

DESIGN & ACCESS STATEMENT

HOLDEN HOUSE, 2 RACE ST, BARNSLEY S70 1BG

RIVERSIDE
JANUARY 2020

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INTRODUCTION

A design access statement is required for submission of the application.

DESIGN PRINCIPLES & CONCEPTS

The existing property was part built in 1872 with later additions and alterations. The Property was later converted from Swimming pool and house to The design principles are to retain where possible the existing character of the property. The building was built as a swimming pool. There are no original features relating to the original use within the building. The exterior of the building retains much of its original character. There will be minimal external alterations to the exterior of the building.

Barnsley Council's Local Development Framework pages 14 and 57 state a requirement /demand for this type of development.

Barnsley's Housing Strategy

4.11 In May 2014 Barnsley MBC agreed a Housing Strategy for 2014-2033. This builds on housing and regeneration initiatives that have been delivered across the borough. It also builds on the progress that Barnsley has made over a number of years towards achieving the long-term goal for the borough as 'a successful, uniquely distinctive town that offers prosperity and a high quality of life for all'.

4.12 It sets out the council's ambitions for housing provision, investment and management in the borough, and how a series of four-year delivery plans will be developed. The delivery plans will also show how the Council will use resources and influence partners particularly the private sector, to achieve its goals.

4.13 The Housing Strategy sets out five main strategic objectives, what the delivery plans will do to achieve these objectives and key ambitions. The objectives are set out below:

- Objective 1 Support new housing development;
- Objective 2 Build high quality, desirable and sustainable homes;
- Objective 3 Make best use of and improve existing housing stock;
- Objective 4 Develop strong and resilient communities; and
- Objective 5 Support younger, older and vulnerable people to live independently.

The Challenge

- Providing the right mix, type and density of housing
- Meeting the need for affordable homes
- Meeting the shortfall of sites for Gypsies, Travellers and Travelling Showpeople
- Meeting the accommodation needs of children and vulnerable adults

The Current Position

- Changing population profiles with a growth in small households
- Insufficient supply of pitches for Gypsies and Travellers and increased instances of unauthorised encampments
- Shortfall in supply of affordable housing

Policy Solutions

- Ensuring the mix, type and density of housing is appropriate
- Seeking affordable housing where appropriate
- Providing for the needs of Gypsies, Travellers and Travelling Showpeople

Policy H1 The Number of New Homes to be Built

We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033.

A minimum five year supply of deliverable sites will be maintained.

9.1 This figure gives an indicative annualised figure of 1,134 per annum (21,546 over the plan period). It is considered that the 1,134 figure represents an ambitious and aspirational figure which addresses housing needs and supports economic growth ambitions, and would still require a step up in delivery.

9.2 The supply of housing sites is made up of Local Plan allocations and sites that already have planning permission. Empty homes and buildings brought back into residential use will also be part of our supply in accordance with NPPF paragraph 51. The Council has an Empty Homes Strategy.

9.3 For the purposes of this policy, institutional accommodation units and student accommodation, not classed as a C3 dwelling house, are excluded from this target.

Policy H2 The Distribution of New Homes

The approximate distribution of new homes for the period 2014 to 2033 will be as follows:

Distribution of new homes for the period 2014 to 2033

Settlement	Number of homes	Planning Permissions	Total	% of Overall Supply[1]
Urban Barnsley	5812	3258	9070	43
Cudworth	1088	215	1303	6
Dearne	1969	922	2891	14
Hoyland	2263	304	2567	12
Penistone	637	366	1003	5
Royston	886	416	1302	6
Wombwell	1370	699	2069	10
Other	211	590	801	4
Total	**14236**	**6770**	**21006**	**100**

[1]Includes 4295 dwellings proposed as part of mixed use sites. Please see site policies in Chapter 10 for further details.

A further 200 dwellings in the villages and 566 dwellings across the Borough will be added to the overall total supply as a windfall allowance. The methodology for calculating this allowance is set out in the 5 year supply note.

9.4 The location of housing development accords with the settlement hierarchy and Policy LG2 regarding the location of growth.

9.5 Sites are allocated for housing in accordance with policy H1 of this Local Plan. The sites are shown on the Policies Map and set out in the site policies below and the site policies in section 10 Mixed Use. Sites within Urban Barnsley and the Principal Towns have been assessed at an indicative density of 40 dwellings per hectare and sites in the villages at 30 dwellings per hectare. A gross to net ratio has been applied to take account of on site infrastructure requirements.

9.6 Some site areas have also been reduced further to take into account areas of archaeological or ecological importance, and areas where development would significantly impact on the setting of a heritage asset.

9.7 On those sites currently functioning as green space, compensation would be required for loss of this green space should the proposed allocations come forward. As set out in policy GS1, compensation could include on site retention and enhancement, off site replacement or financial contribution.

9.8 Below is a list of proposed housing allocations. Where there are specific issues site specific policies are provided. Where there are no site specific details any subsequent planning application will be determined in accordance with the Local Plan.

THE PROPOSAL

This project is to convert the existing drug and alcohol bedsits and staff areas to 1 and 2 bedroom flats.

CONTEXT

The property is not within a conservation area. We believe that the building contributes positively to the street scene.

SITE ACCESS ARRANGEMENTS

Unchanged.

ACCESS POLICY

Access to the building is by way of the existing disabled access ramp, no changes are proposed to the ramp.

In additional to the main entrance / fire escape there is an alternative fire escape exit via one of the buildings original doors to the front elevation which will retain the existing stepped access.

Internally level access is provided to by way of vertical access elevator to flats 101,102,103,104,105,108,109,114,115,116. It has not been possible to provide level access to flats 106,107,111,112,117,118 as significant changes to the building would be required to undertake these works which would likely be not to the satisfaction of the Planning department or would be cost prohibited.

There is no parking provision at the site, a small parking area is proposed.

CONSULTATION ON ACCESS

No consultation carried out to date

SPECIFIC ISSUES RELATING TO ACCESS

Refer to access policy