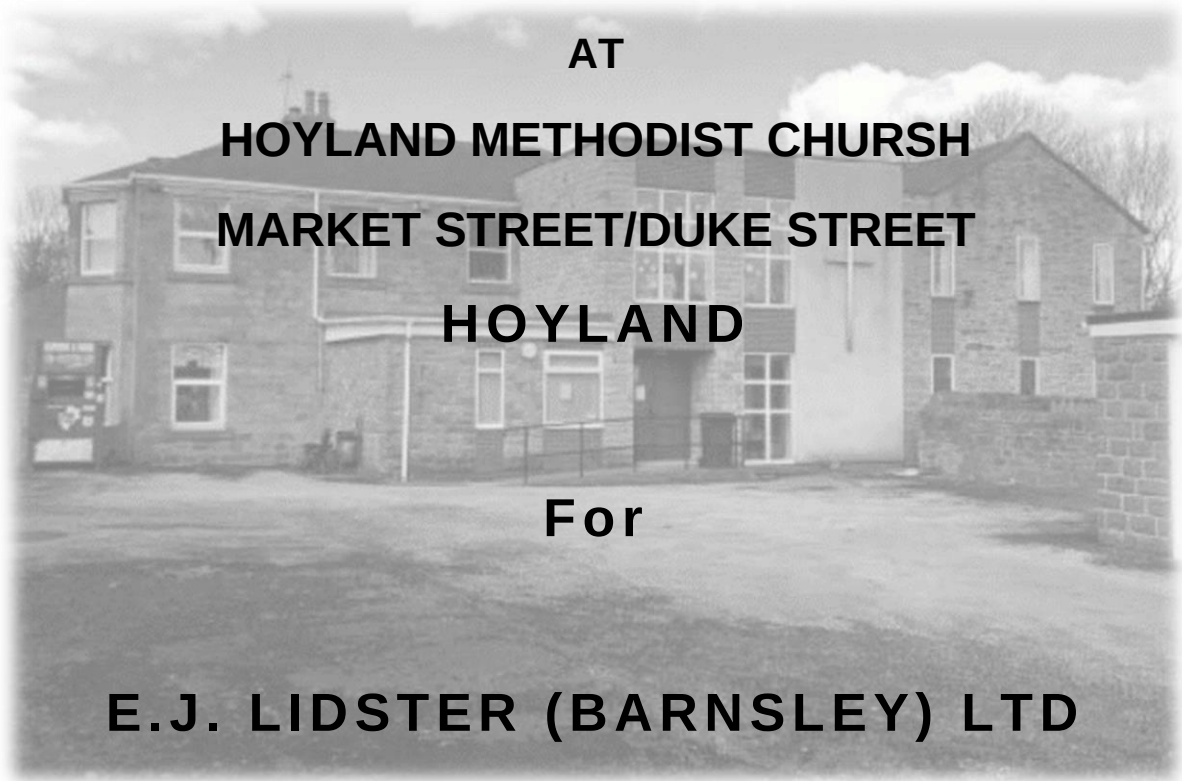


**PROPOSED TOWN & COUNTRY PLANNING
APPLICATION FOR RESIDENTIAL DEVELOPMENT**



DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS LIMITED

BACKGROUND

In recent years, Hoyland Methodist Church have experienced a diminishing congregation to a point where numbers made it unviable to heat, service and maintain the buildings.

The Church building was used by small community groups that contributed financially with the upkeep costs.

However due to the Local Authority making their own facilities in the area available without charge, these groups no longer used the church facilities.

As part of a general review of the Methodist Church facilities it was decided, by Church Leaders, that the Market Street building should close.

The remaining congregation have merged with the nearby Church in Birdwell that has been renamed 'Birdwell and Hoyland Methodist Church'

The building itself, while structurally safe, is deteriorating and in need of repair. Dampness in the walls at lower level is evident in the older sections of the property. Roof leaks are also showing on some upper floor ceilings.

The proposal is to demolish the existing buildings on site and erect 7No dwellings comprising:

- 2No detached houses.
- 1No pair of semi-detached houses.
- 1No block of town houses.

An application ref 2023/0269 was withdrawn.

Subsequently all trees, other than those covered by a Tree protection order have been removed.

It was necessary to remove the trees along the northern boundary as they were causing sever damage to the boundary walls. In many areas these walls were in danger of collapse which would possibly cause injury to persons using the adjacent drives.

The preliminary ecology survey is still relevant and recommends further survey. This will be carried out at the earliest opportunity and as recommended.

It is agreed that the normal 8 weeks planning period may be extended to accommodate the surveys and assessment.

SITE

The application site is situated close to Hoyland Town centre with access points from both Market Street and Duke Street.

The Church has been closed for some time following re-organisation of the local Methodist Church community. The site is vacant.



The site is within a mixed-use area with residential properties to the north and west. Duke Street lies to the south with offices on the junction of Market Street and Duke Street. There is a public car park to the south and residential properties to the east along Market Street.

The site has access points from both Market Street and Duke Street.

All unprotected trees have been removed.



Existing Market Street entrance



Existing Duke Street entrance

The existing Duke Street entrance currently serves the Church as well as two dwellings.

PROPOSALS & DESIGN CONSIDERATIONS

The site lies within a residential area with little definitive architectural character.

Consideration has been given to the impact on the existing residential properties adjacent the site.

It has been concluded that there will be no significant impact upon the properties to the east or west of the site, which will enjoy separation distances well in excess of the recommendations of the South Yorkshire Residential Design Guide.

The demolition of the existing building and introduction of the proposed new dwellings will significantly improve both the outlook and overshadowing to properties to the north of the site.

The proposed traditionally constructed dwellings are in keeping with the general style of properties on new developments throughout the Borough.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the existing access points, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur because of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development, there will be no significant impact upon local services. However, the site is in a sustainable location, situated close to Hoyland Town Centre which offers retail, commercial and transport opportunities

It is unlikely that any jobs will be created because of the development other than those persons employed to carry out the building works.

The site is close to frequent public transport links into Barnsley Town Centre and surrounding areas.

The site is within walking distance of shops and local amenities.

The general amenity of the area will be improved by the loss of the potentially noisy and disruptive activities and associated car parking.

ACCESS

Access to the site will be via the existing access points on Market Street and Duke Street

The parking standards comply with the South Yorkshire Design Guide. Most parking provision for the whole development has been located away from the main Market Street frontage.

A shared parking area has been provided to avoid the street scenes being dominated by hard surfacing for car parking. Thus, providing the opportunity to introduce planting to soften the visual aspects.

Due to the close proximity of public car-parking it is not considered necessary to provide visitor parking.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people

and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

TREES

An Arboricultural Report is included with the submitted documents. All non-protected trees have been removed for health and safety reasons and to halt the progressive damage to boundary walls.

CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.