

Design & Access Statement

Former Goldthorpe Primary School,
High Street, Goldthorpe



ELG

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REVISION RECORD					
Rev	Description	Date	Author	Checked	Approved
0	Draft	22.03.19	GS	JG	JG
1	Final	11.04.19	GS	JG	JG

1. INTRODUCTION

Purpose of Statement

- 1.1 This Design & Access Statement has been prepared on behalf of Warrior Developments Limited to accompany a full planning application for the erection of a 1,394 sq.m (gross) retail unit (Use Class A1) and a terrace of 5 No. A1 / A2 / A3 / A4 / A5 units (465 sq.m gross) with access, car parking, hard and soft landscaping, trolley bays, electricity substation and associated works at the former Goldthorpe Primary School site, High Street, Goldthorpe.
- 1.2 The statement has been prepared in accordance with the requirements of Article 9 (Part 3) of the Town and Country Planning (Development Management Procedure) Order 2015 and follows guidance in the Commission for Architecture and Built Environment (CABE) publication '*Design and Access Statements: How to Write, Read and Use Them.*' As per the requirements of the aforementioned Order, the Design & Access Statement covers the following matters:
- Use & Amount;
 - Layout, Scale & Appearance;
 - Landscaping;
 - Access

Structure of Statement

- 1.3 This Design & Access Statement is structured as follows:
- 1.4 **Section 2** describes the site and surroundings.

- 1.5 **Section 3** provides an overview of the key design principles that have been applied to the proposed development in terms of use and amount; layout, scale and appearance; landscaping and access.

2. SITE CONTEXT

Local Context

- 2.1 The site application site comprises of a cleared parcel of land extending to approximately 0.95ha at the junction of High Street / Doncaster Road in the heart of the village of Goldthorpe. The site was previously occupied by Goldthorpe Primary School, however, following the relocation of the school, it has recently been cleared in advance of redevelopment.

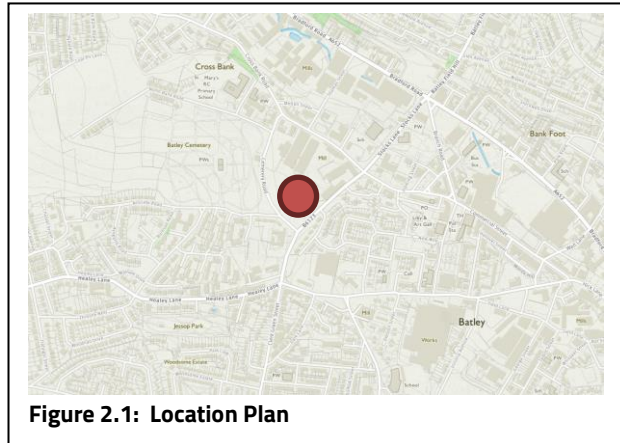


Figure 2.1: Location Plan

- 2.2 The site lies within Goldthorpe District Centre and there is an ASDA supermarket and residential properties on Market Street to the direct south of the site. The western boundary of the site is formed by High Street beyond which lies a terrace of retail and commercial properties. Goldthorpe Police Station lies on the opposite side of the High Street / Doncaster Road junction. Doncaster Road forms the northern boundary of the site and there is a row of retail and commercial properties flanking the northern side of the road opposite the application site.

Site Context

- 2.3 The former school buildings have now been cleared and the site is formed by areas of hardstanding and overgrown scrub vegetation. The site is broadly flat and the western and northern boundaries fronting High Street and Doncaster Road is formed by a low level red brick wall with pillars and metal railing infills, although this transitions to a solid brick wall towards the south western corner of the

site. Vehicular access to the former school was achieved from High Street and there are also pedestrian access points on both High Street and Doncaster Road.

- 2.4 There is evidence of more mature tree and shrub planting to the eastern boundary adjoining St Mark's Methodist Church and the southern boundary with residential properties on Market Street and the ASDA Supermarket. There are also 3 No. Ash trees to the northern boundary of the site adjoining Doncaster Road.

Planning History

- 2.5 There is no planning history relating to the site of relevance to the current application proposals.

Pre-Application Discussions

- 2.6 Paragraph 39 of the NPPF confirms that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.7 A pre-application enquiry was therefore submitted to the LPA prior to the submission of the application. The response highlighted that there is support for increased retail provision in Goldthorpe and, as such, the proposals are acceptable in principle. The advice also provided comments on highways, design, noise impact and flood risk / drainage which have been fully addressed by the suite of technical documents that accompany the application.

Planning Policy Context

Development Plan

- 2.8 The new Barnsley Local Plan was adopted on 3rd January 2019 and sets out the key elements of the planning framework for Barnsley in the period to 2033. The relevant design-related policies of the Local Plan are summarised below.
- 2.9 Policy GD1 of the adopted Local Plan sets out a number of general development management considerations that will be applied to proposals for development.
- 2.10 Policy D1 confirms that development proposals are expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:
- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
 - Views and vistas to key buildings, landmarks, skylines and gateways; and
 - Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.
- 2.11 Through its layout and design development should:
- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
 - Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists; Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

2.12 Policy D1 also suggests that, in terms of place making, development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

National Planning Policy Framework (NPPF)

2.13 The revised NPPF was published in February 2019 and sets out the Government's up-to-date planning policies for England and how these are expected to be applied to both plan making and decision taking. The NPPF is a material consideration in planning decisions.

2.14 Section 12 of the NPPF provides guidance on achieving well-designed places and the following paragraphs are of particular relevance to the current proposals:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

(Paragraph 124)

'Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. Are sympathetic to local character and history, including surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. Establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live work and visit;*
- e. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces) and support local facilities and transport networks; and*
- f. Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime or disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

(Paragraph 127)

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should seek to ensure that the quality of the approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'

(Paragraph 130)

3. DESIGN & ACCESS CONSIDERATIONS

Use & Amount

- 3.1 The current application proposals relate to the erection of a 1,394 sq.m (gross) retail unit (Use Class A1) and a terrace of 5 No. A1 / A2 / A3 / A4 / A5 units (465 sq.m gross) and associated works at a highly prominent location within Goldthorpe District Centre.
- 3.2 The planning application is accompanied by a Planning & Retail Statement which demonstrates that the proposals will secure the comprehensive redevelopment of the site to provide a total of 1,859 sq.m (gross) of retail and commercial floorspace, including a standalone 1,394 sq.m (gross) unit to the eastern edge of the site that will be occupied by Home Bargains. The proposals will significantly enhance the retail offer of the District Centre, as well as securing additional national multiple retailer representation within Goldthorpe, which will clearly improve the attractiveness of the District Centre as a local shopping destination. The proposed development will also increase the overall turnover of the District Centre and will provide benefits to other businesses through linked trip spending. The support for existing businesses through increased footfall may lead them to maintain their presence within Goldthorpe and may also boost investor confidence in the local area and act as a catalyst for further inward investment into the town.
- 3.3 Moreover, the proposed development will lead to significant improvements to the shopping environment through the redevelopment of this longstanding vacant site with a well-designed retail and commercial development, including the provision of a new area of public realm to the north eastern corner of the site adjoining Doncaster Road. The application proposals will therefore significantly enhance the vitality and viability of Goldthorpe District Centre in line with the objectives of Policy TC1 of the adopted Barnsley Local Plan and national guidance contained within the NPPF.

- 3.4 The proposed range of uses and overall quantum of development is therefore entirely acceptable in principle having regard to the relevant policies of the adopted Development Plan and other material considerations.

Layout, Scale & Appearance

- 3.5 The overall design solution that has been adopted aims to respond positively to the surrounding built form in terms of design, materials, scale and layout, whilst satisfying the development brief in terms of providing suitable retail frontage, sufficient sales area, off-street car parking and a loading bay to the rear of the proposed Home Bargains unit. There are a variety of building materials in evidence in the local area, including facing brickwork, stone and painted render and a mixed palette of materials has been selected for the proposed modern format retail units. The existing built form in the locality predominantly consists of traditional two-storey residential and commercial properties, although there is evidence of larger scale, standalone buildings, including ASDA Supermarket, Goldthorpe Police Station, Goldthorpe Library and the Horse & Groom Public House.
- 3.6 The proposals include a terrace of 5 No. A1-A5 units to the Doncaster Road frontage and a 1,394 sq.m Home Bargains unit located to the eastern edge of the site. The proposed retail terrace will be single storey in height and the form, layout and external appearance of the terrace is defined by two distinct elements. The western section of the building accommodating Units 1, 2 & 3 incorporates a mono-pitch roof design and the principal elevation, which faces the customer car park, will be primarily finished in silver coloured composite cladding panels with facing brickwork insets adjacent to the entrances to Units 1 & 3. Powder coated aluminium shopfronts with canopies above will also be provided to define the entrances to the individual units. The transition between the two elements of the building will be defined by horizontally laid composite cladding panels. The eastern section of the building accommodating Units 4 & 5 will be primarily of a facing brickwork construction with two large contrasting brick panels provided between the individual units to add visual interest. The

design and proportions of the individual shopfronts will match those of Units 1-3 with a signage zone above.

- 3.7 A horizontally laid composite cladding panel feature will wrap around the north eastern corner of the building and will incorporate a signage zone fronting Doncaster Road. The northern elevation of the eastern section of the building will be primarily finished in facing brickwork and will accommodate 2 No. large glazing panels to add visual interest and break up the elevation. A decorative composite cladding fin will mark the transition between the eastern and western sections of the building and will also provide an area for signage for future retailers. The western section of the building will be finished in silver coloured composite cladding panels with facing brickwork and will also incorporate glazing panels. On this basis, whilst the main customer entrances to the units will be contained to the southern elevation, a strong built frontage will nevertheless be provided to the Doncaster Road frontage of the site.
- 3.8 The principal elevation of the proposed Home Bargains unit will be of a facing brickwork construction to the lower level with horizontal composite cladding panels to the upper parts of the elevation. An anthracite grey composite cladding entrance feature will also be incorporated into the principal elevation to define the customer entrance to the store, which is formed by a pair of automatic sliding doors set within a double height glazing. A number of large display windows will also be provided within the front elevation to provide visual interest, views into the store and natural light.
- 3.9 The external appearance of the side (north) elevation of the building fronting the customer car park and public realm areas to the north eastern corner of the site will reflect the principal elevation of the building, incorporating large display windows, signage and matching materials. The south and eastern elevations fronting the service vehicle access and yard associated with the unit will be of a facing brickwork and built-up profiled cladding construction and will also accommodate a number of service doors.

- 3.10 The main customer car park will accommodate a total of 155 spaces and will be located to the front of the proposed retail units. A new vehicular access point will be created from High Street and pedestrian access will also be provided from both High Street and Doncaster Road. An area of public realm will also be created to the north eastern corner of the application site, which will be accessed from Doncaster Road.
- 3.11 The current application proposals will therefore secure the comprehensive redevelopment of this prominent vacant site within Goldthorpe District Centre with a high quality, modern format retail development that will deliver significant benefits in terms of the visual amenity of the area through the considered design approach that has been adopted.

Landscaping

- 3.12 Policy GD1 of the adopted Barnsley Local Plan confirms that new development should include landscaping to provide a high quality setting for buildings, incorporating landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape.
- 3.13 The planning application is accompanied by a Landscape Plan prepared by Rosetta Landscape Design. The proposals result in the loss of 12 individual trees across the site, however, six of these trees have been classified as either Category C or Category U and are therefore of low quality and value or of such a condition that any existing value would be lost within ten years. A total of 20 new trees will be provided, including Field Maple, Silver Birch, Ornamental Pear and Swedish Whitebeam. The new trees will predominantly be provided to the High Street frontage to provide an attractive green edge to the site and soften the visual impact of the proposed development. A number of new trees will also be provided towards the rear of the site to screen the proposed service yard.
- 3.14 The customer car park will be located to the front of the proposed units and will be accessed from High Street. A total of 155 spaces will be provided and, whilst surfacing materials have not been

finalised at this stage, it is intended to utilise contrasting materials to form the vehicle circulation and parking areas. This approach will help to create a clear visual definition between the circulation and parking areas and also helps to break up the hardsurfaced areas of the site. A new area of public realm directly accessible from Doncaster Road will also be provided towards the north eastern corner of the site in line with the aspirations of the Goldthorpe Masterplan.

Access

- 3.15 A new vehicular access point will be created from High Street and pedestrian access will also be provided from both High Street and Doncaster Road. An area of public realm will also be created to the north eastern corner of the application site, which will be accessed from Doncaster Road. The proposed development will be served by a total of 155 car parking spaces, including 10 disabled and 5 parent and child bays, with level access provided to each of the proposed retail units. A service yard will be provided to the rear of the Home Bargains unit for deliveries.

Conclusions

- 3.16 The application site occupies a prominent position at the junction of High Street and Doncaster Road and has stood vacant since the relocation of Goldthorpe Primary School and subsequent demolition of the former range of buildings that occupied the site. The application site therefore has a negative impact on the environmental quality of the District Centre and wider local area in its current form and is clearly in need to redevelopment to deliver benefits in terms of the social, environmental and economic well-being of Goldthorpe.
- 3.17 The proposals will secure the comprehensive redevelopment of the site and will deliver a well-designed and complementary retail development in terms of design, materials, scale, density, layout and landscaping that will have a significant positive impact on visual amenity and general perceptions of the local area.

- 3.18 The application proposals will therefore deliver a high-quality form of development and would fully accord with the design-related policies of the adopted Development Plan and NPPF.