

Design and Access Statement

Prepared in support of a Full Planning Application
for the proposed Change of Use and Refurbishment Works to

The Old Porters Pub, 17 Milton Road,
Hoyland, Barnsley, S70 2JL.



The Old Porters Pub, 17 Milton Road, Hoyland.

1.0 Introduction

1.1 Following amendments to the Town and Country Planning (General Development Procedure) Order 1995, most types of planning application must now be accompanied with a Design and Access Statement. This statement has been prepared in compliance with the requirements of the Order and conforms to the advice set out in section 3 of DCLG Circular 01/2006: Guidance on Changes to the Development Control System.

1.2 The statement is split into six main sections:

- A description of the proposed development and its location
- A site appraisal examining the physical context
- Planning considerations, including a review of the relevant planning policies and site history
- A design component setting out the principles which have informed the design of the proposed development
- An access component setting out the approach adopted with regard to accessibility
- Conclusions which demonstrate how the proposal conforms to good design principles

1.3 The statement should be read in conjunction with our existing and proposed plans and elevations which make up the planning application.

- Drawing no SWISH/064/001 (Existing Floor Plans and Elevations)
- Drawing no SWISH/064/002 (Proposed Floor Plans and Elevations)
- And the accompanied Planning Application Form

2.0 Proposed development

2.1 Full planning permission is sought for the proposed Change of Use and Refurbishment Works to convert the existing Public House into a Four Surgery Dental Practice with Staffing Facilities, at 17 Milton Road, Hoyland, Barnsley, S74 9AU.

2.2 Our new Dental Surgery Practice has been carefully designed within the existing building envelope, thus, reducing the impact upon the existing characters of the building and general street scene. Our proposed dentistry will occupy the Ground Floor only. The first floor will be occupied by storage and filing facilities. We do not envisage that this floor will be commonly used. Please see the existing and proposed floor plans attached within this package.

2.3 Off street parking facilities are provided within the site. To the side and rear of the existing public house fifteen car parking bays are provided. We envisage this to be more than enough for our development proposal. The allocated car park is accessed via Milton Road, adjacent the Public House. Please see attached proposed Block Plan.

2.4 The proposed development site has an approximate frontage onto Milton Road of approx 29 meters. Our proposed ground floor has a maximum footprint of 209 square meters which is identical to that of the existing footprint.

2.5 Access into the new dental practice is via our new glazed entrance lobby to the front/side of the building, off Milton Road. The access will incorporate a level threshold door and a ramped approach. Access into the building will be accessible for all less able users and be completely Part M compliant.

3.0 Site Appraisal

3.1 The application site is mixed, with a variety of housing and retail/takeaway outlets. The area consists generally of housing and retail outlets, well suiting our proposal. Our application site benefits from the adjacent PCT on Milton Road.

3.2 The application site has good links into Hoyland and Barnsley Town Centre, regular bus routes lead into the town centre every ten minutes, these are only minutes walking distance from our proposal. The site has great local amenities within walking distance.

3.3 Our application site is generally flat, although the area is relatively uneven with hills. The site is mainly hard surfaced at present; this is to be retained as parking facilities, where ever possible.



The Old Porters Pub, 17 Milton Road, Hoyland.

4.0 Planning considerations

Planning Policy

National level

4.1 Planning Policy Statement 1: Delivering Sustainable Development (PPS1) identifies design as indivisible from good planning (Para 33). Para 36 establish that key objectives are to ensure that developments:

- are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;
- optimise the potential of the site to accommodate development;
- respond to their local context and create or reinforce local distinctiveness;
- create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- address the needs of all in society and are accessible, usable and easy to understand by them;
- are visually attractive as a result of good architecture and appropriate landscaping.

Regional and sub regional level

4.2 Regional Spatial Strategy for the East Midlands (RSS8) sets out planning policy at the regional level. Policy 1 sets out a sequential approach to development and places an emphasis on new developments being located on sites within settlements on previously developed land. There is also an emphasis on the importance of design quality. Policy 4 (“Promoting Better Design”) seeks the following with regard to design quality:

- the use of design led approaches which take account of local natural and historic character
- design and construction that minimises energy use, improves water efficiency, reduces waste and pollution, incorporates renewable energy technologies and sustainably sourced materials wherever possible
- architectural design which is functional, yet which respects local natural and built character
- increased densities for new housing in line with national guidance
- access from new development to local facilities on foot, by cycle or by public transport
- highway and parking design that improves both safety and the quality of public space
- approaches to design, layout and construction which take account of, and where appropriate provide for, increases in biodiversity.

Local level

4.3 The Barnsley Metropolitan Borough Council Planning Policies - Local Development Framework state that any new development should be expected to;

- Be located and designed to reduce the need to travel and be accessible to public transport,
- Meet the needs of pedestrians and cyclists,
- Provide at least the minimum levels of Parking for Cycles, Motorbikes, Scooters, Mopeds and Disabled people,
- And should not provide more than the maximum number of Car Parking Spaces set out in the Supplementary Planning Document.

Constraints and opportunities

4.4 The main constraints and opportunities affecting the site are considered to be:

Constraints

- Need to ensure that the residential amenity of existing neighbouring properties are not compromised,
- Need to ensure that a satisfactory level of amenity is provided for future occupiers and users of the proposed development,
- Need to ensure that the new Dental Surgery Practice respects the character and history of the existing building and surrounding area,
- Need to ensure safe access and adequate car parking provisions are provided to the proposed development.

Strengths and opportunities

- Brownfield Site within the settlement envelope of Hoyland,
- The development is of an adequate size to accommodate our proposal without comprise to neighbouring properties,
- The Dental Surgery is sited and orientated in such a way as to enable the proposed development to proceed without causing undue harm to their amenities (for example, through overlooking, overshadowing or overbearing),
- The site sits local to Hoyland reducing the amount of amenities required,
- The existing building is in a state of disrepair requiring vast amounts of remedial work. Encouraging, promoting and inviting squatters, drug users and other property related crimes if left empty.

Consultation

4.5 No prior consultation has been made to Barnsley Metropolitan Borough Council before now.

5.0 Design component

5.1 Use

Full planning permission is sought for the proposed Change of Use and Refurbishment Works to convert the existing Public House into a Four Surgery Dental Practice with Staffing Facilities, at 17 Milton Road, Hoyland, Barnsley, S74 9AU.

The Dental Practice has been carefully designed within the existing building envelope, thus, reducing the impact upon the existing characters and layout of the building. Our proposed dentistry will occupy the Ground Floor only. The first floor will be occupied by storage and filing facilities. We do not envisage that this floor will be commonly used. Please see our existing and proposed floor plans attached within this package.

5.2 Amount

Our revised proposal has been carefully designed within and around the existing structure of the building. The dental practice will consist of a new main entrance lobby, reception area and waiting area, four surgery rooms, associated toilet facilities to include a less able WC, a sterilizing clean and dirty room and associated storage facilities.

The practice benefits from a generously sized amenity area to the rear of the building, this will be maintained. Off street parking facilities are provided within the site. To the side and rear of the proposed practice fifteen car parking bays are provided. We envisage this to be more than enough for our development proposal. The allocated car park is accessed via Milton Road, adjacent the existing Public House. Please see attached proposed Block Plan.

5.3 Layout

The building offers a relatively easy conversion into the dental practice. The existing building is of a considerable size, suiting our proposal perfectly. Our proposed layout is much the same as the existing layout, with the exception of the toilet arrangement, the new entrance lobby and several new stud partitions. The practice has been design around the existing building structure, where ever possible. To see the layout plans please refer to our proposed floor plans and drawings

5.4 Scale

The scale of the building has been maintained; we have tried to maintain the existing buildings character in our design, scale and massing where ever possible. All facing materials will be made good. The new glazed extension lobby is of an adequate size in relation to the existing building. The glazed extension will reduce the visual impact whilst introducing a more contemporary feel to the building.

5.5 Landscaping

The development incorporates a minimal amount of landscaping. We intend to Patio Pave some of the rear garden, whilst maintaining the existing garden planting. Bin and refuse storage is proposed to the rear of the building to where the existing garage is located.

6.0 Access component

Access into the new dental practice is via our new glazed entrance lobby to the front/side of the building, off Milton Road. The access will incorporate a level threshold door and ramped approach. Access into the building will be accessible for all less able users and be completely Part M compliant.

The application site has good links into Hoyland and Barnsley Town Centre, regular bus routes lead into the town centre every ten minutes, which are only minutes walking distance from the proposed site. The site has great local amenities within walking distance.

7.0 Conclusion

7.1 The proposal has resulted from a clear appraisal of design and access issues affecting the site, including an assessment of the site itself and the surrounding area.

7.2 The following matters have been addressed by the proposal:

- the proposed use is considered to be appropriate within an established residential area
- proposal constitutes re-use of a previously developed site
- the scale, form and siting of the proposed development are such that the character and appearance of the area will not be harmed. The existing building will be refurbished and made good where ever possible.
- materials used will reflect and match the existing building.
- the site's location is such that non-car modes of transport are accessible for future occupiers requiring medical attention.

7.3 I hope that any likely concerns that you may have with our proposal have been addressed in this Design and Access Statement. We hope you will not show any prejudice to our application for the change of use. We hope you will look upon our development more favourably as you can see its full potential in regenerating the existing building and surrounding area.

7.4 As you would agree our proposal increases and enhances the amenity for the local residents and surrounding area. The proposed change of use will enhance the existing application site and surrounding area. Therefore, it is considered that planning consent should be granted.