



RICHARD JAGGER | architectural design

Conversion of Existing Workshop to Detached Dwelling

**Land to Rear of 27
Hoyle Mill Road, Barnsley**

Design and Access Statement

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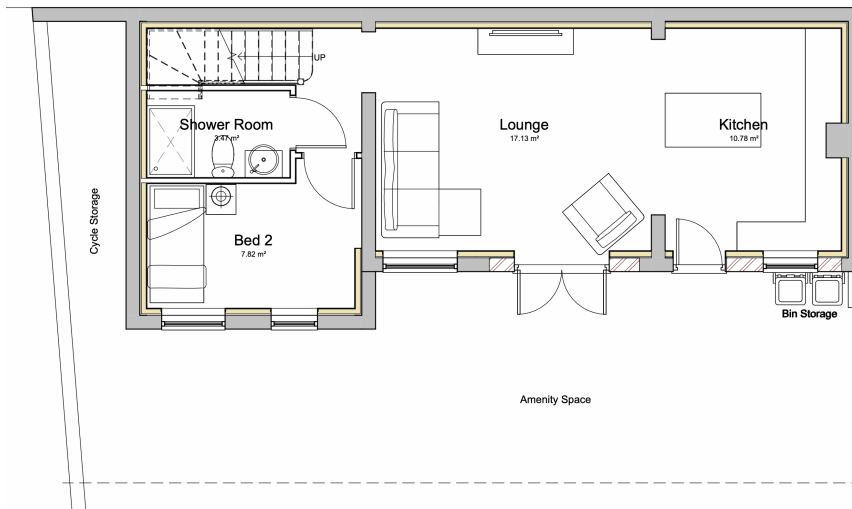
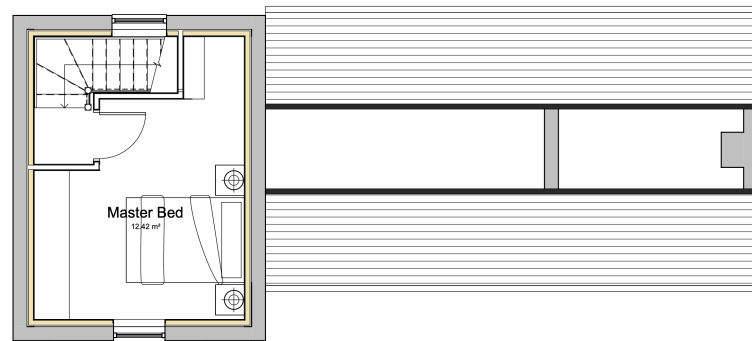
Introduction

This statement is provided to accompany the planning application for the above development.

The aim of the project is to carry out a sympathetic conversion, retaining the character of the original property, whilst providing the most current energy and thermal performance for a sustainable residential use for the future.

The illustration opposite demonstrate the project intent.





Scheme Description

This project involves the restoration and conversion of a former workshop building to the rear of No27 Hoyle Mill Road.

The building has declined into a poor state of repair and unless urgent intervention is carried out to the fabric of the building it will surely decline to a point of no return.

The former workshop building is of an age similar to the dwelling on Hoyle Mill Road and provides a significant contribution to the street scene and is worthy of refurbishment and retention.

The applicant acknowledges the character and historical use of the building and is willing to invest into the property to create a sustainable residential use for the future.

The scheme design will include re-roofing, tanking/damp proofing work, new windows and doors, new insulated floors, new insulated wall linings and internal finishes.

The sloping ceilings in the kitchen and lounge will remain open, leaving the original roof structure exposed, retaining the original feel and character of the building.

Repairs will be carried out to the brickwork externally and new brickwork required will be in reclaimed brick to match the original size and finish.

Externally the existing building shares amenity space with the properties facing onto Hoyle Mill Road. This conversion is not anticipated to have any adverse impact on these properties and in fact removes the potential noise and disturbance caused by the former workshop operations.

Planning History & Policy

The application site has no planning history.

National Planning Policy Framework has been referred to along with the local authority Core Strategy and Development policies have been considered in relation to this application.

It is normal planning policy to provide an electric vehicle charging point for new dwellings. It is not possible to provide an EV charging point in this case due to no onsite parking.

The Amount - The number of units

The proposed scheme is for conversion to 1no detached dwelling.

The Layout – Relationship of buildings on site and with the surrounding areas

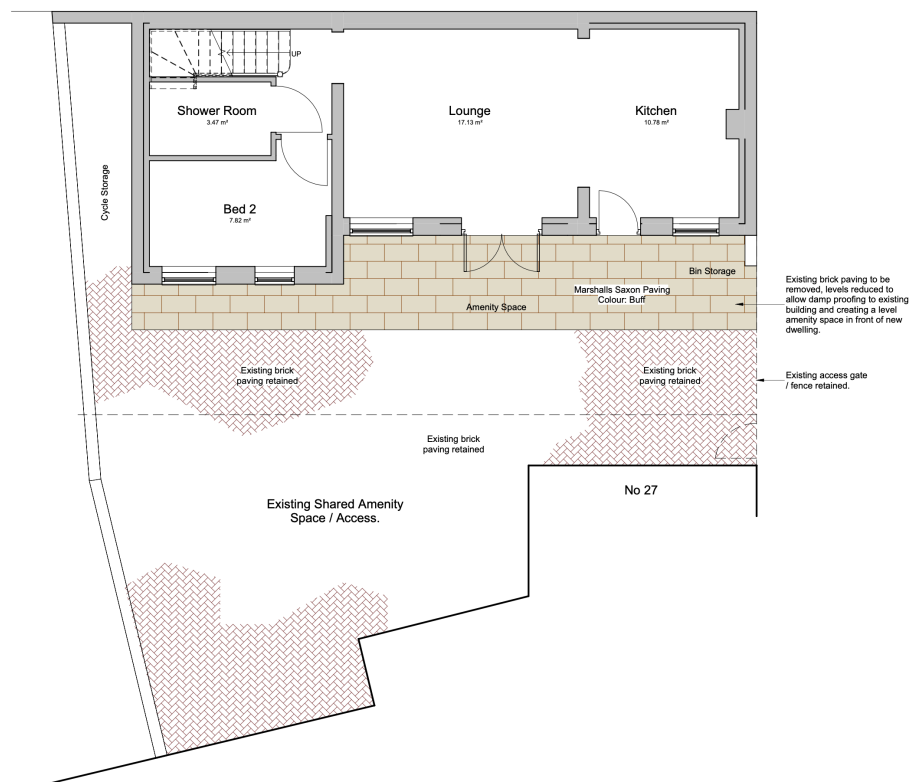
The existing building forms the Western boundary to a court yard used as access and amenity space for the application property and properties facing Hoyle Mill Road.

Access to the site is as previously utilised off Foster Street. This provides access for pedestrian use. It is not intended to provide access for vehicles onto the site and on street parking will be retained as existing. On-street parking is the dominant form of parking in the area.

Safe spaces have been retained through the retention of 2m high close boarded fence/gate to enclose the amenity space/court yard and lighting and natural surveillance made available to the the properties. Reference has been made to the Secure By Design guidance to reduce the effects of crime and disorder and help to contribute to a good quality of life for the occupiers.

Scale – Size of the buildings in relation to surroundings.

N/A



Landscaping – Landscaping to protect and enhance the character of the site.

An area of paving is proposed to the front of the application property to define a private zone immediately in front of the building. The remaining area of the yard is to be retained in the existing brick paving to retain the character of the space.

Appearance - Materials, architectural details and lighting.

After careful consideration of the surrounding properties it is proposed to retain the rustic brick finish of the former workshop building.

Reclaimed bricks to match the existing in size and finish are to be used to maintain the appearance and character of the building.

The existing natural slate roof is to be removed and re-roofed in matching materials.

Low energy lighting will be provided adjacent to each entrance door on the front elevation, such as a coach lamp or similar, to enhance the safety and security.

Use - Proposed uses of the site

The conversion of the site is for residential purposes.

Context - Consultation, opportunities and constraints

The local and national planning policy has been carefully considered whilst developing the proposed scheme design.

The design of the proposed development will have minimal impact and is in-keeping with the immediate locality and the wider surrounding areas. It is important to retain the character of the building as it brings a positive contribution to the street scene.

Due to the developments small scale it is not practical to consult with councillors and neighbours, etc as part of the design process. However we appreciate that this may be done by the Local Authority as a part of the planning application. The applicant will be happy to discuss the proposals with any interested parties should the need arise at that time.

As a Partner with the LABC we carefully consider the building regulations as part of the scheme design. Early involvement of the partnering building control officer can have significant benefits and can help guide the scheme design to achieve a realistic outcome, so as to comply with the current building regulations. Careful consideration is given to the access of building and incorporation of the current Building Regulations.

Access - Access to buildings spaces and transport

This access statement relates only to the access to the development and therefore does not extend to internal aspects of individual buildings, which are covered under the building regulations Part M.

The Building Regulations Approved Documents and the Equality Act have been referred to during the scheme design.

The site is generally a sloping site, which will not provide easy access for disabled people. Foster Street which provides access to the site is steeply sloping, as are many of the roads in South Yorkshire.

Local public transport is available close to the site entrance giving easy access to shops and other local conveniences.

Access for emergency services is via Foster Street into the private amenity/court yard area. The properties are accessible using a 40m hose from a fire tender.

Prepared by:

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