DESIGN & ACCESS STATEMENT

Mallin Croft, Hoyland, BARNSLEY, S74 9JX

INTRODUCTION

Our proposal is to utilise the end of Mallin Croft to create a cul-de-sac in keeping with the Guinness Trust retirement homes adjacent, using similar building designs to create 2 exclusive residential retirement lodges for over 50's within a secure landscaped & gated site. This type of site can be strictly managed to ensure maintenance is regularly undertaken & the overall standard remains first class offering sustainability for the future.

The site currently has planning permission for additional parking for the B&M store and more recently has consent to erect 2 retail units although having been marketed for 5 years it is clear there is no demand for these uses. It is therefore appropriate that a continuation of the retail uses is the natural solution to finish off Mallin Croft.
The number of units has been reduced & size of the plot has been increased to accommodate an appropriate number of units through consultation with the Senior Urban Design Planning Officer. With a layout which forms a cul-de-sac natural cul-de-sac at the end of Mallin Croft rather then the current dead end created by the B&M retail scheme.

With the scaling of the lodges in line with Building Regulations & in keeping with the existing buildings, the additional landscaping all enhances the existing surroundings. There has been an access here for the old market for over 30 years which previously saw more than 100 traffic movements per day so our reduced proposal offers significant benefits to the area. Added to that the proposal includes CCTV which will help deter the anti-social behaviour which the current residents are subjected to on a daily basis.

Without the proposal the site may return to additional parking offering an area that will continue to attract anti-social behaviour & become a ‘rat-run’ increasing the vehicular traffic through Mallin Croft.

1. USE

1.1 Given the location of the proposed scheme, which clearly Guinness have identified also, the town centre location makes the shops easily accessible to the proposed residents, right on their door step, making the location a proven location for this type of use.

1.2 The community facilities in the locality include nearly a dozen community centres within approx. 1 mile with public transport links running regularly making these facilities easily accessible. [Appendix 1]

1.3 Other than the Gunnies Trust retirement homes immediately adjacent to the proposed development there are no other small single storey retirement homes in the heart of the town centre available of this type. In addition there are no properties in the whole locality of this type that are managed for the elderly without specific physical or psychological needs, these two units offer secure housing for the elderly in the centre of town with facilities on their door step without the cost of additional care.

1.4 Access to the units is down the original access to the old market, which saw more than 60 stalls, serviced from early hours of the morning with unrestricted access to the public. The proposal of two units in this location is a natural extension to the Guinness Trust & proposed use.

1.5 The site has obtained planning for retail uses for over 5 year during the development of Hoyland which despite having been marketed for this period there has been no demand what so ever, which clearly demonstrates this use is currently unviable in this location! Conversely we have undertaken a soft marketing campaign, through our agents Park Move & received a significant demand which will far out way the number of units being offered (we expect them to be sold before construction starts this year 2019).

1.6 The proposed units offer flexibility of 2 or 3 bedrooms with small manageable gardens (which are both managed by the landowner) & given they are designed for over 50's they are normally occupied by between 1 or 2 people.

1.7 The units are in keeping with the Guinness houses, almost identical in design, the only difference is the construction & slight difference in colour which will be adapted to ensure this is in keeping with the contemporary designs recently influenced by Barnsley Council. The size of the units is in keeping with the neighbouring units & this too can be adapted to fit in with the street scene.

1.8 Because of the nature of the units they can be custom build to each occupants needs, being built to Building Regulations but easily custom design to accommodate more DDA needs on demand which an alternative type of construction would have to be adapted. The flexibility makes this type of property much more accessible for the occupants needs.

1.9 The design & mix of units has flexibility so the size can be altered to accommodate demand however there has already been a demand for the proposed units & they have been adapted following comments received from the Senior Urban Design Planning Officer during consultation.

1.10 The properties are sold on a long leasehold basis which ensures that the ownership of the land remains with the landowner which in turn regulates & enforces the rules, maintenance & appearance of the lodges ensuring impeccable standards that must be adhered too at all time. Failure to keep up these standards will result in enforceable action, which is not possible with a traditional freehold property. There are clear benefits to the Local Authority ensuring the lodge's appearance will be maintained & it offers the occupants, as elderly residence, the flexibility so they can move or pass on their interest.

1.11 These restrictions imposed by the tenure ensure longevity because the demand is restricted to the over 50's which maintains the standards & at the same time restricts the occupation ensuring a family of 5, for example, can not take occupation with 4 cars causing additional problems, which can easily happen with traditional residential property.

1.12 The layout of the units & plot configuration has been adapted (taking account of the Senior Urban Design Planning Officer's comments) to ensure it is in keeping with the existing street scene & creates an almost natural cul-de-sac on an access road which previously saw over 100 traffic movements a day. Each plot has a sizable garden with natural trees, arguably bigger than required but it was felt that these plots needed an exclusive marketing feature to finish off the overall town centre development & enhance the surrounding residential.

1.13 To repeat we have evidence of demand through the soft marketing undertaken by Park Move & clear lack of demand for retail through a 5-year marketing through Colliers International.

2.0 QUANTITY & MASSING

2.1 In the centre of town there is more than sufficient capacity within the to accommodate 2

new residential units given there is currently applications for over 30 unit within the old Town Hall, 2 will have no impact on Community facilities what so ever. The overall plot has been increased in order to accommodate a natural cul-de-sac to finish off the Mallin Croft Road through consultation with the Senior Urban Design Planning Officer.

2.2 Given the popularity of the Guinness properties adjacent & their proximity to the town centre there is clearly more demand for this type of property than supply currently provides.

2.3 The type & size of these units has been based on the maximum massing felt to be appropriate in this location & given the nature of the product this is flexibly accommodate demand without the need for additional planning permission which accelerates delivery.

2.4 Having 2 units in this location perhaps does not take advantage of the opportunity but the developers do not want to be victim of over development however we feel this will go no way to accommodate the demand in the locality.

3.0 LAYOUT

3.1 The character of the proposed units clearly demonstrates the design is in keeping, enhancing the existing design of adjacent units & rejuvenating it in line with the guidance from the Urban Design Officer incorporated on the whole Town Centre redevelopment with the location creating a natural cul-de-sac replacing a major vehicular thorough fair.

3.2 The proposal is designed in keeping with the adjacent property & works well within the neighbourhood with local support with no demand for retail in this location.

3.3 The layout enhances the existing surrounding features both in design, height, spacing & overall massing, if anything reducing the existing massing & by protecting the design features of the adjacent properties & introducing modern materials with significant planting/landscaping it improves the whole area With added security & improved design these features will improve access to the surrounding properties to the rear of Manor Way.

3.4 The landscaping, large gardens & green frontages clearly improves the overall street scene increasing the green improving the visual impact of the whole area away from the previous tarmac, cold approach.

3.5 With roof lines of the proposed scheme in keeping with the surrounding properties there is an improvement to the street scene & in turn no negative impact to the properties to the rear, given the low level design, if anything this improves their aspect by shielding them from the large B&M retail unit & car park.

3.6 The design concept of the proposed lodges is to be in keeping with the existing, keeping up with the whole Hoyland town centre redevelopment but is adaptable to ensure they are in character with their surroundings as policy's change to ensure the layout can be adapted in the future.

3.7 The variety & character of the lodges maintains the existing, enhances the overall layout through consultation with the Urban Design Officer the plot has been enlarged to accommodate the properties allowing the flexibility to adapt in the future if demand changes.

3.8 As explained the layout of the whole plot has been adapted in keeping with the surrounding property & then the plots have then been adapted to ensure they have a well-structured design in keeping with the street scene to almost finish it off.

3.9 With the properties designed in keeping with the existing street scene the first property fronts the main Mallin Croft access road with the other side on similar to the Guinness cul-de-sac behind. All main windows face the main access road & rear windows do not overlook the adjacent properties in accordance with Building Regs, which is clearly evident on the submitted

plans [appendix 4].
3.10 Landscaping to the front of the property is clearly improved with soft landscaping to improve the whole surrounding both front & rear of the site. The buildings integrate with the surrounding properties with more than sufficient parking improving excess facilities to the whole area.
3.11 With larger than normal gardens the proposed lodges take advantage of the space rather than trying to squeeze too many properties into a small plot which could be argued with the adjacent Guinness properties.
3.12 Parking on the plots is well integrated within the design, again better than the adjacent plots, but in keeping with the street scene. There is improved surveillance for the parking given the nature of the use/occupant restrictions & additional CCTV proposed.

4.0 SCALE

4.1 The scale of the proposal has been reduced in line with advice from Urban Design Officers pre-application advice & the plot has been expanded which is now clearly in character with the neighbourhood. The local support from the neighbours has welcomed the low impact scale of the proposal.
4.2 As explained previously the previously proposed retail units have been marketed for over 5 years with no alternative uses or demand, we would therefore suggest the natural use for the site is residential to finish off this end of Mallin Croft.
4.3 The design concept falls in line with the surrounding property, takes on board the design principles adopted by the rest of the town centre redevelopment & allows flexibility to be adapted through consultation to ensure the neighbourhood is improved.
4.4 Variety can be adapted by the demand with the flexibility the product offers it can be adapted internally without the need for lengthy alterations ensuring speedy delivery without external alterations.
4.5 Quality of both design & overall maintenance/appearance will never deteriorate, as with traditional construction/freehold property, because these properties will be forced to ensure appearance with an on-going maintenance obligation.
4.6 The scale of the lodges along with the size of the rooms has all been designed through guidance from the South Yorkshire Residential Design Guidance, Building for Life & Code for Sustainable Homes [Appendix. 3].

5.0 LANDSCAPE

5.1 The landscaping is in character to the adjacent residential houses with a small front garden & path to the front door with a paved drive to the side of each unit, side access doors to the lodges & private rear gardens.
5.2 The proposed scheme works well at the end of Mallin Croft creating a natural cul-de-sac retaining the mature trees on the site to the rear improving the natural flow of the street.
5.3 It has been demonstrated through marketing the site for alternative uses, for the past 5 years, that there is no demand for retail uses, which is what the site currently, has planning permission for. By introducing the proposed residential lodges it will significantly improve the landscaping of the mature trees & the surrounding residential environment.
5.4 By introducing additional landscaping in this location it significantly improves the whole area & with the proposed CCTV should deter the existing anti-social behaviour in the locality with the views of the whole surrounding area improved & the design & scale of the proposed

lodges continuing the natural roofline.
5.5 With a modern design of lodge but with a similar shape & scale to the adjacent properties, constructed of similar external cladding materials & the introduction of some modern materials (in keeping with the redevelopment of the Town Hall & Medical Centre) there will be an overall significantly improved landscaping design.
5.6 Green spaces are clearly defined in the overall design, soft green spaces to the front of the lodges with the introduction of additional evergreen trees & to the rear extensive private gardens with mature trees.
5.7 Management & maintenance will be managed much easier on this type of proposal unlike traditionally constructed houses because the freehold is retained by the landlord with the lodges being sold on a long leasehold basis with monthly management part of the overall lease agreement package so this will ensure the standard of the whole site is maintained perpetuity.
5.8 The planting, landscaping & materials used are designed using quality materials, specifically to enhance the surrounding similar residential property but specifically designed to improve & finish of the current dead end created by the B&M retail development.

6.0 APPEARANCE

6.1 The scheme is specific to the location designed to finish off the dead end now created in this location by creating a natural cul-de-sac which will significantly improve the street scene & without our proposal it will significantly impact on the overall street appearance. As we have demonstrated there is no demand for retail units in this location so if a residential cul-de-sac is not created then this will become additional parking creating a 'rat-run' in the future which will again upset the whole character of the area.
6.2 The clear design concept embraces the overall designs that Barnsley Urban Design Officer has led through the whole town centre redevelopment, taking the design & scale of the adjacent properties, created a cul-de-sac to continue the Guinness style properties & taken on board the introduction of similar modern materials used across the whole Town Centre.
6.3 Our proposed scheme maintains & extends the character of the area with subtle introduction of the modern materials, which are all softened by the landscaping, & retention of the mature trees to improve the residential area to the rear on Manor Way.
6.4 By using a similar design to the existing residential properties & introducing the modern materials this improves the architectural quality of the overall design. This in turn offers visual richness in a form entirely appropriate to the size of the building while maintaining & improving the sense of consistency.

7.0 ACCESS

7.1 Undoubtedly the most well placed location for retirement homes in the centre of town (adjacent to the Guinness properties which offer clear evidence of fact given their adjacent location!) with bus routes running within close proximity to all areas of Yorkshire & Elsecar Train Station providing sustainability through this National Public Transport Network [Appendix. 4].
7.2 Given the nature of the design the lodges they already provide adequate accessibility but are much easier than a traditional property to be custom designed to become DDA compliant or easily changed or adapted in the future if Regulations change rather than completely demolishing the existing structure. A new compliant model can simply be factory built & replaced on site maintaining the same external design ensuring that the proposal Future Proof.
7.3 The proposed pedestrian, cycle, vehicle street access provide a friendly natural access

which will improve disabled access continuing the existing designed to deter anti-social behaviour in the locality, which is currently experienced by residence on a nightly basis.

7.4 The proposal could not integrate more naturally with the existing street & paths given the proposed access has been the public access to the old market & car park for over 30 years. It simply continues the access creating a cul-de-sac with a turning head at the end & footpath access improved to the houses to the rear houses on Manor Way which similarly has been in existence for well over 30 years, quite clearly an overall improvement to residents in the locality.

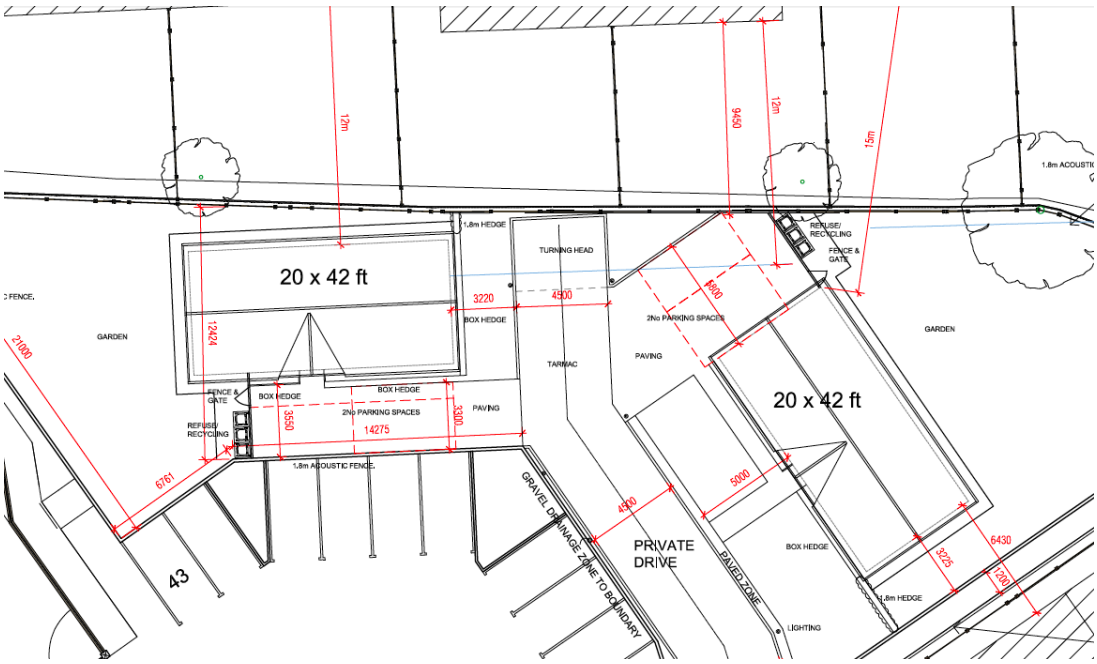
APPENDIX

1. LIST COMMUNITY FACILITIES

DESIGN & ACCESS STATEMENT

- Hoyland Common Community Centre, Hoyland Road
- Salvation Army Church & Community Centre, Central Street
- Hoyland Common Working Mens Club, Fitzwilliam Street
- Hill Crest Community Centre, Hill Crest
- West Bank House Community Association, West Street
- Hoyland Leisure Centre, West Street
- Kirk View Community Centre, Kirk Balk
- Hoyland Nether Working Mens Club, Broad Street
- Hoyland Town Belmont Working Mens Club, West Street

2. BUILDING REGS WINDOW DISTANCES



3. BUILDING FOR LIFE (room sizes guidance)

Dwelling Size	Studio 1 Person	1 Bed 1 Person	1 Bed 2 Person	2 Bed 3 Person	3 Bed 4 Person	4 Bed 5 Person or more
Double Bedroom		12	12	12	12	12
Single Bedroom			7	7	7	7
Living Room (L)		13	13	13	15	15
Living/ Dining (DL)		16	16	17	18	19
Dining room (D)						
Kitchen (K)		13	9	11	13	13
Kitchen/ Dining (KD)		9	13	13	11	12
Open Plan/ combined (KDL)		24	24	27	30	
Bathroom/ WC combined	3.5	3.5	3.5	3.5	3.5	3.5
Storage	1.5	2.5	3.5	3.75	4.5	5.5
Overall floor area	**33**	**46**	**47**	**62**	**77**	**93**

4. TRAIN & BUS ROUTES

DESIGN & ACCESS STATEMENT

Bus Times

Search Se

Home › Yorkshire › South Yorkshire › Barnsley ›

Hoyland

Stops in Hoyland

Armroyd Lane (adj)
2 648 X2

Armroyd Lane (opp)
2 648 X2

Bank Street (opp)
2 66 72 72a X2

Barber Street (adj)
72 72a 136 236 648 662

Barfield Road (adj)
66

Broad Street (opp)
2 7 66 72 72a 136 X2

Broad Street (adj)
2 7 66 72 72a 136 X2

Croft Road (adj)
7

Duke Street (opp)
67 67a 67c 662

Furnace Pond (opp)
2 67 67a 67c 648 X2

Furnace Pond (adj)
2 67 67a 67c 648 X2

Gill Street (adj)
66 72 72a 136 648 662

Greenside Lane (adj)
67 67a 67c 662

Greenside Lane (at)
66

Hawshaw Lane (nr)
7 136

Hawshaw Lane (opp)
67 67a 67c

High Croft (adj)
2 7 66 67 67a 67c 72 72a 136 648 662 X2

Key Avenue (opp)
66

Longfields Close (nr)
7

Longfields Crescent (nr)
2 7 66 72 72a 136 X2

Longfields Crescent (adj)
7 136

Market Street (adj)
2 7 66 67 67a 67c 72 72a 136 236 648 662 X2

Meadowfield Drive (opp)
67 67a 67c

Mell Avenue (adj)
67 67a 67c 662

Millhouses Street (adj)
66 72 72a 136 648 662

Pine Close (adj)
67 67a 67c

Pine Close (opp)
67 67a 67c

Primrose Way (adj)
67 67a 67c

Royston Hill (nr)
7

Ryecroft Bank (adj)
7

Shaftesbury Drive (opp)
67 67a 67c

Shaftesbury Drive (adj)
67 67a 67c

Sports Centre (at)
2 66 72 72a 136 X2

St Helens Street (adj)
72 72a 136 236 648 662

Valley Way (adj)
2 7 66 72 72a 136 X2

Willow Close (opp)
67 67a 67c

Willow Close (adj)
67 67a 67c

Bus services

2 – Hallamshire Hospital – Barnsley
Stagecoach Yorkshire

7 – Barnsley – Hoyland
Stagecoach Yorkshire

66 – Barnsley – Elsecar (Circle)
Stagecoach Yorkshire

67 – Barnsley – Wombwell
Stagecoach Yorkshire

67a – Barnsley – Wombwell
Stagecoach Yorkshire

67c – Barnsley – Wombwell
Stagecoach Yorkshire

72 – Chapeltown – Manvers
Stagecoach Yorkshire

72a – Chapeltown – Manvers
Stagecoach Yorkshire

136 – Rotherham – Hoyland
First South Yorkshire

136 – Rotherham – Hoyland
Stagecoach Yorkshire

236 – Hoyland – Rotherham
First South Yorkshire

648 – Greasbrough – Wath upon Dearne
Marsland Travel

662 – Elsecar – Wath
Marsland Travel

X2 – Broomhill – Barnsley
Stagecoach Yorkshire

To	Departure Time	Expected	Platform	Operator
Gainsborough Central	06:29	06:29	1	*Northern*
Huddersfield	06:48	06:48	2	*Northern*
Sheffield	06:54	06:54	1	*Northern*
Sheffield	07:10	07:10	1	*Northern*
Leeds	07:23	07:23	2	*Northern*
Sheffield	07:30	07:30	1	*Northern*
Huddersfield	07:53	07:53	2	*Northern*
Sheffield	08:09	08:09	1	*Northern*
Leeds	08:22	08:22	2	*Northern*