

# DESIGN AND ACCESS STATEMENT FOR BRIERLEY VILLAGE CLUB

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## 1. INTRODUCTION

This Design and Access Statement supports the planning application for the conversion of Brierley Village Club into three self-contained residential units. The proposal aims to preserve the character and historical integrity of the existing building while meeting the urgent housing needs of the local community. This initiative aligns with guidance outlined in Barnsley's Supplementary Planning Documents (SPD) and the National Planning Policy Framework (NPPF).

## 2. SITE DESCRIPTION

**Location:** Brierley Village Club is situated in Brierley, Barnsley, within a predominantly residential area characterised by a mix of housing styles, community facilities, and open spaces.

**Existing Building:** The building is a period property that holds historical and architectural value, encompassing several segmented areas that have served various community functions over the years.

Conservation Area: Although the building is not listed, it lies within a designated Conservation Area, necessitating careful consideration of any proposed changes to ensure they are respectful of the character and significance of the area.

### 3. PROPOSED DEVELOPMENT

Conversion Overview: The existing village club will be transformed into three self-contained five-bedroom residential units, each designed to exceed current minimum space standards. This will ensure that future residents enjoy adequate living areas, promoting quality of life.

Demolition: A single-storey flat roof extension will be demolished to restore the building's original facade and character. The extension is a recent addition that detracts from the aesthetic value of the period property, and its removal aligns with conservation principles emphasized in Barnsley's SPD and the NPPF.

Room Sizes: Each five-bedroom unit will feature room sizes larger than the minimum requirements established by national and local planning policies including the Nationally Described Space Standards (NDSS), contributing to a high-quality residential environment. The proposed layouts will reflect modern living needs while respecting the building's historical context.

### 4. PLANNING POLICY CONSIDERATIONS

Policy E7 as set out in Barnsley Local Plan, Barnsley's planning policies protect buildings that have been used for community purposes. According to Policy E7, our planning application must demonstrate that:

The existing Village Club use cannot be economically viable, underscored by the fact that the club has remained closed and vacant since 2019.

The change of use would not significantly affect local residents access to essential services.

The desktop review of local services, including the Burntwood Bar and Restaurant on Common Road (S72 9ET) and the Three Horse Shoes on Barnsley Road, shows that residents still have access to vital facilities, demonstrating that the change of use will not compromise community access to local amenities.

### 5. DESIGN PRINCIPLES

- Heritage Considerations: The design respects the building's character and retains the majority of the front façade, ensuring that any alterations are sympathetic to its historical significance. The removal of the flat roof extension will further enhance the building's original appearance, aligning with NPPF Section 16, which emphasize's the importance of conserving heritage assets.

**Materials:** Original materials will be preserved where feasible. The choice of any new materials will complement the heritage style, enhancing the building's character and ensuring consistency with the local architectural landscape.

**Sustainability:** The design incorporates energy-efficient features and modern insulation standards to minimize environmental impact, in line with the sustainability objectives of the NPPF. Measures may include energy-efficient windows, sustainable materials, and environmentally friendly heating systems.

## 6. ACCESS

**Parking Provision:** Each residential unit will include a minimum of two car parking spaces, which aligns with local parking standards and provides convenience for residents and visitors.

- **Amenity Space:** Each property will include a minimum of 60 m<sup>2</sup> of amenity area, ensuring adequate outdoor space for recreation and relaxation, as stipulated in Barnsley's SPD.

- **Pedestrian Access:** Existing pedestrian access points will be enhanced, with new paths created to ensure safe and easy access to each residential unit, promoting walkability and encouraging community interaction.

- **Public Transport Connections:** The site is well-connected to local public transport routes, facilitating easy access to the wider Barnsley area, which supports sustainable commuting options for residents.

## 7. REQUIRED INPUT FOR PLANNING APPLICATION

- **Liaison:** Continuous collaboration will occur with the architect and any relevant stakeholders throughout the process to ensure all aspects of the application reflect community needs and planning policies.

- **Application Preparation:** This includes compiling all relevant plans and documentation, completing planning application forms, and ensuring all submissions comply with local authority validation requirements.

- **Oversight:** The progress of the application will be monitored through to determination, with active responses to consultee comments and ongoing communication with Council Officers as required.

## 8. COMMUNITY ENGAGEMENT

- **Stakeholder Consultation:** Prior to submission, consultations have been conducted with local residents, community groups, and stakeholders to gather feedback. This collaborative approach ensures that community input is considered and incorporated into the proposed development.

- Community Benefits: The development will offer high-quality housing options that align with Barnsley's planning objectives. By converting a vacant community building into residential units, the proposal aims to reinforce the community fabric and provide essential housing.

## 9.LANDSCAPING.

In line with paragraph 13 as set out in the Design of Housing Development Supplementary Planning Document of Barnsley Local Plan with careful consideration to landscaping scheme helping the development fit into its surroundings and soften its visual impact. There is very minimal addition of only 2 car parking spaces totalling less than 25 metre square marked car parking spaces 1 and 2 on the block plan, the rest of the spaces will be allocated in the remnants of the single storey area to the side.

The landscaping proposed will provide landscape gardens with new native species. This creates valuable amenity space for the residents as well as enhancing and ensuring a pleasant outlook with almost all of the exiting green garden area being retained and enhanced.

## 10.BIN STORAGE.

A bin collection area has been shown on the drawings which relies on occupiers of the dwellings to relocate their bins to the footpath during collection hours.

## 11.SUSTAINABILITY.

The proposed design seeks to conserve natural resources including land, water, energy and materials. Appropriate green space has been incorporated into the layout to conserve land where possible and enhanced by increasing biodiversity through the planting of native species and trees to create a sustainable environment.

Water will be conserved through well considered management of surface water.

The dwellings will be highly insulated and airtight to conserve energy and reduce running costs for the proposed occupants.

Materials have been chosen to be robust and long lasting with minimal maintenance. The proposed materials will be carefully specified and sourced locally where possible to reduce the overall embodied carbon footprint of the scheme.

The development involves in most parts the conversion and modernisation of a existing building as opposed to new build construction utilising modern methods of

developments. This will contribute towards improving efficiency productivity and the quality of the new homes. There is no new construction and without doubt a improvement of the existing building.

## 12.. CONCLUSION

The proposed conversion of Brierley Village Club into three five-bedroom residential units presents a valuable opportunity to revitalise a historic community asset while addressing the pressing housing demand in the area bringing a vacant derelict building back into occupation. The project is committed to preserving the historical context of the building through the careful removal of the single-storey flat roof extension and adherence to the guidance of Barnsley's SPD and the NPPF, the proposal not only satisfies the housing needs of the community but also fosters sustainable development and community cohesion.