HOCKEY
ARCHITECTURAL

Design & Access Statement

Planning application for the

Demolition of existing public house and
erection of 12 No. Flats and 1 House

at

32 Church Street, Jump,
Barnsley, S74 OHY

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Our Ref: ***024*** December 2014

Introduction

This Design and Access statement has been prepared by Hockey Architectural on behalf of Brooke Ren. Ltd.

This statement has been written in accordance with Government Circular 01/206 Section 3 Design and Access statements, and has been prepared to demonstrate how the physical characteristics of the scheme submitted have been influenced throughout the process of assessment, involvement, evaluation and design.

This statement will address the following factors:
• Context
• Use
• Amount
• Layout
• Scale
• Landscaping
• Appearance
• Access
• Conclusion
• Crime Prevention
• Heritage Statement

1: Context

This proposal is for the development of 13 new dwellings on a site currently occupied by a public house on Church Street Jump in Barnsley. The public house is currently no in business and has been closed for some time due to a lack of business and no foreseeable future as a public house.

This design and access statement should be read in conjunction with the accompanying drawings and report, detailing the properties proposed and the layout of the site. Also included is a statement from the selling agents of the public house to give sufficient evidence that it has been marketed since 2011 to no avail.

The Site is not located within a conservation area and there are no buildings on or adjacent to the site that are of any historic or special interest that may be affected by the development of the land.

A search has been undertaken on the local authority database for the location of Tree preservation orders and protected trees, and the site has none of the aforementioned orders.

The site does not lie within a flood Risk Zone.

The surrounding area is mainly residential made up of terraced properties constructed from a varied palette of materials such as stone, brickwork and render walling with slate and clay tiling to name but a few.

Numerous new residential developments have been established in the local area and have subsequently brought benefits to the area by provision of good quality well designed accommodation at an affordable price.

1.2: The Site

The site has been marketed since 2011 but to no avail, this is fully detailed within the enclosed report from the letting agent.

The site currently houses a public house and associated grounds which ceased trading in August 2014, due to a lack of sufficient business to keep the public house open.

It has had numerous reductions in price amongst other changes to the sale of the property (e.g. use as empty retail premises) which have all failed to entice any purchaser for the site as it stands, and it is the belief of the selling agents that it is not viable to sell as is.
Therefore the applicant is looking to demolish the public house and replace it with residential dwellings which are required within the area and would make better use of the site which would eventually become derelict if left in its current standing.

As the public house is closed and has been only run by the applicant there would be no loss of employment by conversion to a residential use.

3: Use

The current site is vacant public house and associated grounds. The proposed use of the site would be changed from Drinking establishment to residential use only. Due to the size and location of the proposed it would be beneficial to local housing stock and provide housing at an affordable level.

4: Amount:

The proposal amounts to the construction of 13 No. dwellings (12 No. flats and 1 No. house).
Each flat will have two bedrooms and will be of an affordable nature due to the size of the flats and their location.

Each flat will have an average estimated floor space of 585ft^2, and the overall site area is approximately 1044.7m^2 or 0.1 Hectares.

5: Layout

The layout will be shown as on the attached proposed plans. The proposed entrance to the site will accessed from a current access point from Church Street.
This will feed onto an internal car park area with parking for 12 vehicles (the sustainable location of the site means that public transport is easily accessible and that facilities that would be required by any occupants such as doctors, public houses and shops etc are within walking distance of the site).

Within the site there will be sufficient roadway and ample turning for residents as shown on the site plan.

6: Scale

The height, mass and scale of the proposed dwellings would be in keeping with the residential nature of the properties and their surrounding counterparts in the locale.

7: Landscaping

Landscaping to the site would be residential in nature and would be grassed areas and low level landscaping.

8: Appearance

The Appearance of the buildings are of a residential aesthetic, to be in keeping with the local area and other residential properties adjacent to the site. Cues have been taken in that the materials have been matched to surrounding properties with brickwork walling and stone heads and sills with slate roofing. This is the general mix of materials that can be found around the site and the area as a whole.

9: Access

Access to the site will be from an existing entrance onto church street as can be seen in the accompanying site plan.
Access to the properties will be via pedestrian footways from the car parking aea and the existing entrance from church street.
This would provide level access for all to each block of flats.

10: Conclusion

The proposal is for 13 dwellings of approximately 585 square feet each, parking area within the site and associated grounds.
The application will be for the demolition of the existing public house (not in use) and construction of 12 no. flats and 1 no. house. This would replace a building that will inevitably, if left as is, will become derelict and a blot on the landscape of the area as a whole which could lead to fly tipping and an area that encourages anti social behaviour.

As detailed above the application would be of benefit to the area by providing the required housing supply at a marketable value suitable for the surrounding area.
It would also be making good use of a site that is currently non-functioning and one that would only lead to a derelict site/building.

The site is in a sustainable location and meets the criteria for the National Planning Policy Framework.

The design and construction would be to the highest standard and be sympathetic to the surrounding properties and the area as a whole.

11: Crime Prevention

The entrance to the buildings will be directly from church street and from within the site which will be overlooked by the occupants of the flats and also by neighbouring properties. The parking area is also directly overlooked by the properties.
Bounding the site will be fencing and security/ambient lighting will be provided for the occupants so they may access the building safely in a lit situation.
There are no through roads or access ways across the site and the main entrance is as per the existing from Church Street.
The occupants will have individual keys for their own flat as well as keys for the external doors into the buildings which would have 5 lever secure locks.

12: Heritage Statement

1. **Description**
   The proposed application is for 13 new dwellings on the site of a vacant public house.

2. **Significance of Heritage Asset**
   There are no archaeological, architectural, artistic or historic features to the site or its surroundings that could be considered a heritage asset.

3. **Setting of the site as a Heritage Asset**
   The settings and surroundings of the site are that of a residential nature with recent construction design and techniques being employed on surrounding properties, whilst remaining in an aesthetic appropriate to the area as a whole. Therefore the proposed is not located within a Heritage Asset site.

4. **Impact of the proposal**
   The nature of the proposal and its surrounding suggests that there will be no impact on the site or its surroundings.
5.
6. **Assessment Considerations**
   As there are no archaeological, architectural, artistic or historic features to the site or its surroundings it is felt there is no need for any further detailed or expert reports.

7. **Justification for proposal**
   At present the site is a vacant public house and bounded by residential properties. The proposed dwellings will offer accommodation to an area and as