

DESIGN & ACCESS STATEMENT

Belmont Centre & Garden House Farm, Monk Bretton

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[1] INTRODUCTION

1.1 This Design and Access statement has been prepared on behalf of HACE (UK) Ltd to accompany the outline planning application for the demolition of Belmont Centre & Garden House Farm and its residential redevelopment.

1.2 This statement describes the issues considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.

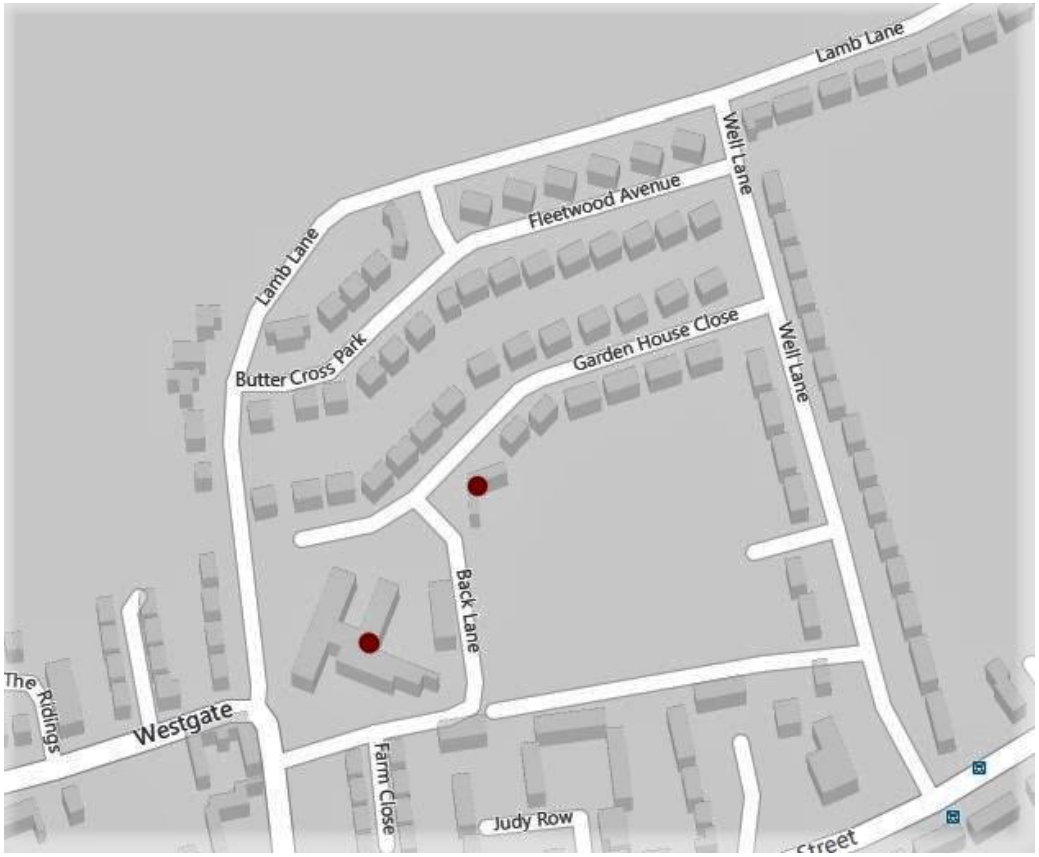


Aerial Photo of Site

[2] LOCATION

2.1 The Belmont Centre is located in North Monk Bretton, on the junction of Cross Street and Westgate, with Garden House Close to the North, Back Lane to the South, Lamb Lane & Cross Street to the West.

2.2 Garden House Farm is located to the East of the Belmont Centre, with Garden House Close to the North, Well Lane to the East & Back Lane footpath to the South.



Location Map

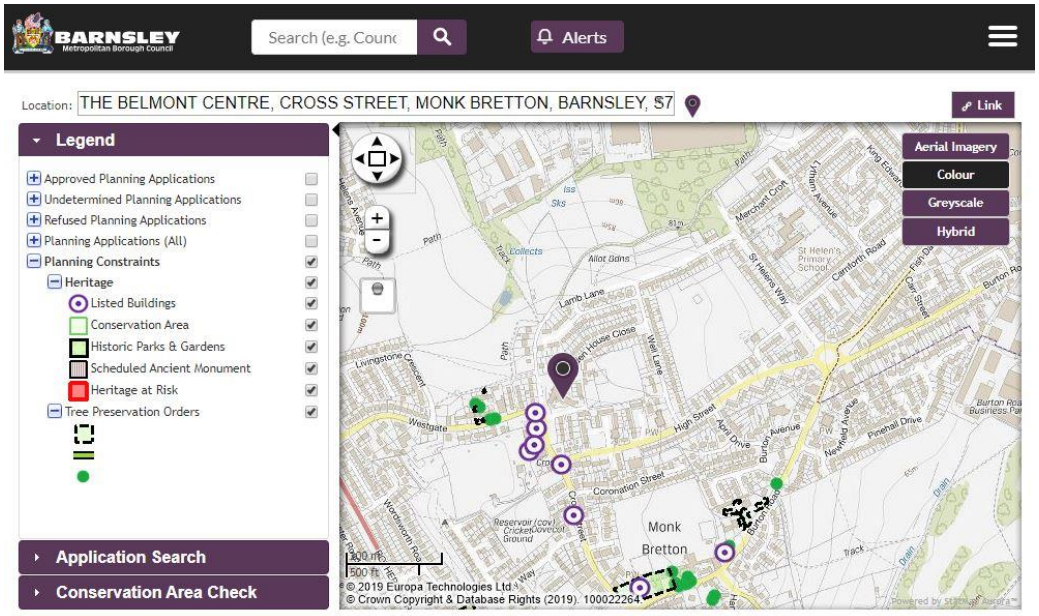
[3] CONTEXT

3.1 The Site is allocated in 'Barnsley Local Plan' adopted January 2019 under site HS14.

- *The development will be expected to: Respect the historic setting of the listed buildings associated with Manor Farm immediately to the South West by the use of appropriate site layout, sympathetic design that reflects the setting, appropriate scaling, massing, details and materials: and*

- *Retain and manage the scrub/grassland in the south-eastern section of the site apart from the buildings apart.*

Archaeological remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation is necessary) that must include the following:-
- Information indentifying the likely location and extent of the remains, and the nature of the remains;
- An assessment of the significance of the remains and; and
- Consideration of how the remains would be affected by the proposed development.



Barnsley Council Map

3.2 The total site area is 1.81 hectares and is split into distinct parts, Belmont Centre to the West and Garden House Farm to the East, divided by an unadopted road between Back Lane and Garden House Close which serves Walker Terrace.

3.3 The site has boundaries with the highway on Garden House Close to the North West & Back Lane to the South West. Back Lane becomes a footpath and continues to the East where it returns to a road before connecting with Well Lane.

3.4 There is housing to the North East, South & South East boundary. Green Space is on the North East and West boundaries.

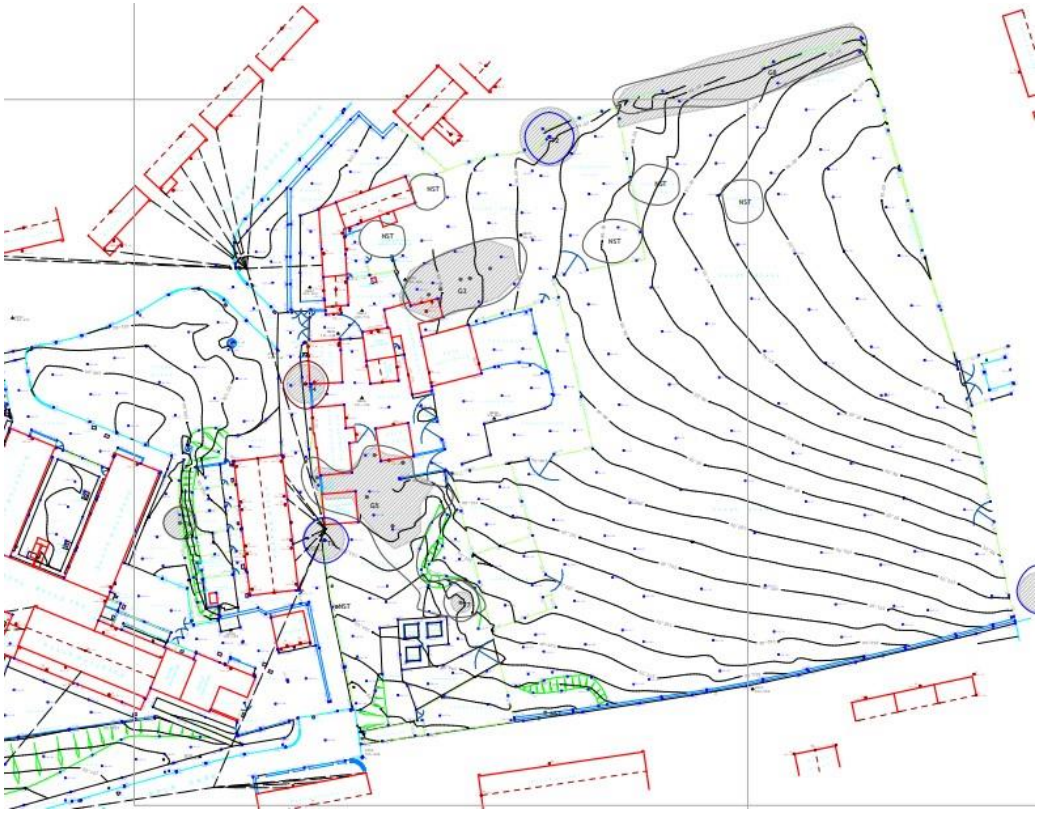
3.5 There is no obvious scrub/grassland in the South eastern section of the site within the red line of the site boundary. There are existing areas of grassland outside of the site boundary, land to the North East of the site which is West Green WMC Allotments; Amenity land to the South of Back Lane footpath adjacent the bungalows and land to the West of the site adjacent Lamb Lane. All these pieces of land are outside of the site boundary and will remain untouched by this development.



Frontages Plan

3.6 There are trees and groups of trees on the site, all of which are low or medium quality trees with mainly arboricultural value and are not expected to contribute to the site for more than 20 years. The three best trees which are medium quality are located on the boundary of Garden House Farm and could be retained as part of the development.

3.7 Whitcher Wildlife's Ecological Appraisal reports no protected species of wildlife and no invasive plant species.



Tree Survey

3.8 Having reviewed historic records there are no obvious historic remains likely to be within the site, we have contacted Archaeological consultants who will carry out a Desk Top Study if required.

3.9 The Outline Application is for access only with appearance, layout, landscaping and scale being reserved. We would expect that the Reserved Matters Application would include a layout, design and scale that we in keeping with Manor Farm. Our Outline proposal indicates a separate entrance to the development nearest to manor Farm to allow for this to be undertaken at Reserved Matters stage.



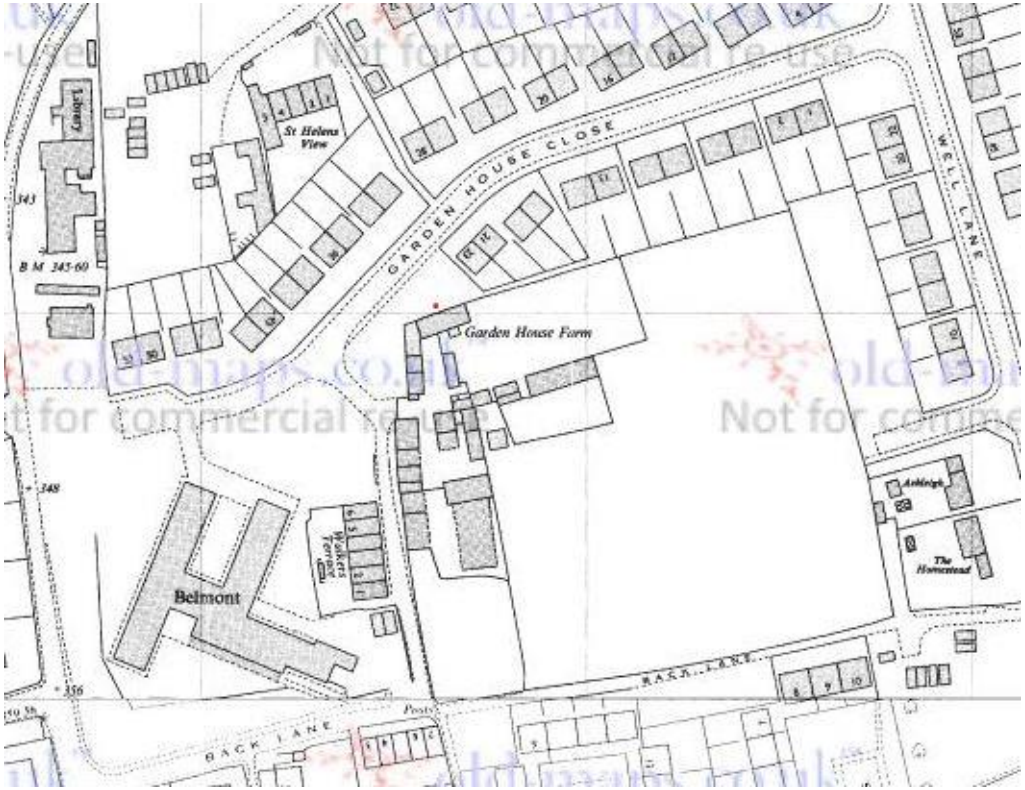
Farm Proposal

[4] PROPERTY HISTORY

4.1 The original Care Home was erected in the late 1960's, historic mapping for 1966 shows the site undeveloped but the building appears on the 1968/1969 map. It was originally used as a residential care home for elderly people.

4.2 In June 1999 Barnsley Metropolitan Council's Asylum & Migration Service welcomed 180 humanitarian evacuees from Kosovo to the building which was then called Belmont Induction Centre. The building continued this role until 2010 when the Council decided to move the services elsewhere.

4.3 In May 2011, Barnsley MBC sold the property to HACE (UK) Ltd as a Nursing Homes whilst HACE (UK) Ltd has owned the property it has operated as a Care Home for 2 years and has since stood unused. The property remained fully furnished and wall fully maintained, during this time it has been marketed to let as a Care Home.



1968 – 1969 Ordnance Survey Plan

4.4 In 2017 HACE (UK) Ltd were approached by Kingswood Learning & Leisure Group Ltd to rent the fully furnished property as a residential training college or training centre to be run in conjunction with their Dearne Valley Centre. We made enquiries with the Planning Department to confirm that no Planning Permission was needed. Unfortunately, this did not progress.

4.5 Garden House Farm is featured on the 1841 – 52 OS Plan which is the oldest plan we have access to. It is shown at the West end of an avenue of trees. The building remains unchanged on the 1892 plan and by 1906 two additional outbuildings appear. The current L shaped farmhouse with barns to the south first appears on the 1931 plan.

4.6 The farmyard reached it maximum development with additional barns to the South & East by 1969 when the surroundings residential development and Belmont have been constructed.

4.7 Many of the farm buildings and barns are still visible today and can be seen on aerial photos taken in 2019.

4.8 During 2018 & 2019 Belmont and the farm have been repeated targets of vandalism and arson leaving the applicant with huge financial losses.



1841 – 1952 Ordnance Survey Plan

[5] PROPOSAL

5.1 The proposal is to demolish the Belmont Centre, the Farm House and associated farm buildings and redevelop the site for housing.

5.2 The first proposal was prepared for a pre-application enquiry (2019/ENQ/00319) but following feedback has been amended to take on board comments received.



Initial Site Layout Plan submitted for a Pre-Application Enquiry

[6] AMOUNT & LAYOUT

6.1 This application is for outline with access only but we are providing guidance on what we would expect in a Reserved Matters Application.

6.2 Our original sketch layout for the pre-application enquiry showed 82 units in a mix of 2, 3 & 4 bedroom homes in semi-detached and terraced format.

6.3 The layout is based on modifying the entrance from Garden House Close which serves Walker Terrace and providing a new entrance from Back Lane.

6.4 The proposal has outward facing dwellings on Garden House Close and Back Lane to provide a street frontage in these areas.

6.5 The inward facing dwellings were orientated to protect the privacy of existing dwellings.



Site Layout Plan

[7] SCALE

7.1 This application is for outline with access only but we are providing guidance on what we would expect in a Reserved Matters Application.

7.2 The proposed dwellings will respect the heights of the adjacent existing buildings.

7.3 Maud's Terrace and Walkers Terrace are two storey with an additional floor within the roof space. Proposed properties close to these could be three storey in height and of a similar size.

7.4 The remaining properties to the southern boundary are bungalows but due to the levels on the site being lower two storey houses would be suitable in scale in these locations.

7.5 The properties on East and North boundaries, on Well Lane & Garden House Close are two storey so we would propose two storey houses in these locations.



Birds Eye View looking South

[8] LANDSCAPING

8.1 This application is for outline with access only but we are providing guidance on what we would expect in a Reserved Matters Application.

8.2 On the plan to the right, we have indicated on the plan to the right existing trees which could remain and additional areas of planting along Back Lane footpath and at key access points to the site.



Landscaping Plan

[9] ACCESS

EXISTING ACCESS

9.1 There are currently two vehicular accesses to the site, Belmont is accessed from Back Lane; Walkers Terrace and Garden House Farm are accessed from Garden House Lane.

9.2 There are really good pedestrian links through the site and adjacent to it. Through the site is a footpath linking Garden House Farm with Back Lane which then continues on to Judy Row and High Street where there are local shops and services. Adjacent the site Back Lane footpath connects Well Lane to the East with Westgate, Cross Street and Lamb Lane to the West.



Location Plan

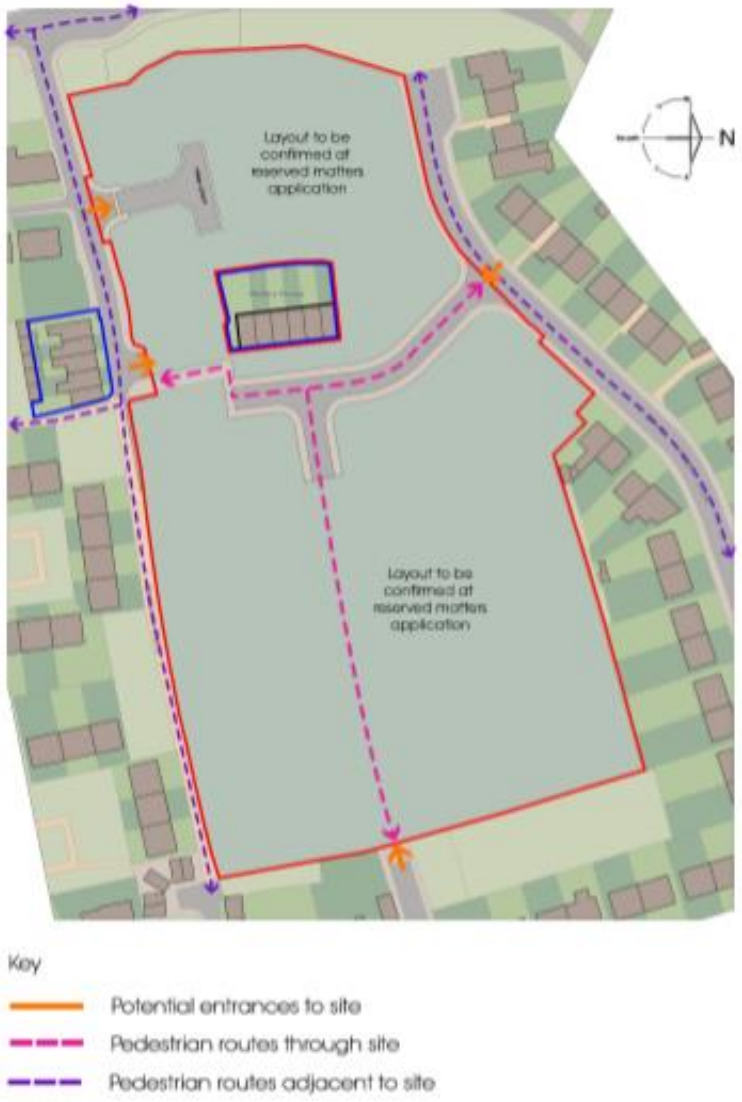
PROPOSED ACCESS

9.3 Sanderson Associates have reviewed the highways records and believe that a vehicular access from Well Lane to the East would cross land not owned by the Council or the applicant. Having considered this, we propose the main entrance to the development to use the existing entrance from Garden House Close. For further details see Sandersons Associates Report which accompanies the application.

9.4 We have considered the existing vehicular entrance to Belmont Centre and have discounted it and propose a new entrance and proposed a new entrance further along Back Lane as it is more central to this area. We also propose a footpath along the North side of Back Lane.

9.5 Our proposals include adequate access and turning for fire appliances, refuse vehicles and deliveries.

9.6 Our proposal retains the pedestrian route which crosses the site from Garden House Close to Back Lane and we propose a pedestrian footpath link to Well lane if possible, to the East. These routes through the site along with Back Lane footpath provide good pedestrian interconnectivity with the surrounding area.



Access Plan