Bush Inn Retail Development

Design and Access Statement

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1. Introduction

1.1 Type of application and address

This Design and Access Statement has been prepared on behalf of Mayfield Barnsley Ltd to accompany its application for detailed planning permission for the extension and change of use to Class A1 Food Retail in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

The application site is: The Bush Inn, Keresforth Hill Road, Barnsley, S70 6RR

The Site area is approximately 0.135Ha in area.

1No. Retail Unit

1.2 Information submitted as part of the planning application

Application Forms (*digital* copies)

Drawings (*digital* copies)

- *26128-(00)01-Site Survey*
- *26128-(01)01-Proposed Site Plan*
- *26128-(02)01-Existing Ground Floor Plan*
- *26128-(02)02-Existing First Floor Plan*
- *26128-(02)03-Existing Basement Plan*
- *26128-(02)10-Proposed GF plan*
- *26128-(02)11-Proposed FF plan*
- *26128-(04)01-Existing Elevations*
- *26128-(04)02-Proposed Elevations*
- *Location Plan (OS plan)*

2. Assessment and Evaluation

2.1 Assessment

An extensive site survey was commissioned in order to identify the building and structures, and adjacent properties and highways to the site. Due to the size of the site it was found that there would be enough scope to develop the land further with a view to extending the property to create a greater internal footprint in order to meet the end users space requirements.



2.2 Involvement

A brief discussion was had with the LPA to discuss the proposal in detail. As the property has been empty for some time it was agreed that a scheme should be submitted as soon as possible as its reinstatement would be welcomed back to the community.

2.3 Evaluation

The site is a corner plot at the junction of Keresforth Hill Road and Keresforth Hall Road. Set towards the centre of the site the building has adequate space for parking and good access for both pedestrians and vehicles. The site is closely situated to local housing and benefits from an elevated position overlooking Keresforth Hill Road



BACKGROUND / EXISTING SITE

The development site is approximately 0.135Ha in area measuring approximately 41m long x 36m across. Pedestrian access is gained via steps leading from Keresforth Hill Road into the lower part of the site. Vehicle access can be gained from Keresforth Hall Road where parking is available to the rear and side of the building.

SCHEME OVERVIEW

The proposed development will comprise of an extension to the front of the building facing Keresforth Hill Road that will wrap around the side of the building. A small extension will be constructed at first floor level to facilitate access to the first floor. A new flat roof will be constructed to the existing extension at the rear and a new glazed shop front will be constructed to create a main entrance to the new store, this single storey element will also be extended to increase the internal floor area. This design enables the overall look of the building to be adjusted but still ensuring that the existing character is kept. It is proposed to widen the existing vehicle access to aid in the delivery of goods and a new pedestrian access is to be formed in order to provide level access from Keresforth Hall Road. The existing carpark will be upgraded and marked out to allow a total of 14 cars to be parked. The rear of the property will also be used for deliveries and to the side of the building is where the external plant & machinery will be housed on a newly constructed level platform area.

CONTEXT / LOCATION





*The site occupies **0.135Ha***
The site is currently overgrown with areas of weeds and broken tarmac, damaged walls and graffiti to the building. The immediate surrounding area is residential and in the wider context the area has good access to motorways along with good public transport links and good access to the town centre.

URBAN DESIGN

We believe the proposal needs to be considered in conjunction with the surrounding housing. It is with that in mind that the overall design of the property is to remain largely unchanged. Its previous use as a public house and its prominent location make it a well know building, and with its close proximity to the housing, the changes proposed have to be sympathetic to the existing structure and its surroundings. At the same time, changes are necessary to allow the building to be used as intended. The addition of the extension will increase the total ground floor footprint allowing for a retail space to be developed. The proposed extension will be a simple cavity wall construction with a rendered finish to allow the tenant to install its own branding and advertisement. The upgrade of the existing rear extension will provide a new glass fronted entrance to the building with associated signage and branding. The scheme is sensitive to its immediate neighbours by not over imposing itself with the additions not impacting too heavily on either of the elevations. The addition of the new first floor extension will form an extension of the existing roof line. While damaged by fire in the past, a new roof will be installed to replicate the existing and simply extend further out to fly over the new extension that houses the new staircase to access the first floor.

MATERIALS PALETTE

The materials palette has been chosen to complement the existing building. Facing brickwork to match the existing will be used at the lower levels with rendered panels constructed to the main elevation facing Keresforth Hill Road and wrapping around the side of the building. A fascia will run around the building linking the old and new together while providing a visual break between ground and first floor levels. There are areas where the existing brickwork will receive a rendered finish in order to cover the existing graffiti. Windows at first floor level will be of a UPVC construction while the shopfront glazing will be aluminium framed.

LANDSCAPING/EXTERNAL LIGHTING

There will be minimal lighting to the site in an attempt to maximise the usable areas for vehicle parking and delivery access and to not pollute the surrounding properties with artificial light. There will be minimal lighting positioned on the building with further column mounted lighting to provide a level of lighting to increase both awareness of the building and provide a degree of safety. There will be the addition of a new pedestrian access giving level access to the store entrance from Keresforth Hall Road. The existing paved areas are to be tidied up with a new tarmac and block paved finish with low level planting and a reduced width stepped access from Keresforth Hill Road. Flagged external steps and the addition of a timber fence will help to delineate the boundary while providing some degree of separation between the property and the highway.

3. Design

3.1 Use

The development is of a retail nature providing a ground floor retail space with staff facilities at the first floor level. The building will be used by the general public with segregated access for pedestrians and vehicles.

3.2 Amount

The site area is 0.135Ha. and has been designed in order to maintain the existing appearance of the building. There will be parking spaces for 14 customers one of which will be disabled and one will be parent & child. A careful approach to the site has resulted in a scheme that is sensitive to its neighbours and has considered its context.

3.3 Layout

The layout has been settled on following an extensive planning exercise in order to maintain as much of the original building as possible but by also increasing the retail space to an adequate level. Part of this exercise involved the relocation of the existing staircase to the West side of the property in order to maximise the floor area. This means that the roof at first floor has to be extended in order to provide access to the first floor and the existing single storey elements also have to be extended to increase the internal footprint of the building.

3.4 Scale

Although the internal area of the building has been increased by just over 118sqm, the impact of this increase is minimal due to the fact that the elevation facing Keresforth Hill Rd has been pushed out by approximately 3m but will not be as noticeable due to the demolition of the existing canopy structures that occupy part of this area of the site.

3.5 Landscaping

The landscaping on the project will be minimal and consist mainly of tidying up what is already in place and making access steps safe to use

with the introduction of additional protection in the way of balustrades and fencing. An area of low level planting will be introduced to the front of the building. The new access will be a more direct route to the shop front creating a safe pedestrian approach.

3.6 Appearance

The proposal is to maintain and enhance the visual aspect of the site due to its prominence upon the local street scene. The removal of the existing canopy and timber fascia's along with the construction of the new extension in line with the main façade will add to the buildings signature, enhancing its presence on this corner plot. The simple construction which will use a mix of traditional and modern materials will add to the character and immediately highlight its presence with the addition of the tenant's advertisements, signage and branding. The addition of the new roof will both enhance and retain the existing character, helping provide a much needed lift to this derelict property and enhancing the immediate area.

4. Access

4.1 Policy Approach

Access to the site is gained via Keresforth Hall Road from the South. The site is sloped down to Keresforth Hill Road with level access for vehicles at the South side of the site and stepped access for pedestrians to the North. The new pedestrian access has been implemented in the design in order to provide a safe level approach for customers.

4.2 Consultation

A brief consultation has been undertaken with the LPA prior to submitting an application.

4.3 Achieving Access

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking : Designated parking spaces are proposed to the rear and outside the main entrance	Planning, Building Regulations and DDA	Planning
Public Transport : An existing bus stop/terminus is located on Keresforth Hill Road : Barnsley train station is located approx. 1mile away	Planning and Highways - Transport Assessment	Planning
Pedestrian Approach **A)** Main pedestrian approach is from Keresforth Hall and Keresforth Hill Road	**A)** Planning and Building Regulations	Planning
Routes to entrance: Entrance areas highlighted by the appropriate hard landscaping and lighting to carpark and entrance doors.	Planning and Building Regulations	Planning

5. Sustainability Statement

5.1 Economy

The development of a derelict building in such a prominent location within the local community will have a positive impact on the local economy, and the improvements can only enhance the overall visual quality of the area and improve its viability.

5.2 Neighbourhood and community

The site is central to the local community and as it is located on a busy A road will benefit from passing trade. This development will reinforce and support the local community and help promote social cohesion. The development of the scheme will encourage a balanced community through providing a mini retail hub with good parking facilities and direct access from nearby surrounding residential areas.

5.3 Environment and resources

There will be minimal impact on the environment on this scheme. The aim is to bring a dilapidated building back into use with as little change to the existing structure as possible. Resources for the project will be locally sourced through a local contractor limiting the impact on the environment.

5.4 Movement and inclusion

Due to the location of the site within a residential area it is envisaged that the local community will be less reliant of their vehicles when visiting the building for their groceries. Although there will be an increase in the number of vehicles visiting the site it is expected that many of these will be passing along the A6133 and that overall, the reliance on vehicles by the immediate local residents may reduce.

5.5 Design and construction

The design centers upon the existing old public house and its setting within the community. Being derelict for so long has been poor for the immediate area and the local community. By bringing the building back into use it is hoped that a positive impact will be made on the area creating jobs and providing a small retail hub. The design is sympathetic to the existing building and the small addition to the existing structure enables a new use for the building to be found. The changes to the roof on the rear extension provide a simpler design while a shopfront glazing with simple masonry & render construction to the facing elevations will allow the end user to promote its products while elevating the site back to a hub for the community and passersby alike.

5. Summary

Through a considerate approach to the design process we have allowed a once derelict building to be brought back into use. Although there are changes to the existing structure we believe that the inherent character of the building remains while the ground floor extension will enhance its presence within its own locale. The upgrading and minor changes to the surrounding yard and paved areas make for better access for both vehicles and pedestrians and when the scheme is brought into use it will provide a retail unit that is easily accessible to the local community.

In designing this scheme, we feel that a derelict building on an open site in danger of becoming a local magnet for fly tipping and possibly antisocial behavior will be regenerated and brought into its rightful place within the local community.

If, during the Council's consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Steve Burlaga or Daniel Humphreys on the address below.

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Appendix 1

Photographic Survey





