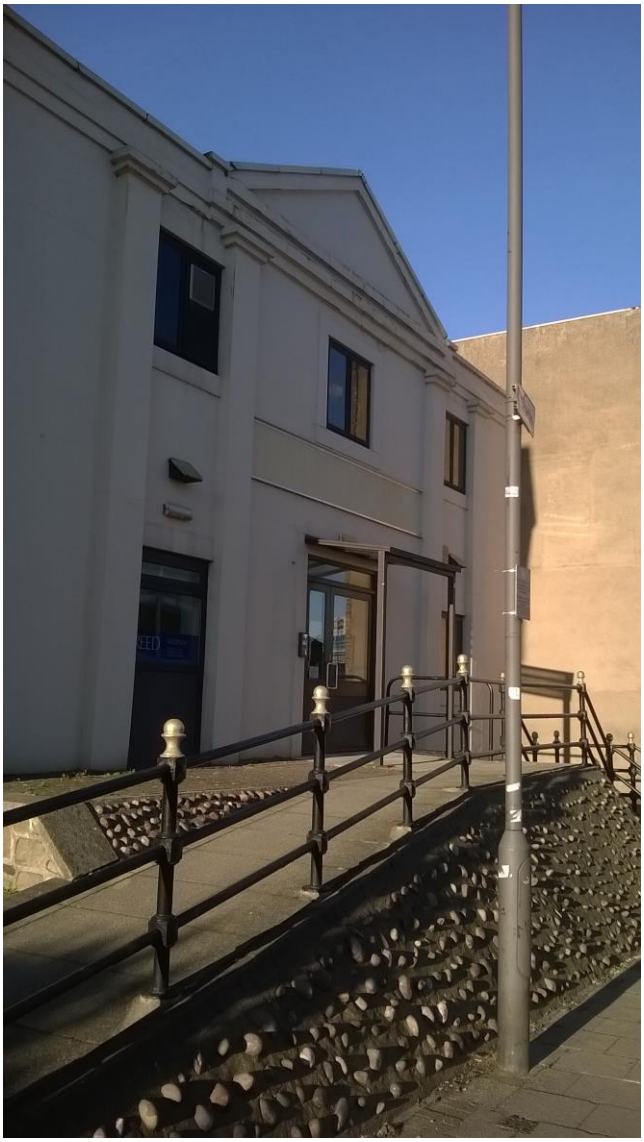
Building Design Services

TEMPERANCE HOUSE, PITT STREET
BARNSLEY, S70 1AL.



A DESIGN ACCESS & PLANNING STATEMENT

AUG 2019
REF: 201815A DAP

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Temperance House, Pitt Street, Barnsley, S70 1AL. **AUG 2019**
Internal Access Improvements. **201815A DAP**

A DESIGN, ACCESS & PLANNING STATEMENT

1.0 Introduction

1.1 This statement has been prepared as a proportional assessment of the design in support of an application for listed building consent for internal al.

2.0 Assessment

2.1 Physical Context

Temperance House is a two-three storey building constructed in 1836 and extended in 1990 located to north of Pitt Street in central Barnsley on a sloping plot with two-storey elevation facing Pitt Street itself and three-storey elevation to rear (north) facing private parking area at a lower level.

The property is constructed from coursed natural stone walling which comprises ashlar work to front (south) elevation with stone dressings and surrounds to window and door openings with coursed squared "rubble" to sides and rear with sawn stone heads and sills under a natural slate pitched roof to original building and modern flat roof to side extension to east with painted timber doors and windows throughout. Paths and paved areas are laid out in a mix of concrete flags and block pavers with concrete steps at changes in level. Access and Parking area is surfaced with tarmacadam.

Boundaries are a mix of natural stone and brickwork boundary walls with some "iron" railings and gates across access entrance.

2.2 Social Context

The proposed access improvements will enhance the accessibility and usability of the building for all tenants/users.

2.3 Economic Context

It is not anticipated that the proposal will have an impact upon the local economic context, but the access improvements should make the building generally more accessible/viable.

2.4 Planning Policy Context and history

The building is Grade II listed and this is discussed further in the heritage statement that supplements this design, access and planning statement.

The design process has been guided by national planning policy, particularly, National Planning Policy Framework and it goals of sustainable development and those relating to conserving and enhancing the historic environment. Barnsley Councils new local plan and policies on conservation and heritage have also informed the design process.

The site has been the subject of various previous planning applications relating to several changes of use, the main extension and one or two advertisement applications over the years.

Environmental aspects of the scheme have also been considered including assessment of The Environment Agency's flood risk maps, which confirm there is a very low risk to the site of flooding from all primary sources and therefore no specific precautions are proposed and the existing drainage status is unaffected by the proposals.

3.0 Evaluation

3.1 The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

4.0 Design

4.1 Use

The existing office uses will remain in operation.

4.2 Amount

The works are only those required to enable the platform lift installation and the associated alterations internally.

4.3 Layout

The layout of the building/site is unaffected by the proposals

4.4 Scale

The buildings scale in unaffected by the works as they only involve internal works

4.5 Landscaping

The landscaping of the site is predominantly hard-surfacing and is unaffected by the proposals.

4.6 Appearance

External elevations and the general appearance of the building are unchanged.

4.7 Access

Vehicular access to the site will be via the existing private access driveway to the west of the building off Pitt Street and pedestrian access to the building is directly from Pitt Street via the existing paths and ramps and steps that will remain and are unaffected by the works.

5.0 Summary

The platform lift installation will significantly enhance the accessibility and usability of the building for all current and future tenants and users of the first floor accommodation and will have no impact upon the external elevations nor the protected heritage asset or any of its recognised features and therefore, it is hope that this application for listed building consent will be viewed favourably as it progresses.

Signed for and on behalf of

J E Architectural Ltd