# DESIGN AND ACCESS STATEMENT.

PROPOSED NEW OFFICES.

32/34 MARKET STREET,
RIVERSDALE
HOYLAND
BARNSLEY.
S74 9QR.

**Design & access Statement in connection with the erection of new offices to the rear of 'Riversdale' 32/34 Market Street, Hoyland, Barnsley.**

Background History Relating to the Site

The site was purchased by two parties in 2003 and a Building Regulations submission was lodged for a change of use from residential use to office use, which was granted on 14th October 2003, ref 3/7493/44. The main building was then converted to offices and occupied by one of the parties concerned. The adjacent extension, owned by the applicant, together with a large part of the former rear garden, has been gradually converted to offices for his own use. Vehicular access to the rear of 'Riversdale' is off Duke Street, to the south of the application site. This street, a cul-de-sac, serves other properties roundabout as described later and is free of parking restrictions close to the town centre.

Physical Context

The site area is currently unused, although part of it has been partly tarmac by the occupier of the main building for use of staff car parking. The site is devoid of trees and hedges with a shallow gradient running down from the east to west boundaries following the fall of Duke Street and the pavement along the southern boundary. The site is enclosed on the western and northern boundaries by stone walling approximately 2.5m high. In the southwestern corner a single storey stone building interrupts the wall line; this building, owned by the adjacent Church, is used regularly for band practice. Along the southern boundary, the previous enclosure, a substantial stone wall has been recently removed due to its dangerous condition and a temporary galvanised mesh fencing system installed at the back of the adjacent footpath. The eastern boundary of the site is open to 'Riversdale' and is defined only by a white painted line on the tarmac surface.

Beyond the northern boundary, formed by the 2.5m high stone wall, the Church extends approx 9m along with attractive garden area extending up to the boundary on Market St. On the other side of the eastern boundary, between the Church and the band practice room, a car park exists for churchgoers.

'Riversdale' itself is a substantial stone built property beneath a slate roof with a ceiling height of approx 2.7m

To the south of the application site, Duke St serves surrounding properties, i.e.,

1. Car repair centre
2. Telephone exchange
3. Health centre & doctors surgeries
4. Chemist/post office & flower shop
5. Church
6. Residential properties beyond the church

The scale and materials of this collection of buildings is varied with little, if any, continuity of style etc.,

The site lies directly adjacent to the main town centre of Hoyland, a bustling centre approx 10 miles south west of Barnsley. Direct bus connections are readily available only a few meters from the site providing regular access to Barnsley, Sheffield and the general areas between and easy access is available to both the M1 and A1M motorways since the completion of the Dearne Valley Link Road. A variety of shops and services are readily available in the town centre.

The site is not in a conservation area.

Social and Economic Context

The proposed erection of offices on the application site may well have a positive impact upon the social economic context of the area by providing, not only additional jobs during the construction period, but also easy start-up units, additional jobs and services upon completion.

At a time when the economic forecast seems to hold only doom and gloom, the applicant, who resides locally and is a major local employer, wishes to promote easy start up opportunities at an economical rent to the benefit of the local community.

The offices will vary in size to suit local demand and provide a comfortable modern working environment, hopefully, into better times. Staff parking within the courtyard formed by this development will be monitored, as indeed will access into the complex, to provide a sense of security.

Overlooking/Overshadowing:

To the north of the site, close to the wall 2.5m high, lies a Church, which is comparative in scale to the proposed development. Overlooking of this building is not considered to be a problem since only a single fixed light window; obscure glazed and serving only an escape staircase is presented towards this building. Further the overshadowing effect on the proposed development has been reduced by a reduction of scale of the end staircase by the provision of a straight flight from 1st to ground floor levels and hipping the roof over the top stairs. The six narrow windows of the Church closest to the development are narrow and double skinned with coloured glass to the inside to diffuse the light internally. As such it is considered, the new build same 2m distant beyond the 2.5m high wall will have little impact on these fixed light slot windows.

Within the Church it is noted that the pews face away from these windows to the altar located at the other end of the large room.

Planning Policies: National:

National policies are set out in Planning Policy Guidance 4 & 12 which both emphasis the importance of encouraging new development in locations which minimise the length and number of trips by motor vehicles and advocate development close to local roads to reduce traffic congestion on trunk roads. In addition small-scale developments are to be encouraged close to the residential community for whom they are a source of employment and services.
Accessibility by public transport is also encouraged. Recognition is also made of speculative development suitable for small firms who are contributing to the expansion of the economy and employment; clearly, the presented scheme addresses these issues.

Regional Policy

This is set out in the Draft Regional Spatial Strategy for Yorkshire and Humberside: Strategic patterns for development: Location Principles: Policies should be developed to minimise the need for Greenfield development and the need to travel. Wherever possible development should be located within urban areas. Section 4 dealing with South Yorkshire Para E4, makes reference to encourage appropriate development in local service centres particularly where this helps to regenerate former coalfield settlements in the Dearne Valley. Para.F5 advocates continued regeneration in the Dearne Valley area.

Although minor in scale, the presented scheme will contribute to this aim and reduce pressure on Greenfield sites.

Local Policies are set out in the Barnsley Metropolitan Council Unitary Development Plan, 2, which echoes both national and regional strategy by advocating

a. Reduction of the need to travel by car both within and out of the immediate area for employment.
b. Land redevelopment to replace jobs lost in the mining industry.
c. Sustaining smaller settlements and the provision of employment opportunities for local communities, whilst protecting the countryside between those communities.

The scheme presented will contribute towards these objectives.

Consultation

The party most affected by the proposed scheme is the occupier of 34 Market St., namely Mr W. Hoyland, who has been given details of the proposals; indeed, it was his own expansion requirements that initiated consideration of the scheme. Additional discussions have been made with Dr.Bhartia at the Health Centre off Duke St.

Design Layout, Scale Amount

Given the location of the site close to the town centre and surrounding mixed uses, together with national, regional and local government policies, the provision of offices on this site seems entirely appropriate. The layout has been dictated primarily by the shape of the site. The scale is relative to the two adjacent principal buildings namely 'Riversdale' and the Church. In developing the scheme, retaining some on-site staff parking was considered necessary to relieve pressure on local public parking and therefore some covered parking areas are provided below 1st floor office suite.

Easy access off Duke Street, via ramped approaches to both the ground floor accommodation and the communal entrance, serving the 1st and 2nd floor offices is provided in accordance with Part 'M' of the Building Regulation. Ground floor accommodation amounts to 79.31m. At 1st and 2nd floor level, offices accommodation will be variable in size and layout to suit local demand and changing conditions. The total area of accommodation on these two floors is 322.52m, giving a grand total of 401.83m.

The secure parking within the site will be protected by inward opening gates, pin coded, below a covered link to 'Riversdale' thereby reinforcing the streetscape.

Landscaping

None proposed.

Appearance: Materials:

A brick building beneath a hipped tiled roof is consistent within the locality where the styles and materials used in construction are varied.

Lighting

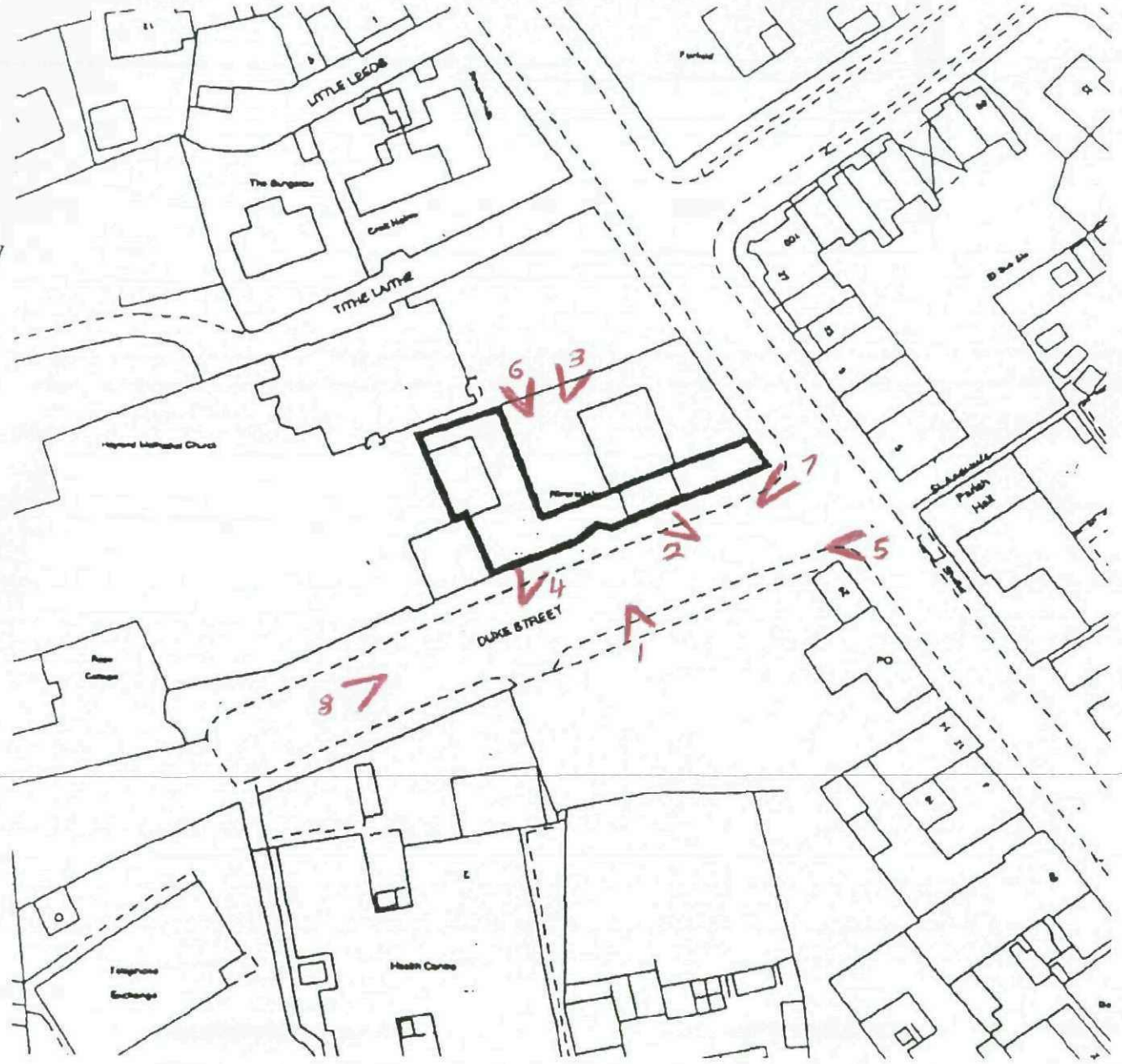
Around the building, this will be for security and escape purposes only.

Access

Ramped approaches to the two ground floor areas will be provided allowing access for all into the building. Once inside, a lift will give access for all to the upper floor. Staircases will be suitable for ambulant disabled. Toilets, suitable for use by all will be provided on each floor.

**NEW OFFICES –**
**32 MARKET STREET,**
**(RIVERSDALE)HOYLAND**

SITE PLAN
WITH
PHOTO NUMBERS INDICATING VIEW






VIEW 1



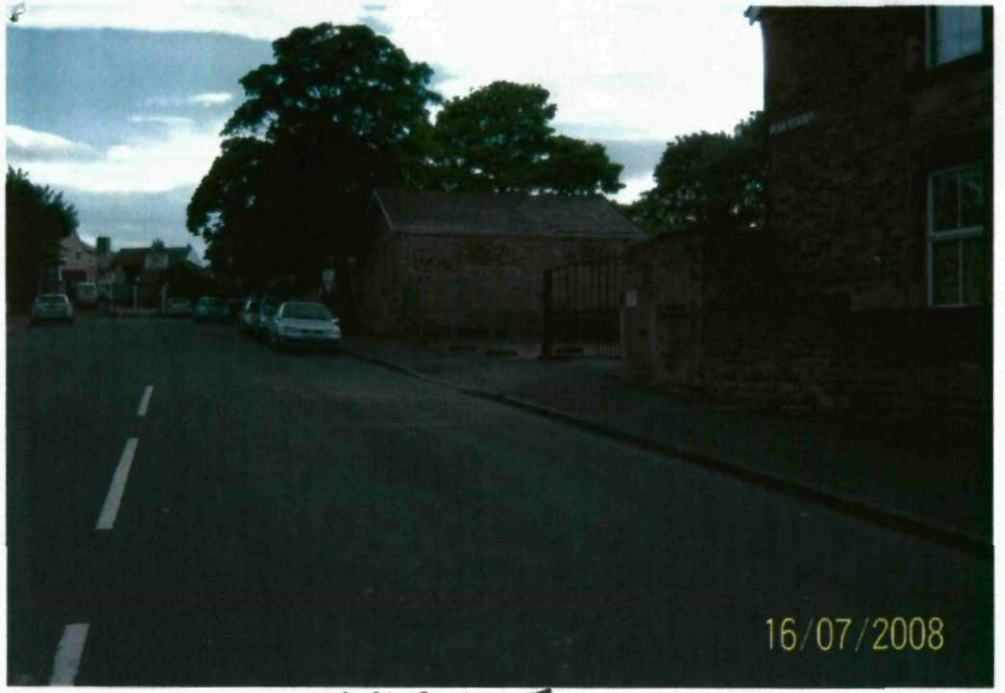

VIEW 2




VIEW 3




VIEW 4




VIEW 5




VIEW 6




VIEW 7




VIEW 8