

Planning, Design and Access Statement

On behalf of:
iNTERTAIN

Proposal:
Conversion of the Former Walkabout Bar to Provide Two Retail Units and Five Flats

Application Site:
The Walkabout, 1 – 3 Church Street, Barnsley, Yorkshire, S70 2AB

Site •

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Report for •

iNTERTAIN

Document revisions •

No.	Details	By	Date
CG/Walkabout	Planning Submission	NM	June 2015

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Appendix A - Noise Assessment

1.0 Introduction

- 1.1 This document has been prepared on behalf of iNTERtain in relation to their Full Planning Application for the conversion of the existing Walkabout bar to provide two retail units and five flats.
- 1.2 This statement includes a description of the development site and planning history, an evaluation of the context of the site in relation to the relevant planning policies within the adopted Core Strategy for the Metropolitan Borough of Barnsley.
- 1.3 This planning statement should be read in conjunction with the proposed drawings and is accompanied by the following documents:
- 6497 / 00 Location Plan
 - 6497 / 04 Proposed Basement Plan
 - 6497 / 05A Proposed Ground Floor Plan
 - 6497 / 06 Proposed First Floor Plan
 - 6497 / 07 Proposed Second Floor Plan
 - 6497 / 08 Proposed Block Plan
 - 6497 / 09 Proposed Site Layout
 - 6497 / 10 Proposed Front Elevations
 - 6497 / 11 Proposed Side Elevations

2.0 Site and Surroundings

- 2.1 The Walkabout is located in Barnsley town centre in the Central Ward of Barnsley Metropolitan Borough Council. In the 2011 census the population of the ward was approximated at being 11,115.
- 2.2 The Walkabout is situated on the north side of Church Street and is a large 3 storey mid terrace property. The site is building dominated and extends to 0.118 hectares as outlined in red on drawing no. 6497/00; location plan.
- 2.3 The building occupies the site of the old Butterfields Drapery Market. Currently the building provides a large open plan customer area at ground floor, customer toilets to the first floor and back of house areas to the second floor. The property also benefits from a large basement. There are no existing car parking facilities on site. Situated off the main retail area, the surrounding uses are predominantly of a commercial / retail or late night leisure nature.
- 2.4 The site is located in the Market Hill Conservation Area.

- 2.5 The adjoining properties are currently occupied by the White Bear pub and small retail and commercial premises. Georges Yard runs along with eastern boundary of the building.

Planning History

- 2.6 Alterations to external elevations to Public House. Approved with Conditions on 1st April 2005.

3.0 Proposed Development

- 3.1 This application seeks Full Planning Permission for the conversion of the existing Walkabout bar to provide two commercial units across the basement and ground floors, two flats on the first floor and a further three flats on the second floor. Cycle storage lockers will be provided, along with bin storage.
- 3.2 The application site extends to 0.118 hectares. The ownership is outlined in red on drawing no. 6497/00; location plan.
- 3.3 The development will proposes two commercial units occupying the basement and ground floors with five flats occupying the first and second floors. The schedule of accommodation is as follows:

Unit	No. of Bedrooms	Size (sqm)
Commercial (1)	N/A	393 (inc. basement)
Commercial (2)	N/A	468 (inc. basement)
Flat 1	2	72.1
Flat 2	1	57.2
Flat 3	2	68.4
Flat 4	1	54
Flat 5	1	50

- 3.4 The external building façade will not be altered; however the existing centrally located main doors will be replaced with a glazed screen to reflect the existing windows of the proposed retail unit 2.
- 3.5 The scheme will provide seven cycle storage units for future residents. No car parking is proposed due to the close proximity of the site to Barnsley Interchange station which is approximately 350 metres from the site.
- 3.6 The commercial units will utilise the existing bin storage areas provided on site.

4.0 Planning, Design and Access Statement

The Development Plan and Planning Analysis

- 4.1 It is considered that redevelopment of the site for commercial and residential use is acceptable in planning terms subject to normal development control criteria. We would like to make the following points below in support of the proposal:

National Planning Policy Framework (NPPF)

- 4.2 The National Planning Policy Framework (NPPF) was published in March 2012 and provides the Government's framework for delivering sustainable development and facilitates economic growth through the planning process. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 4.3 The presumption in favour of sustainable development is the golden thread running through the NPPF for both the purposes of plan-making and decision taking.

For decision-taking this mean:

- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent, or relevant policies are out-of-date, planning permission should be granted unless :
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.
- 4.4 The conversion of the Walkabout bar to provide additional commercial premises and residential units meets the criterion of Paragraph 14 in that it provides a sustainable development in a sustainable location which can be delivered in the short term to meet the overarching objectives of the NPPF by boosting the supply of housing and contributing to a prosperous economy.

Emerging Local Plan

- 4.5 Barnsley Metropolitan Borough Council is embarking on a review of their current development plan. This has been subject to public consultation in early 2015. A revised Local Development Scheme is currently being produced to reflect a delay in the timetable due to the Council being unable to demonstrate a 5 year housing land supply, and therefore in decision making terms, this part of the Development Plan is being given very limited weight in decision making terms.

Core Strategy September 2011

4.6 The Core Strategy, adopted in September 2011, is the current Development Plan for Barnsley. The Core Policies that are relevant to this proposal include:

- CSP 8 – Location of Growth
- CSP 9 – Homes to be built
- CSP 10 – Distribution of New Homes
- CSP 14 – Housing Mix and Efficient Use of Land
- CSP 25 – New Development and Sustainable Travel
- CSP 30 – The Historic Environment
- CSP 31 – Town Centres
- CSP 40 – Pollution Control and Protection

4.7 Policy CSP 8 gives priority to development in Urban Barnsley by focusing more growth in this location than the other Principal towns in the Borough to accord with its place in the settlement hierarchy. The Borough has a housing requirement of 21,500 for the period to 2026 as set out in Policy CSP 9, of which 9,800 new homes are to be provided in Urban Barnsley in line with Policy CSP 10.

4.8 Therefore, in accordance with Policies CSP 8, CSP 9 and CSP 10 and due to the fact that the Borough Council are unable to demonstrate a 5 year housing land supply, this development will help contribute to the Council's housing requirement by providing residential units in the priority area of Urban Barnsley, where the greatest need of housing is required.

4.9 In accordance with policy CSP 25 (New Development and Sustainable Travel), the development is sustainably located within Barnsley town centre, within a walkable radius (approximately 350 metres) of the Barnsley Interchange, which is the main transport hub for the Borough, and therefore it can be demonstrated that there is no need for car parking provision as part of this scheme and the promotion of sustainable travel is preferred. In line with Supplementary Planning Guidance for Transport (March 2012), the development proposals include the provision of seven cycle lockers. The cycle parking facilities are located where they are safe, convenient to use and secure. With regard to cycle storage for the commercial units, sufficient space can be found within the curtilage of the yard to the rear of the units.

4.10 Access for the two retail units will be provided from Church Street, contributing to an active street scene. Pedestrian access will also be provided to the residential component of the scheme from Church Street and from Georges Yard on the eastern boundary of the building.

4.11 Policy CSP 14 recognises the need for new housing developments to provide a mixture of dwelling size and type to enable housing stock to be flexible and adaptable to the

needs of the local population. In addition it prioritises development of previously developed land with the council aiming for 60% of new homes to be built on brownfield land. This scheme is fully compliant with this policy by utilising an existing sustainable brownfield site and providing a mixture of types includes 1 bedroom units and 2 bedroom units of varying sizes.

- 4.12 Policy CSP 31 supports development which would maintain and enhance the vitality and viability of Barnsley town centre and in supporting its sub regional role the majority of new retail and town centre development will be directed to Barnsley town centre. Located in the heart of the town centre, this development proposal will assist in meeting the criteria of this policy. The scheme will provide two commercial units, which have been designed to be flexible to satisfy a number of differing uses. The scheme will contribute to an active ground floor frontage and therefore will seek to maintain and enhance the vitality and viability of Barnsley town centre. This approach is in line with policy CSP 31 by providing new retail and town centre development for Barnsley.
- 4.13 The commercial units included as part of this proposal have been designed in a manner to enable the ground floor to provide flexibility in it's A Class use by enabling the following occupiers:
- Shops
 - Financial and professional services (for example, estate agents, employment agencies and advice bureaus)
 - Restaurants and cafes
 - Non-residential institutions
- 4.14 The site is located within a designated Conservation Area. Therefore consideration must be given to the proposal's design, layout and impact on the Market Hill Conservation Area.
- 4.15 Located in the Market Hill Conservation Area, the conversion of this building will not have an adverse impact on the character of the Conservation Area. In planning policy terms the ground floor level will remain as an active frontage and will enhance the specialist nature of this area by being of a size, scale, quality and design appropriate to the character area.
- 4.16 Bar the removal of the existing signage, only internal changes to the layout of this three storey building are proposed. This will enhance the natural fabric of the building by making best use of the internal space. The proposal will be compatible and respectful of the character of the surrounding area and immediate environment.
- 4.17 The external appearance of the scheme will not be altered, apart from the replacement of the existing door to a glazed window which will enhance the natural surveillance and enhance natural lighting to retail unit 2. It has been designed so that it presents the best setting within the locality, and in particular so that it fits in with views from the

public realm and maximises the opportunity to enhance the character and appearance of the area by re-instating existing windows which have been boarded up due to its existing bar/nightclub use.

- 4.18 The proposed residential units would all be fully self-contained and have sufficiently sized open plan living areas. All habitable rooms would be served by windows providing acceptable standards of natural light, ventilation and outlook.
- 4.19 Due to the application site's town centre location, consideration has been given to the amenity of the future occupiers of the proposed five residential units. In accordance with Policy CSP40, a noise impact assessment has been prepared and is attached at Appendix A of this planning application. The assessment concludes that an appropriate scheme of sound insulation measures should be implemented based upon the findings and recommendations in the report that will achieve acceptable noise levels within the proposed habitable rooms. Such sound insulation measures are commonly required for city and town centre developments.
- 4.20 Barnsley Metropolitan Council has confirmed that a scheme of this nature and scale would not need to provide a sustainability assessment as part of this planning application submission.

5.0 Planning Obligations

- 5.1 The application extends to 0.118 hectares and involves a development of five flats and two commercial units. Given the size of the development in both its area and number and type of units, it is considered that a scheme of this nature would not trigger contributions for affordable housing in line with Policy CSP 15.
- 5.2 Policy CSP 42 of the adopted Core Strategy states that new development must be supported by appropriate physical, social and economic infrastructure. Developer contributions therefore may be required and will be secured through planning obligations. It is however expected that the NPPG relating to developer contributions published on 28 November 2014 be applicable in this instance and consequently as a small scale development, it would not attract any developer obligations.

6.0 Conclusion

- 6.1 The development proposal for five residential units is in accordance with the adopted Core Strategy policies CSP 8, CSP 9 and CSP 10. It is fact that the borough council is unable to demonstrate a 5 year housing land supply and although this development is of a minor nature it will go some way to help meet the housing needs of the borough. The commercial component of the scheme will enable the proposal to maintain and enhance the vitality and viability of Barnsley town centre.
- 6.2 Consequently, the proposal represents an appropriate form of development on previously developed land within an urban area.
- 6.3 The proposal would not harm the appearance of the Conservation Area nor impact upon the amenity and operations of the surrounding occupiers. Furthermore, it would achieve a good standard of environment for the future occupiers of the application site and therefore it kindly requested that planning permission is granted.