



Proposed Development
9 Regent Street
Barnsley
S70 2EG

MR M SPENCER

Design and Access Statement - September 2016

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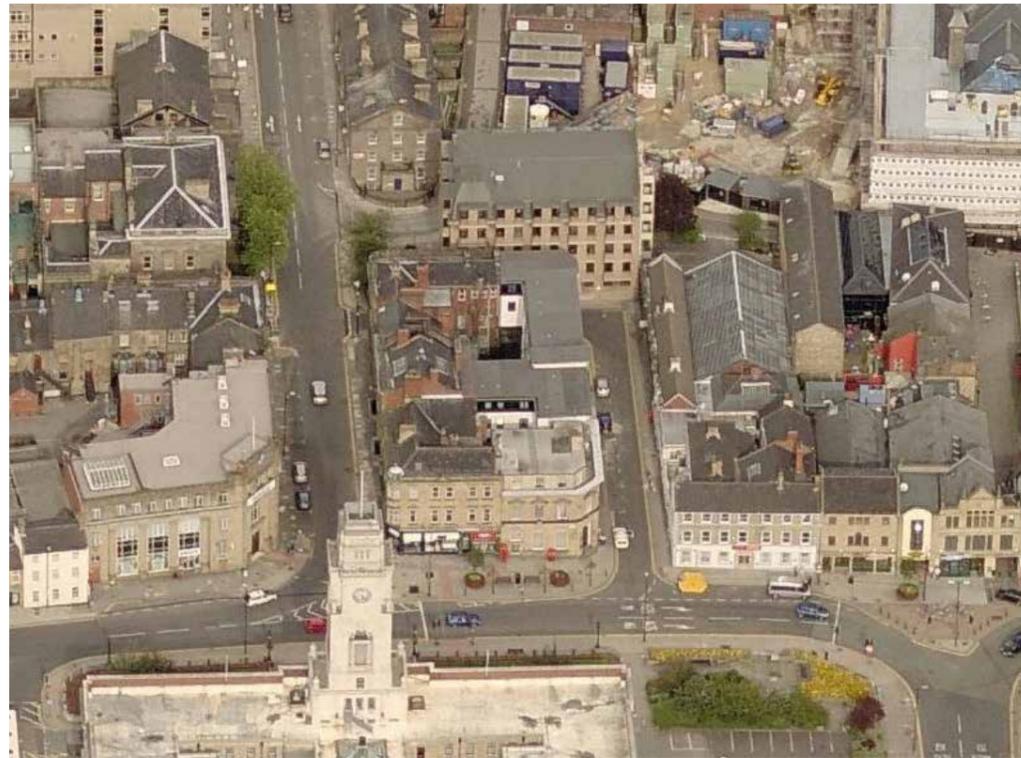
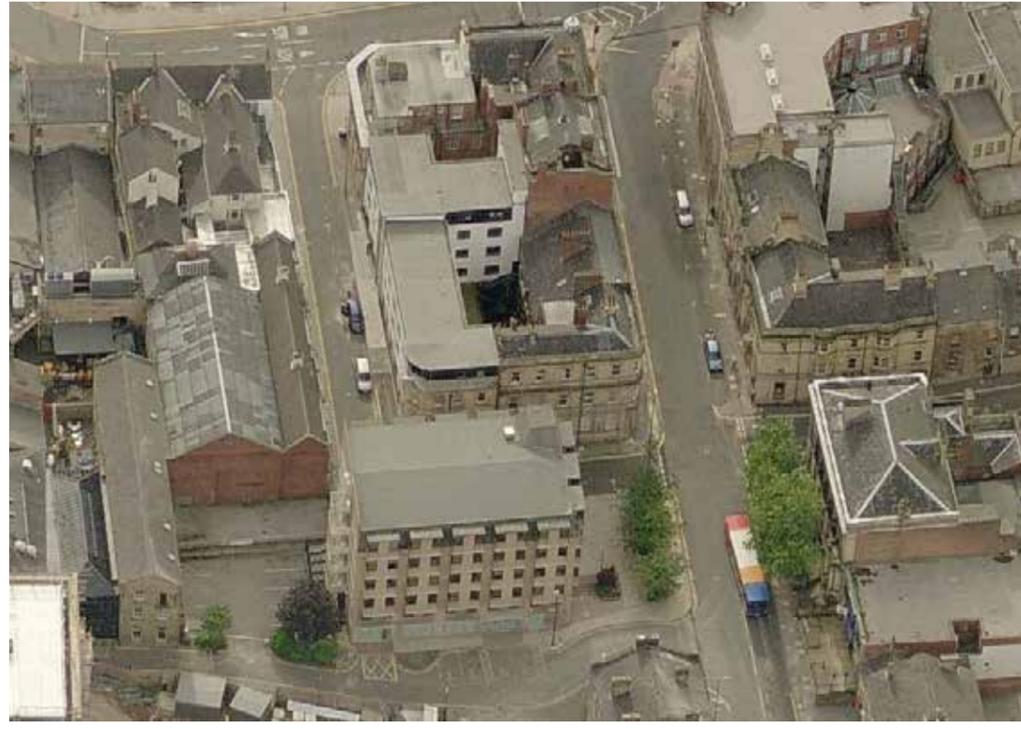
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1.0 - Existing site



The site is located on the corner of Royal Street and Regent Street in Barnsley town centre within the Regent Street/Church Street/Market Hill conservation area. The surrounding context to the site is a mixture of office, leisure, residential and retail.

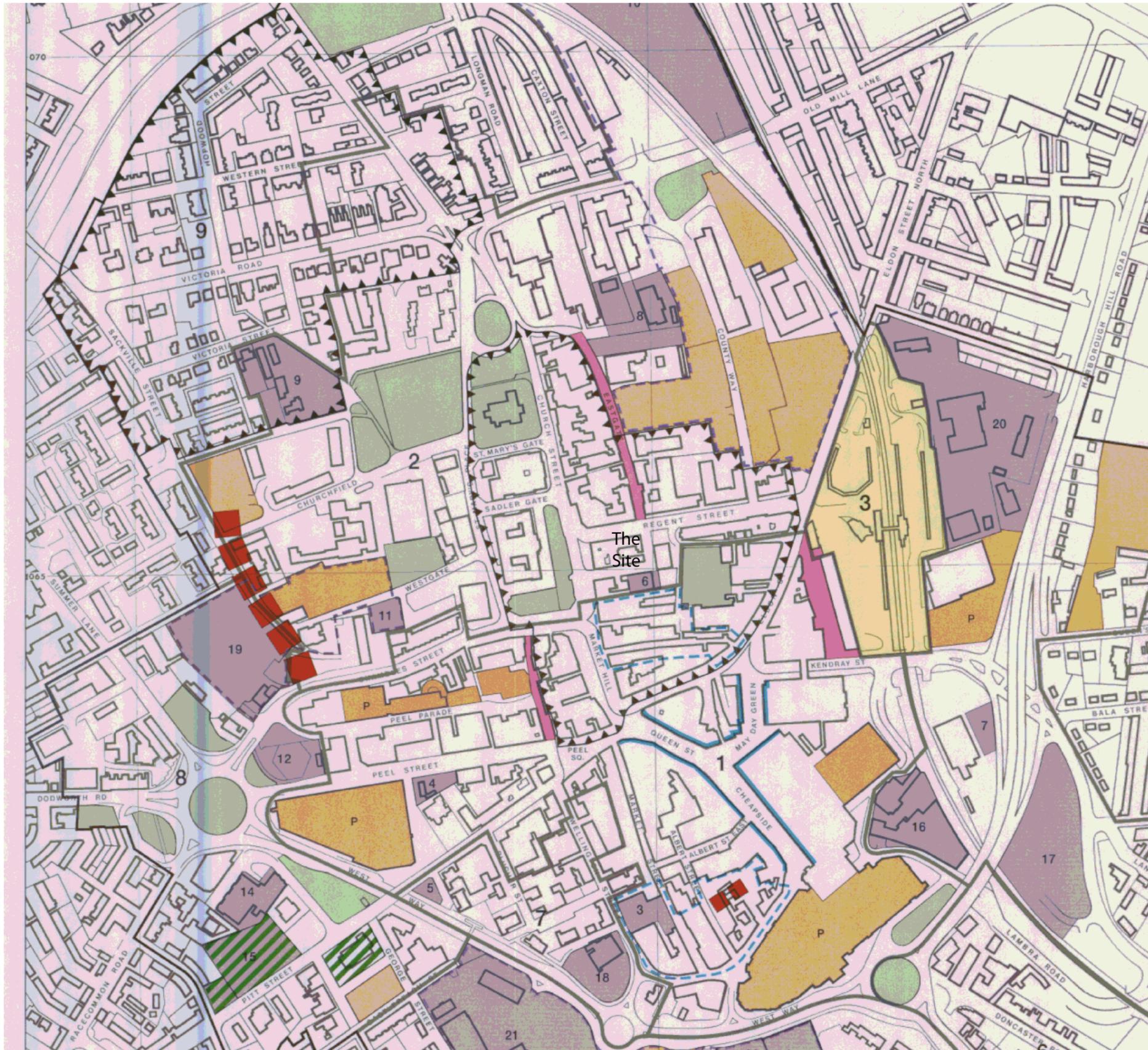




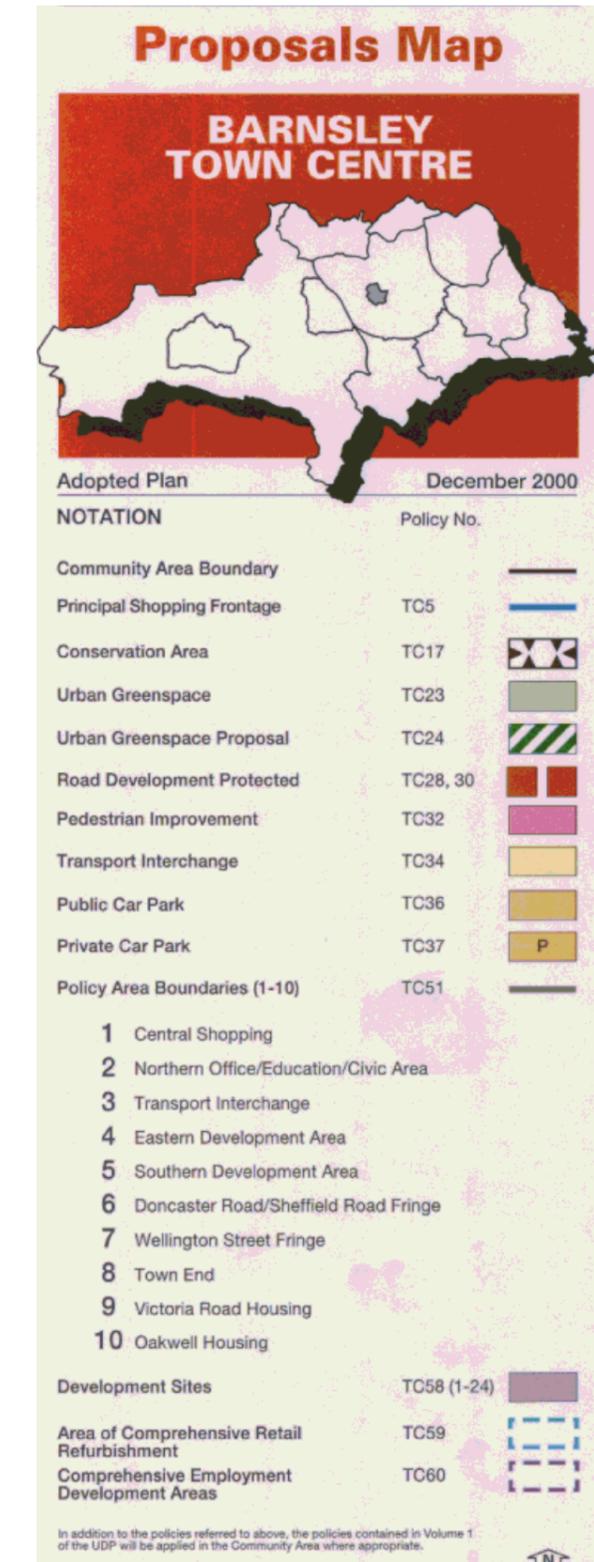


Existing Site Location Plan

2.0 - Policy map information



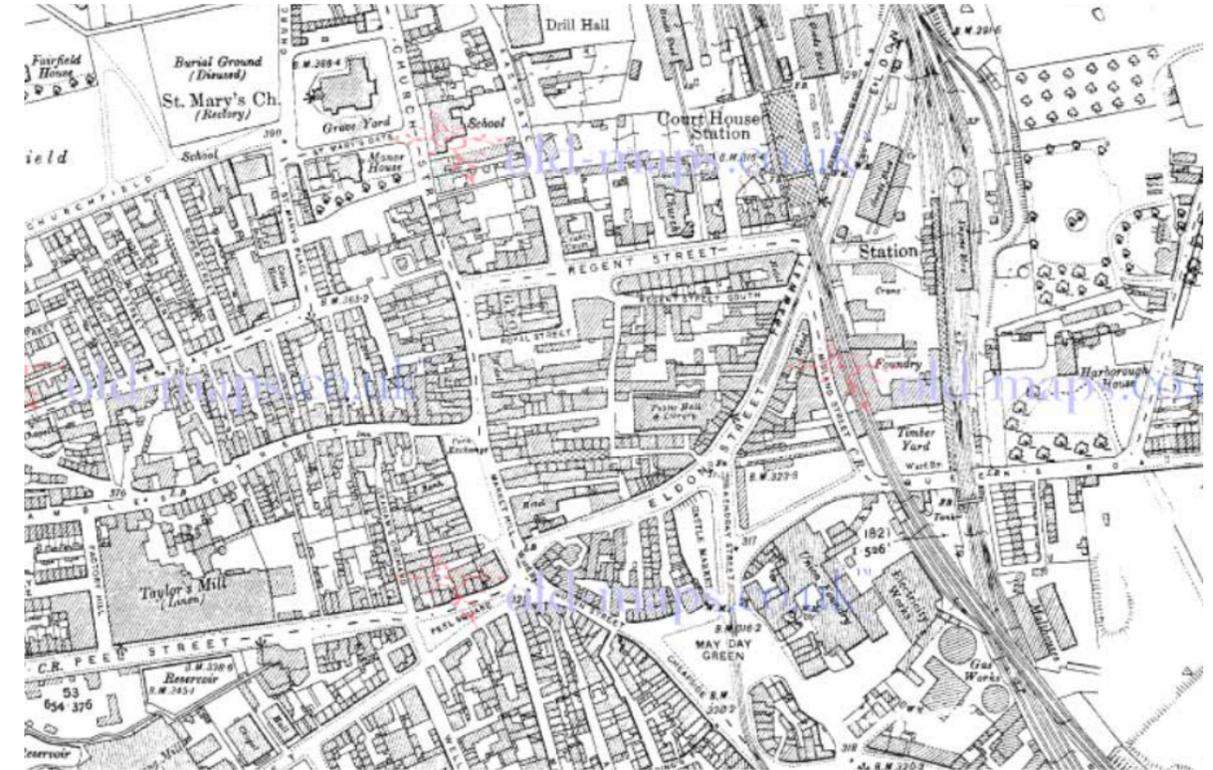
The site is located within the City Centre Boundary and within the Regent Street/Church Street/Market Hill conservation area. The existing building is a grade II listed building.



3.0 - Heritage statement



1892 O.S. Plan



1906 O.S. Plan



1931 O.S. Plan



1962 O.S. Plan

Listing Text

SE3406NW BARNSELY REGENT STREET

(south side),

Barnsley

8/66 No 9

GV II

Council offices. Circa 1880. Ashlar. Welsh slate roof. Classical style.

Three storeys. 5 bays to Royal Street, one rounded corner bay and 4 bays to Regent Street. Entrance in corner bay with fanlight, pilaster jambs and cornice on shaped, enriched brackets. Double panelled door. Entrance in 4th bay of Regent Street facade is round-arched with spandrel treatment, small cornice and c1970 door. All windows are square-headed sashes with moulded architraves, slightly taller to ground floor. Cornices between floors. Moulded eaves cornice and deep panelled parapet. Included for group value.

Listing NGR: SE3448806518



REGENT STREET/CHURCH STREET/MARKET HILL CONSERVATION AREA DESCRIPTION

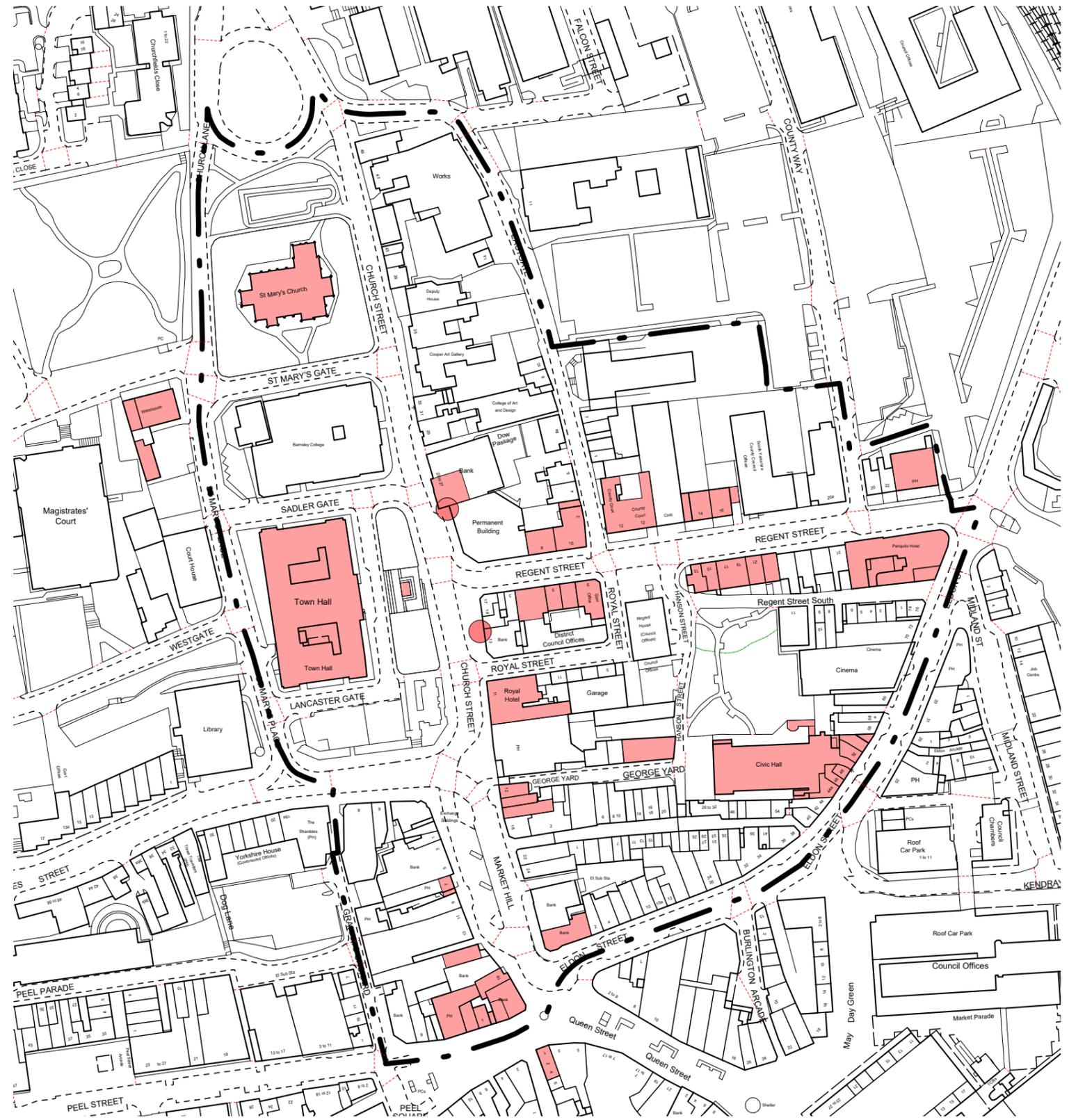
The Conservation Area constitutes the historic core of Barnsley town centre and the centre of the borough's civic and commercial functions. It is dominated by Barnsley Town Hall and contains thirty six listed buildings of various ages and architectural styles. The Conservation Area can be roughly divided into two areas. Church Street and Regent Street form the civic, legal and administrative core whilst the area around Market Hill and Eldon Street lends itself to commercial uses. A number of Barnsley's most prominent architecture is found within the Conservation Area including the Town Hall, the Civic Hall (The Civic), St Mary's Church and a number of fine Georgian properties along Regent Street. A number of commercial properties are converted Georgian town houses and large formal Victorian office buildings. The university campus and the Cooper art gallery are also situated within the Conservation Area boundary. Buildings vary from two stories to five, but the topography of the area is a dominant feature defining views and vistas both within and towards the town.

9 REGENT STREET

The building is Grade II listed as it contributes to the character of the conservation area with its well-proportioned classical style stone facades facing Regent Street and Royal Street. The rear elevations of the building which are only visible from the internal courtyard are of a simple brick design and have seen numerous alterations and additions in the past. The original roof of the building has been removed and replaced with a contemporary apartment set back behind the parapet (Application Nos. 2015/0869 & 2015/0815). There are few notable internal features in the building as the fireplaces have all been removed and the internal layout has been altered and subdivided to suit various past uses.

The buildings listed status notes it as "included for group value" and the listing focuses on the facade of the building which is the main noteworthy feature. The proposal to convert the first and second floor to apartments will not impact on the facade of the building in any way.

In summary the proposal to convert the first and second floor to apartments is in keeping with the area, respects the overall form of the building and does not detract from the key feature of the building which is the stone facade.

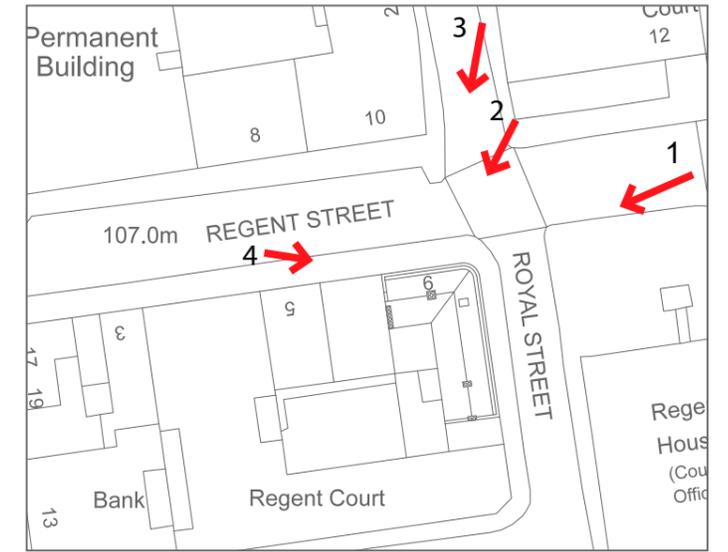


Map of the conservation area

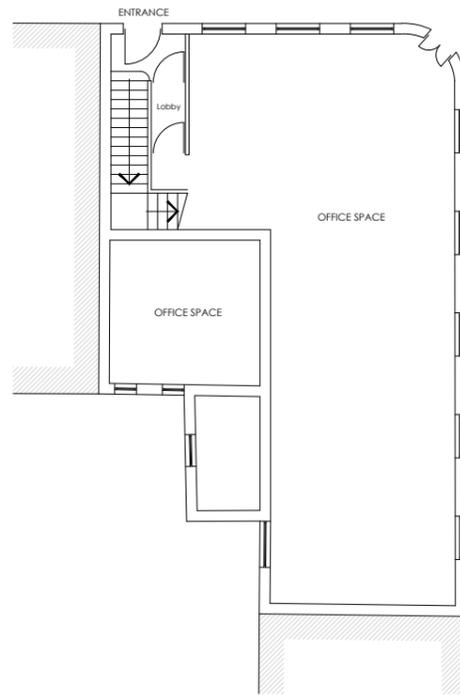
4.0 - Site panoramas



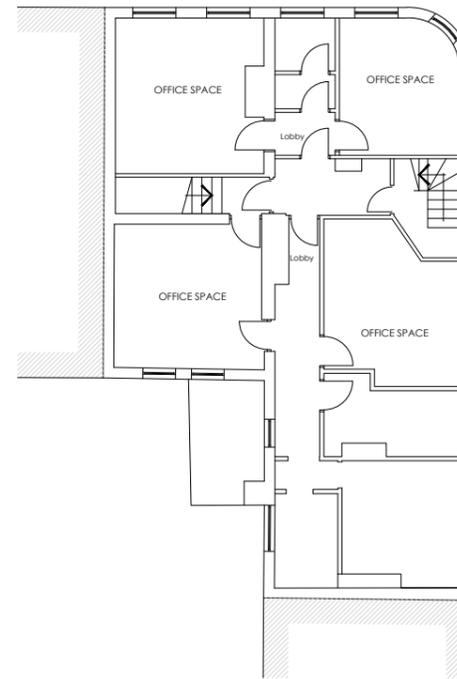
panorama key



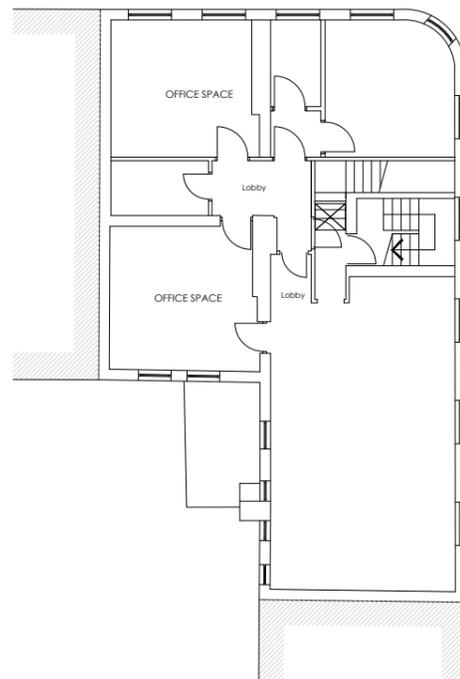
5.0 - Existing Drawings



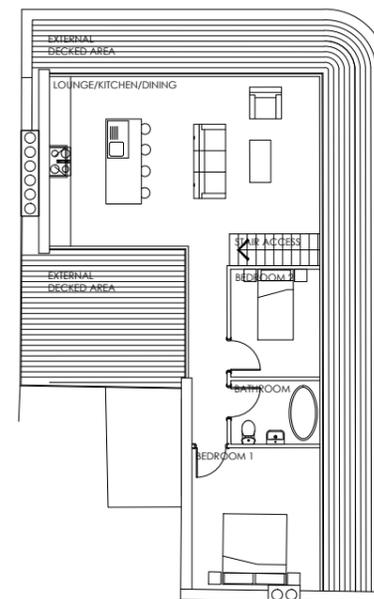
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



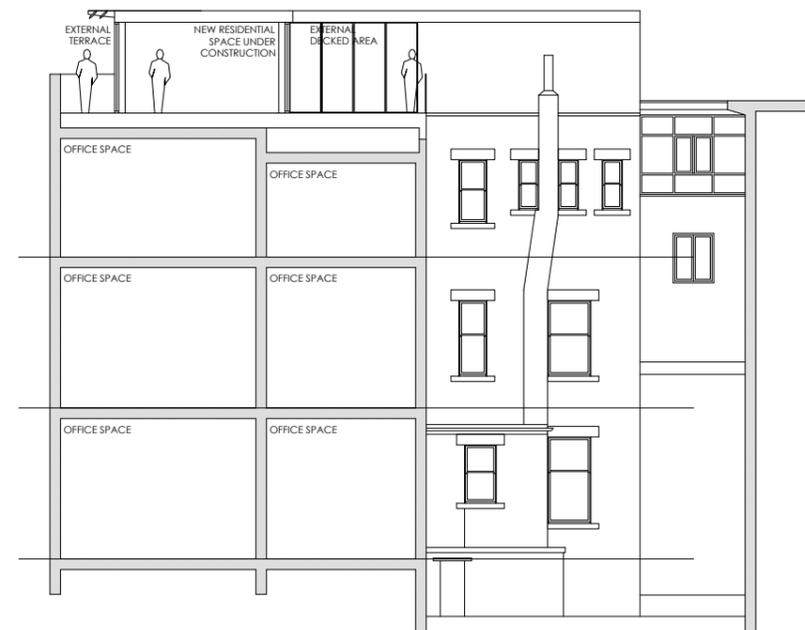
NORTH ELEVATION - REGENT STREET



WEST ELEVATION - ROYAL STREET



SOUTH ELEVATION - COURTYARD



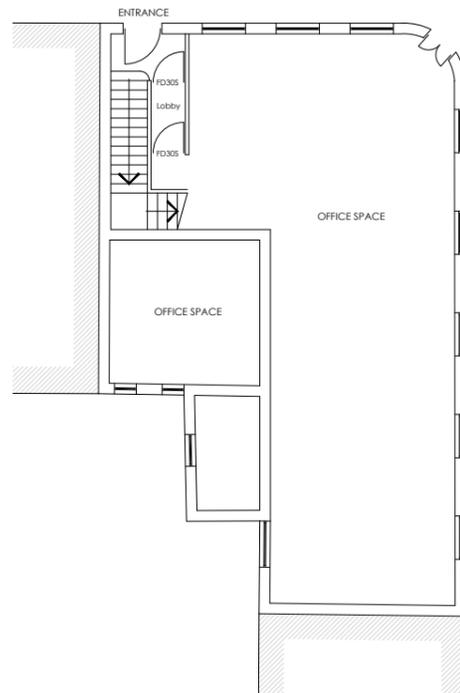
EAST ELEVATION - COURTYARD

6.0 - The proposals

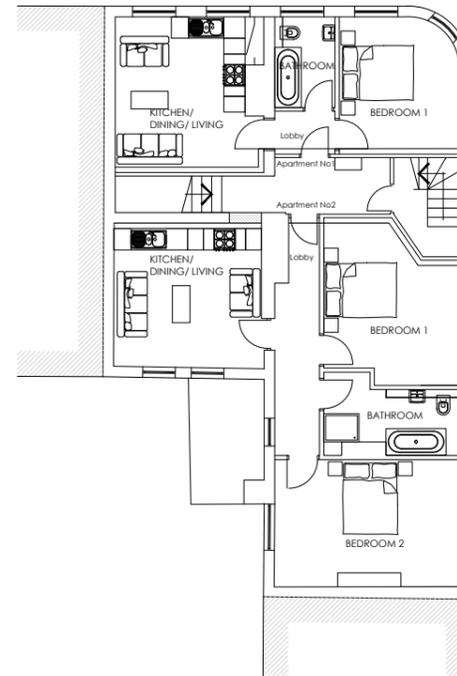
The Proposal

The proposal is to convert the 1st floor from office space to 2No apartments and the 2nd floor from office space to 1No apartment. The apartments will be accessed via the existing staircase within the building which also serves the new 3rd floor roof level apartment.

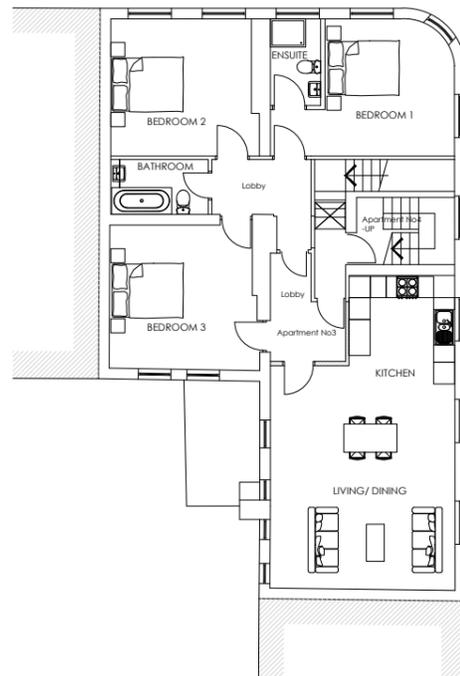
The proposal seeks to achieve a high standard of residential accommodation which will enhance the listed building rather than detract from it.



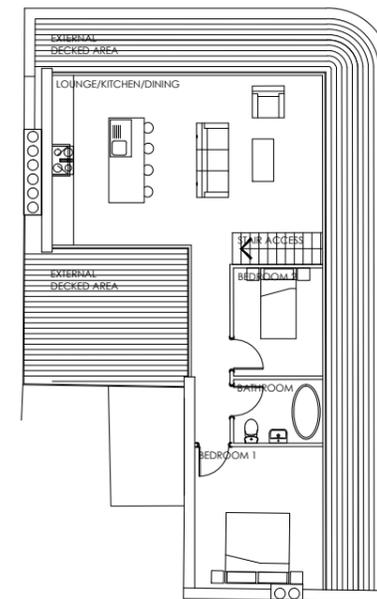
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



NORTH ELEVATION - REGENT STREET



WEST ELEVATION - ROYAL STREET



SOUTH ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD

INTRODUCTION

This Planning, Design & Access Statement is submitted in support of a planning and listed building application proposing the conversion of the 1st floor from office space to 2No apartments and the 2nd floor from office space to 1No apartment at 9 Regent Street Barnsley. This design and access statement should be read in conjunction with the following documents:

16-046-A(10)-001 rev A – Existing Floor Plans
16-046-A(10)-002 rev A – Proposed Floor Plans
16-046-A(10)-003 – Existing Elevations
16-046-A(10)-004 – Proposed Elevations
16-046-A(10)-005 – Location Plan
16-046-A(10)-006 – Site Plan

ASSESSMENT

Areas:

Existing Building Footprint - 520sqm
Proposed Building Footprint - 520sqm
GIA (Total) - 500sqm

Location and Surroundings:

The site on the corner of Royal Street and Regent Street in the centre of Barnsley with good access to the Bus and Train Stations. In addition Barnsley has good road links being close to the M1 motorway.

The surrounding area is a mixture of commercial office space and residential which are mainly apartments.

The Site:

The site is an existing 3 storey office building with a new roof level apartment behind the stone parapet which forms part of the main facade.

Planning History:

Application Nos. 2015/0869 & 2015/0815
Demolition of the existing roof structure and chimneys and construction of a new roof level apartment

DEVELOPMENT PROPOSAL

The planning application proposes the conversion of the first and second floors to apartments.

Proposed Apartments.

The apartments are designed to offer generously proportioned accommodation.

The proposed alterations are internal only.

USE:

The site is located within a mixed use area which the proposed additional residential use complements. The proposed development would have a minimal effect on the surrounding area. We therefore believe the proposals are appropriate in terms of its use and amount with regards to current local and national planning policies.

LAYOUT:

The apartments are accessed via the existing staircase within the building.

SCALE:

The proposed scale and appearance of the building will not be altered therefore it is in keeping with the existing buildings around the site