to works on site.

Materials for the works to the Hall will be in keeping with the main building with timber replacement windows to match the original design.

Concerning fenestration to the new build element, the brief requirement is for timber windows, which seems at variance with the recent adjacent developments which schemes use PVCu windows and doors. With ever more onerous thermal efficient targets required; the applicant requests reconsideration of this directive.