

October, 2016

PLANNING,
DESIGN
& ACCESS
STATEMENT

RESIDENTIAL DEVELOPMENT, THREE HORSESHOES
PUBLIC HOUSE, BRIERLEY

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SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the conversion of the Three Horseshoes Public House in Brierley into seven apartments, with ancillary car parking area, and the construction of two detached houses on the former car park.
2. This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.
3. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2006) for applications of this type to be accompanied by a Design and Access Statement.
4. The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.
5. The content of the design element of the statement demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes
 - Assessment
 - Involvement
 - Evaluation
 - Design
6. The statement will also address the following factors
 - **Use:** What the land and buildings will be used for.
 - **Amount:** How much development can the site accommodate
 - **Layout:** How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
 - **Scale:** How big the buildings and spaces will be, specifically their height, width and length.
 - **Appearance:** What the building and spaces will look like, for example building materials and architectural details.
 - **Landscaping:** How open spaces will be treated to enhance and protect the character of the local area
7. The access element of the statement must include two aspects of access to the development:
 - **Vehicular and transport links:** Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
 - **Inclusive access:** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

SECTION 2: DESIGN SOLUTION

Context

8. The application site is approximately 0.25 ha and comprises the vacant Three Horseshoes Public House and grounds, which include a large parking area to the west of the public house and former beer garden immediately to the south.
9. The site is located at the northern end of Brierley, which lies approximately 5 miles to the north east of Barnsley Town Centre. A site location plan is provided as part of the application documents.
10. The area comprises predominantly medium density semi-detached and detached dwellings, with older stone built terraces.
11. The site is bordered to the north by Barnsley Road, with a mix of semi-detached and small terraced housing fronting the northern side of the road. Behind these houses are allotments and then open countryside, which is allocated as Green Belt in the Barnsley Unitary Development Plan (UDP). To the east of the site is Church Street, beyond which are more modern houses and gardens that face onto Haldane Close to the east. Immediately to the south and west of the site are larger detached houses and their gardens. To the south west of the site, behind the gardens of houses that front onto Barnsley Road and Church Street, there is a larger area of open land, which is allocated as Urban Green Space within the Barnsley UDP.
12. The site is relatively flat, with some larger mature trees lining part of the northern boundary of the site, between the car park and Barnsley Road.
13. The site is well served with local services, with the nearest primary school being less than 700m walk from the site. Brierley Post Office is less than 100m from the site and Barnsley Road, immediately adjacent to the site, provides a regular bus service providing access to Barnsley town centre and surrounding employment areas.

Current Use

14. The site is currently vacant. The Three Horseshoes Public House that is situated on the site has been vacant since the middle of 2015 and has been actively marketed in that time. The site includes a former beer garden and car parking area. The building itself comprises a large double fronted two storey building, with a raised two storey annexe to the south west of the original building.

Design Proposal

15. The proposal seeks to gain planning permission for the conversion of the Three Horseshoes Public House in Brierley into seven apartments, with ancillary car parking area, and the construction of two detached houses on the former car park.

16. Drawings showing the proposed layout of the site accompany this planning application.

Amount

17. This proposal seeks to develop seven new flats in the existing building on the site. 4 No one-bedroom flats will be on the ground floor. On the first floor will be 2 no two-bedroomed flats and 1 no one-bedroom flat. The development includes 2 no new four-bedroomed detached houses with integral double garages.

Layout

18. A site layout plan is provided in the application documentation, which shows that the proposed development accords with the Council's space about dwellings standards set out in the Council's Supplementary Planning Document: Designing New Housing Development (March 2012).

Scale

19. Careful consideration has been given to the massing of the development taking account the context of the site, which lies within a conservation area, being respectful of both neighbouring properties and the character of the wider area. The drawings submitted as part of this application offer more information on the massing of the proposed dwellings in relation to the neighbouring dwellings as well as their location on the site.

Appearance

20. The surrounding houses and buildings are constructed from red brick, with a mixture of slate and stone roofs tiles.

21. The proposed dwellings will be constructed from red brick with decorative ashlar detailing and the roof will be constructed from Marley 20/20 tiles in terracotta which will ensure that the buildings are in keeping with the local vernacular.

22. The design endeavours to meet the requirements stipulated in the NPPF under paragraph 58, which identifies that comprehensive policies are needed to understand and evaluate defining characteristics to achieve quality development.

Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
 - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;*
- and*
- *are visually attractive as a result of good architecture and appropriate landscaping.'*

Landscaping

23. The proposed development preserves the majority of mature trees on the site that line the northern boundary of the car park. The proposed development includes gardens for the two detached properties and the former beer garden will be retained to create a communal garden area for the seven flats.

Sustainability

24. The detailed design of the new dwellings seeks to be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme. The scheme will preserve many of those landscape features including the mature trees on site.

25. All properties will be provided with a private garden or communal garden area. Properties will also be provided, by design, with good natural daylight levels to ensure inhabitants' wellbeing and reduced reliance on artificial lighting.

Designing out Crime

26. The requirements to address the problems of potential crime and personal safety within the scheme will be met through the following:

- Direct routes for pedestrians and cyclists.
- A landscape design for pedestrians that is cognisant of the need for clear views and open spaces providing surveillance.
- Appropriate boundary treatments to the road and pedestrian routes.

- Clear definition and demarcation and legibility between land in the public realm and the private areas. Methods employed range from use of plant material, surfaces, colours, textures, signage, fencing and barriers, gateways and features.

27. Security for the proposal has been considered against the recommendations of 'security by design' regarding plot orientation, design and location of buildings and footpaths to maximise natural surveillance. Entrances are visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

SECTION 3: ACCESS

28. The application site is within walking distance from Brierley primary school, which is less than 700m away, and Brierley Post Office which is less than 100m walk from the development site. A regular bus service runs along Barnsley Road, providing good public transport links with Barnsley Town Centre and surrounding employment areas.

29. Vehicular and pedestrian access to the proposed development will be taken directly from Barnsley Road, using the existing access to the public house car park.

30. Each of the two new detached houses will have their own curtilage parking and integral double garages. There will be a separate parking area for the flats with a total of ten spaces, two of which will be set aside for visitor parking spaces.

SECTION 4: PLANNING POLICY

Local Planning Policy

31. The Development Plan for the site is currently formed by the 'saved' policies within the Unitary Development Plan (UDP) (adopted 2000), Barnsley Core Strategy Development Plan Document (adopted 2011), Barnsley Education Sites Development Plan Document (adopted 2009) and the Barnsley, Doncaster and Rotherham Joint Waste Plan Development Plan Document (adopted March 2012), the latter two of which have little relevance to the determination of this application.

Barnsley Core Strategy (2011)

32. The following policies have been identified as relevant in the determination of planning applications:

- CSP2 – Sustainable Construction: highlights that all new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016. It also states all non-residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.

- CSP3 – Sustainable Drainage System: seeks to ensure that developments include Suds
- CSP9 – The Number of New Homes to be Built: identifies that the Council will seek to achieve the completion of at least 21,500 net additional homes over the plan period (2008-2026) and that a minimum five-year supply of housing will be maintained.
- CSP14 – Housing Mix and Efficient Use of Land: indicates that priority for residential development will be given to previously developed land, that housing proposals must include a broad mix of house size/type/tenure,
- CSP17 – Housing Regeneration Areas: recognises that Brierley is an area of low housing demand, where new housing with a range of densities and mixes will be encouraged.
- CSP25 – New Development and Sustainable Travel: highlights that new development will be expected to: be located and designed to reduce the need to travel; provide the minimum levels of parking; provide a transport assessment in line with thresholds and guidance; and provide a travel plan or statement.
- CSP29 – Design: identifies that high quality developments will be expected to take account of (inter alia): topography, heritage, townscape and landscape character including the scale, layout, building styles and materials. It also seeks to ensure that development should (inter alia): 'contribute to place making and be of a high quality'; 'help to transform the character of physical environments that have become run down and are lacking distinctiveness'; and 'contribute towards creating attractive, sustainable and successful neighbourhoods'.
- CSP 30 The Historic Environment: positively encourages the management, conservation and enjoyment of Barnsley's historic environment and expects developments to protect or improve the character and/or appearance of Conservation Areas.
- CSP 43 Educational Facilities and Community Uses: Indicated that amongst other things community uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required.

National Planning Policy Framework

33. National Planning Policy is contained in the National Planning Policy Framework (NPPF).

34. Paragraph 14 of the NPPF states that

“At the heart of the National Planning Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking

For decision taking this means:

- *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, granting permission 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.”

35. Paragraph 49 of the NPPF states that *“Housing applications should be considered in the context of the presumption in favour of sustainable development.”*

36. Paragraph 50 of the NPPF then continues by stating that *“To deliver a wide choice of quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities local planning authorities should:*

- *Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.”*

SECTION 5: PLANNING POLICY ASSESSMENT

37. The site is located in a UDP housing policy area where proposals for new residential developments are normally acceptable and encouraged in land use policy terms. CSP17 actively encourages new residential development with a mix of densities. The proposed development provides a mix of dwellings with two detached properties and seven flats, which increase the range of dwellings available in the area.

38. The site's previous use, a Public House, can be considered to be a community use as set out by CSP43, which protects the site from development unless it can be demonstrated that the site and premises are no longer required by the existing use, or an alternative community use.

39. The public house became vacant in the middle of 2015 and has been actively marketed with no interest in the continued use as a public house. In an email from Andrew Burton, Senior Planning Officer at Barnsley Council, dated 14 January 2016, he believes the public house was registered as an asset of community value on 3rd November 2015. This triggered a period of six weeks

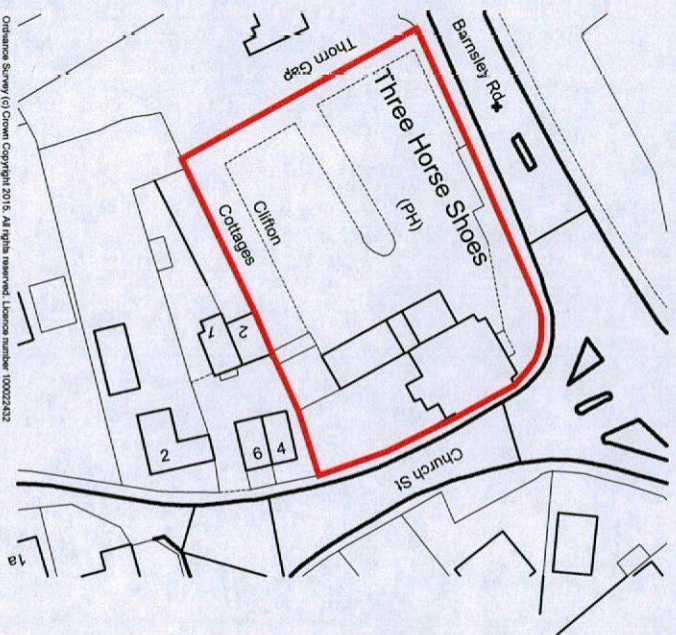
where the owner is not allowed to enter into any contracts to sell if a community group expresses an interest in bidding for the property. The Council publicised the intent to sell and did not receive any interest from the nominator (CAMRA), or other community groups expressing an interest to become a potential bidder. We can therefore conclude the site and premises are no longer required as the existing use or an alternative community use.

40. Notwithstanding the above it must be considered that the Core Strategy identifies that the Council will seek to achieve the completion of at least 21,500 net additional homes over the plan period (2008-2026) and that a minimum five-year supply of housing will be maintained. The Council is currently unable to demonstrate a 5-year housing land supply and the proposed development would contribute towards the target of building between 55% and 60% of new homes on previously development land as set out in CSP14.
41. In the context of a lack of a five-year housing land supply, the advice contained at paragraph 49 of the NPPF, states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of housing. The fact that there is an undersupply in deliverable housing land is a key material consideration in terms of assessing the suitability of this application site as a sustainable, brownfield location for residential development which should be afforded significant weight. The proposed development will make a modest but useful contribution to the supply of housing in a situation where the Council acknowledge that supply is deficient. In such circumstances windfall application sites should be looked upon favourably by the Local Planning Authority, and in accordance with the presumption of sustainable development should be approved without delay.
42. The site falls within a Conservation area covers most of Brierley. Whilst both the NPPF and CSP30 are clear that development should protect and enhance the character of conservation areas, it is not a straight forward task to describe the character of the conservation area as the buildings comprise a range of densities, sizes and built from a variety of materials. However, the proposed development seeks to retain the existing building standing on the site which is an attractive two storey building and provides a recognisable land mark in the area. The proposed two new buildings respect the scale and massing of the existing public house and the neighbouring properties. Should development of the site not be forthcoming there is the risk that the current building and site would fall into disrepair, detracting from the character of the area. The proposed development secures the long-term use of the site and the building and therefore protects the character of the area and therefore complies with the NPPF and CSP30.

SECTION 6: CONCLUSION

43. This site offers the opportunity to meet the growth in demand for housing with a design proposal carefully considered to fit with the character of the surrounding area and to ensure there is no impact on residential amenity. The development is proposed for a site which sits in a predominantly residential area, offering good accessibility to local and services and has good public transport linkages with Barnsley Town Centre.
44. Paragraph 47 of the NPPF aims to 'boost significantly the supply of housing'. The proposed development will contribute to the deliverable supply of much required housing. Whilst being sympathetic to the character of the surrounding area the proposal will make efficient use of the site. Whilst the existing use of a public house is afforded some protection under CSP 43, we have demonstrated that there is no demand for the continued use of the site as a public house, and this policy consideration is substantially outweighed by the Council's inability to demonstrate a five-year supply of housing land.
45. The proposed development accords with the Barnsley Local and the National Planning Policy Framework and in accordance with the NPPF should be approved without delay.

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 Scaled dimensions should be checked with the Architect.
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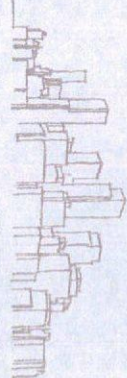


LOCATION PLAN

Client:	Job title:	Drawing Title:	Drawn By:	Date:
PARAGRAM LTD	THREE HORSESHOES BRIERLEY S72 9JT	LOCATION PLAN	MC	OCT. '16
			Checked By:	Scale:
			JC	1:1250 @ A4
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PLANNING

Revision:



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