

Part demolition of Workshop and
Store and Construction to form
Dwelling and Garage
Honeywell Street
Barnsley
S711PR

Date: Oct 2014
Ref: 14.25 - 01

DESIGN & ACCESS STATEMENT

This statement has been prepared in support of an application for Full Planning Permission made to Barnsley MBC for the part demolition of an existing building and reconstruction to form a Dwelling and Garage.



Fig 1. Existing building viewed from Honeywell Street

1.0 Background

The site comprises a two storey brick building with attached outbuildings occupying a small site measuring 77.7sq metres adjacent No 2 Honeywell Street Barnsley and to the rear of No 52 Eldon Street North, within a few hundred yards walking distance of Barnsley Town Centre and the public transport interchange.

The building would originally have been for domestic use but has fallen into disrepair with structural damage to the east gable wall and has more recently been used commercially as a workshop and for storage. Its last date of use is unknown but estimated to be within the last 5 years.

2.0 Assessment

Physical Context

The principal building is single aspect with window and door openings, some of which have been built up, in the North Elevation facing Honeywell Street. The rear and side walls form the boundaries of the site and there is a small concrete at the frontage.

The ownership includes part of a small lean-to on the East Elevation which is attached to a similar building which is in separate ownership. To the North Elevation there is an attached lean-to which also in separate ownership.

A structural opening has been inserted into the ground floor east gable wall and timber beams used to support the wall above have failed. This has led to significant cracking of the gable wall and temporary support is in place to prevent further deterioration. Otherwise the building is in reasonable structural condition although it is built of 9" solid brickwork with no cavities or insulation.

Social Context

Although located to the rear of Eldon Street North which has a mix of commercial and retail uses, some with first floor residential accommodation, Honeywell Street itself is made up of private residential terraced houses with on-street parking.

The site is within a building dominated environment of terraced houses, commercial premises and flats. The site and buildings have very limited commercial use although they do provide an opportunity to construct a small residential dwelling without any detrimental effect on the neighbouring properties.

The property is heavily secured and has in the past been subject to attempted break-in and vandalism. The redevelopment of the site will improve matters for the site and local residents and businesses. The building will provide a degree of natural surveillance to this part of Honeywell Street which should help reduce the risk of crime.

Economic Context

Although previously used for commercial storage the building has provided no significant employment and its change of use to residential will have no significant positive or negative impact on the local economy, other than to provide temporary works for local contractors during construction.

Planning Policy

The site is located within an area identified on the Barnsley MBC Unitary Development Plan as 'Other Shopping/Commercial Area' and 'Housing Policy'. This commercial use relates to a ribbon of properties on Eldon Street North and the Housing Policy relates to Honeywell Street and the properties to the rear of Eldon Street North.

The NPPF under its Core Planning Principles and considerations promote Sustainability, Design, maintaining and promoting the vitality and viability of urban areas, supporting the transition to a low carbon future, taking account of Flood Risk, re-using existing land and buildings, and encouraging the use of renewable energies.

Sustainability

The site is located within walking distance of Barnsley Town Centre and the Transport Interchange which provides a public transport network to the whole of the borough and the wider area. The works provide an effective re-use of the existing building and site which might otherwise remain vacant.

It may be possible for renewable energies to be included as part of the works. The new dwelling would ideally be served by a system of 'Air Source' heating providing an element of renewable energy and helping reduce the carbon footprint of the building. The site is highly sustainable.

Design

The existing building when originally constructed would have been an attractive cottage built in local brick with a blue slate roof. Adaptations over the years have seen its openings built up and adapted, windows and doors removed, unsightly roller shutters added for security and the brickwork painted black to reduce the effects of damp penetration.

The proposals have been carefully considered to maintain the scale and mass of the original building, and the design and proportions of window and door openings which reflect the original design and character of the building. Final details of the external walling material are to be confirmed but either a good quality facing brick or local regularly coursed stone would be appropriate with a blue slate or good quality artificial alternative.

New windows and doors would be in timber or aluminium with a dark grey finish. The external areas would be predominantly hard landscaped with areas of concrete removed and replaced with paving.

The design although traditional includes the use of grey frames and glass doors at first floor level providing an attractive frontage and helping to improve the visual amenity of the area.

Flood Risk

The site is not located within an area that is shown to be at risk of flooding on the Environment Agency Flood Maps. The works will not affect any watercourses or culverts and will not increase the risk of flooding elsewhere.

At present 100% of the site area is drained. Whilst it may be possible to reduce the drained area by the introduction of permeable paving to the small yard the site is too small to construct an effective soakaway a sufficient distance from existing boundaries and buildings.

3.0 Involvement

The works are of a relatively minor nature and the applicants had no involvement with local residents or the council in advance of this application.

4.0 Evaluation

The extents of the site limit redevelopment potential. Access must be taken from Honeywell Street and the frontage is limited by the access road to the rear.

The need to maintain support to adjacent buildings also means that the most appropriate for of development is a rebuild of the existing structure over an almost identical footprint.

Conversion/Change of Use has been considered but this would require significant reconstruction, reroofing and improvements and the construction of an inner leaf which would further restrict floor space. Although it might be that Change of Use could be undertaken as Permitted Development the preferred option is to reconstruct, 'extend' and improve the existing building by undertaking part demolition and replacement.

5.0 Design

Use

The established use is slightly unclear although likely to be commercial. The last known practical use was to provide storage of archive files for a local business.

The proposed use is residential which is consistent with the remainder of properties on Honeywell Street.

Amount

The existing site area is 77.7sqm. The buildings have a gross ground floor footprint of 45sqm and there is a gross first floor area of 32.4sqm.

The floor area has been increased by 4.3sqm at ground floor level to a total of 49.3sqm by the addition of a small forward extension to create space for a garage; and by 9.5sqm to a total of 41.9sqm at first floor level by extending over the garage.

The proposed dwelling has one bedroom and a shower room at ground floor level and an open plan living room and kitchen at first floor level. The net floor area of the living space is 21.1sqm at ground floor and 33sqm at first floor giving a total of 54.1sqm or 582sqft.

The height of the building has been increased slightly to make maximum use of the first floor. All adjoining buildings are significantly higher and the increase of 225mm will have negligible effect on the external appearance and no effect on the neighbouring properties.

Layout

The position of the building on the site and the access determine the layout as previously discussed.

The existing pedestrian and vehicular access from Honeywell Street has been retained. Garaging is provided to securely park a car off the road.

Scale

The scale of the proposed building is similar to that of the existing building set within the streetscape which is dominated by larger buildings on either side. The slight enlargement of the building at first floor level will have limited effect on the overall mass and scale.

Landscaping

Limited to hard landscaping to improve the appearance of the small yard at the frontage.

Appearance

The existing building is unlike the majority of the other buildings on Honeywell Street and Eldon Street North which are large substantial stone buildings of considerable scale. Terraced houses on Honeywell Street adjacent to the site are elevated above ground level by approximately 1.5m. Nevertheless the existing building is capable of reconstruction in a similar style which is appropriate to the size and scale of the site.

Its appearance is reflective of a courtyard house and worthy of retention as part of the rebuild. It has been enhanced by the introduction of sash style windows which are in keeping with the local vernacular.

The use of a suitable facing brick or natural stone is a matter for detailed design and either material would be appropriate if used with stone heads and cills, blue slates to the roof and black gutters and rainwater pipes.

6.0 Access

The site provides:

- 'level' approach with a gradient of not greater than 1 in 20 from the footpath at Honeywell Street to the main entrance making provision for disabled access. Toilet facilities are provided at the ground floor level although the nature of the building requires that the majority of living accommodation is located at first floor level.
- Easy access for service and emergency vehicles.
- Access to local amenities and public transport.

7.0 Summary

The proposals are to make use of a vacant site and building to provide living accommodation in the form of a one bedroom dwelling with off street parking in a highly sustainable location which is in line with national and local planning policy.

We look forward to the support of the local planning authority in determining this application.

A handwritten signature in black ink, appearing to be 'M. Booth', followed by a period.

MBooth Design