Design and Access Statement

Cobcar SASC, Cobcar Street, Elsecar

129-701 - Rev 02

Revision 02 – 10.03.2024

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1.0 Introduction

Overview

This Design and Access Statement has been prepared to support a Planning Application for the conversion of the Cobcar Sports and Social Club on Cobcar Street in Elsecar into a nursery and day-care centre.

This Design and Access Statement provides a detailed analysis of the design rationale that has underpinned the proposed scheme and that takes into consideration the wider context and describes how the constraints, opportunities and access to the development have been addressed.

It is intended that this Design and Access Statement will help to justify that the proposed scale, massing and materiality of the proposed scheme at Cobcar Sports and Social Club in Elsecar is appropriate and in accordance with the Local Plan.

This document comprises of the following sections:

- **1.0 Introduction** – An outline of the scope and purpose of the Design and Access Statement.
- **2.0 Site Appraisal** – An overview of the Site Appraisal, which considers the site and its surroundings and identifies the site constraints and opportunities that have helped to shape the design objectives that have informed the proposed scheme including access arrangements, layout of the existing property and surrounding context.
- **3.0 Design Proposals** – An analysis of how the proposed scheme has been developed in response to the identified constraints and opportunities.

Ambition for the Site

The ambition for the site and aim of the proposed application is to deliver a high quality conversion of an existing building, which is currently vacant that will help to provide a new nursery and day-care centre that will be valued by the local community and will sit comfortably with the surrounding context.

2.0 Site Appraisal

Location

The site is located on Cobcar Street in Elsecar, a village in Barnsley, South Yorkshire, which is situated near the villages of Jump and Wentworth, 1.5 miles south of Hoyland, 6 miles south of Barnsley and 8 miles north-east of Sheffield.

The existing site is formed of an existing single storey property (with basement) and is formed of mid-red brickwork, painted brickwork, slate roof tiles and white UPVC window sets.

The site is bounded on three sides by semi-detached two storey properties along the northern, eastern and western edges of the site, which are constructed in a similar material palette of mid-red brickwork and render. The existing property on the western boundary also includes an existing stone façade on the front facing elevation along Cobcar Street.

Site Context

Many of the buildings along Cobcar Street vary in their architectural style but are consistent in their materiality and use of a combination of brickwork, stonework and render.

The site sits within a predominately residential area, and within walking distance of a range of shops, newsagents and primary schools with excellent public transport links to the wider communities.

The application site is located within Flood Zone 1. There are no known Tree Preservation Orders on site. There are no listed buildings on site and the site does not fall within the boundary of any local conservation areas.

The grain and density of Cobcar Street is characterised by the presence of one and two storey dwellings of nineteenth and twentieth century origin. The immediate context is suburban with a combination of semi-detached and detached two storey dwellings with gardens to the front and the rear.

Access

Existing vehicular access is facilitated from Cobcar Street, along the south-eastern boundary of the site. Pedestrian access is also provided directly from Cobcar Street and the new proposals will utilise the existing stepped access to the front of the property and will retain the existing vehicular access and drop kerb arrangement from Cobcar Street.

The site is located in a sustainable location that can be accessed by foot, bike and public transport. A small area of parking is provided within the site boundary to the front of the property, however it is intended that the majority of children and parents who use the nursery and day-care centre will be local and would access the building on foot.

In addition to the allocated parking on site, there are also opportunities to park along the adjacent highway should any parents need to travel by car.

Parents using local transport facilities will also be able to access the site by bus and can alight at the bus stop which is located immediately adjacent to the site.

Sustainability

The site for the new nursery and day-care centre on Cobcar Street is located within a well-established residential neighbourhood within 1km of a range of shops, newsagents and primary schools.

There are also public transport facilities, which are available along Cobcar Street within 50m of the site providing access to Barnsley town centre. Elsecar Train Station is also located approximately 0.5 mile to the west of the site and will help to facilitate access to the wider area.

Within Elsecar itself, there are a broad range of community facilities including the Elsecar Heritage Centre and Elsecar Park and Elsecar Reservoir to the south of the site. There are also a range of opportunities for employment available in the centre of Elsecar, Hoyland, Barnsley Town Centre and Sheffield City Centre.

Constraints and Opportunities

Following an initial site appraisal, several site constraints and opportunities were identified to help inform the development of the initial design proposals and included the following:

Constraints

- Proximity and relationship with the existing dwellings to the northern, eastern, and western boundaries of the site.
- Significant level change between the front and rear of the site.
- Condition of the existing building, which is vacant, in poor condition and in need of redevelopment.

Opportunities

- To upgrade elements of the building that are in poor condition, have come to the end of their design life and/ or are in need of repair or replacement.
- To convert the existing property sympathetically in keeping with the surrounding context.
- To provide a new nursery and day-care centre that will revitalise an existing building that is currently vacant and will help to support the local community.

3.0 Design Proposals

Project Vision

The vision for the project is to complete a high-quality conversion, which responds sympathetically to the local character of the area. The aim is to deliver a high-quality, well considered and sensitive design solution for an existing property which draws on the positive characteristics of the existing context within Elsecar.

The Proposal

The design proposals for the site have been informed by the constraints and opportunities identified in the site analysis together with an assessment of the character of the surrounding area.

The proposed conversion of the existing property aims to create a high-quality addition to Cobcar Street and make a positive contribution to Elsecar and the local area.

The proposal will build upon and respond to the site's position within the street setting and create new high quality piece of architecture that is sympathetic to its surroundings.

The western edge of the site will utilise the existing landscaping to provide an external play area that will be used by both the staff and the children within the nursery and day-care centre.

Design Development

The proposed scheme has been developed to respond to the size and shape of the site and with consideration of the site's constraints and opportunities.

As part of the initial site appraisal an assessment of the neighbourhood character established that many of the buildings along Cobcar Street vary in their architectural style but are consistent in their materiality and use of a combination of brickwork, stonework and render.

The proposed conversion has been designed to be in keeping with the existing property and will be refurbished with new 'bagged' and painted brickwork complete with new white window sets with projecting mid-green window surrounds to add variety and interest to the elevations.

Pre-Application Advice

Pre-Application advice has been sought as part of the application (Ref: REQ302884) and the discussions are ongoing.

Material Palette

The proposal will use a sympathetic material palette of ‘bagged’ and painted brickwork that will echo the existing surrounding context and make a positive contribution to the streetscape along Cobcar Street. The proposals have been developed using a palette of materials that take their cues from the existing and adjacent properties that occupy the existing site and the surrounding area.

Conclusion

The existing building and associated land that makes up the site has been considered from a physical, social and economic perspective in tandem with consideration for local and national planning policy.

The proposed scheme has been developed to reflect the character of the local area and has evolved from a detailed study of the existing site characteristics, materiality and surrounding context along Cobcar Street. A range of high quality materials have been utilised to complement the material palette of the existing property and are sympathetic to the surrounding context.

It is intended that the local community in Elsecar will enjoy the positive impacts of the proposal, which will revitalise an existing building that is currently vacant and in need of redevelopment and will provide a much needed nursery and day-care centre that will help to support the local community of Elsecar.