PROPOSED ALTERATIONS AND EXTENSIONS TO CORNERSTONE CHRISTIAN FELLOWSHIP

at

NEW ROAD
STAINCROSS
BARNSLEY

For

Cornerstone
Christian Fellowship
In the heart of the community
With a heart for the community

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This statement is in support of a Full Town & Country Planning application for the alterations and extensions to the existing Church for Cornerstone Christian Fellowship

The building is occupied by Cornerstone Christian Fellowship and their main aims and vision are:

THE OBJECTS OF THE CHURCH ARE FOR THE BENEFIT OF THE PUBLIC: A) TO ADVANCE THE CHRISTIAN FAITH IN ACCORDANCE WITH THE STATEMENT IN SUCH WAYS AND IN SUCH PARTS OF THE UNITED KINGDOM OR THE WORLD AS THE CHURCH COUNCIL FROM TIME TO TIME MAY THINK FIT; 0001, B) TO RELIEVE SICKNESS AND FINANCIAL HARDSHIP AND TO PROMOTE AND PRESERVE GOOD HEALTH BY THE PROVISION OF FUNDS, GOODS OR SERVICES OF ANY KIND INCLUDING THROUGH THE PROVISION OF COUNSELLING AND SUPPORT IN SUCH PARTS OF THE UNITED KINGDOM OR THE WORLD 0002, AS THE CHURCH COUNCIL FROM TIME TO TIME THINK FIT; AND C) TO ADVANCE EDUCATION IN SUCH WAYS AND IN SUCH PARTS OF THE UNITED KINGDOM OR THE WORLD AS THE CHURCH COUNCIL FROM TIME TO TIME MAY THINK FIT.

Prior to submission of the application White Agus Partnership discussed the proposals with Mr A. Starkey (Highways) and the principal and amount of limited additional on-site parking, served from the existing access from New Road has been accepted.

2 THE SITE



The application site is situated at New Road, Staincross and has a long established use as a church/community building and lies within an established residential area consisting of a mix of house types, styles and materials.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area.

The site lies within the confines of the existing settlement and is 'brownfield' and is not safeguarded for other purposes.

Access to the property is from New Road.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals have regard to the policies and proposals contained in the UDP.

Cornerstone Church is a Community facility that provides a valuable resource and requires safeguarding in the context of the UDP. The Council is concerned to identify needs which are not currently being met and to assist in improving local provision.

The objectives of the policies contained within the Plan are:

> *1. Encourage the provision of community facilities in locations which will enable social needs to be met.*
> *2. Protect land in community use from other forms of development wherever possible.*

The Church is an established facility and the proposals will improve the provision of community services to the immediate local community and safeguard its long term future.

Policy CF1 states that:
THE PROVISION OF COMMUNITY FACILITIES WILL BE ENCOURAGED WHERE THEY:
A) MEET COMMUNITY NEEDS
B) ARE CONVENIENT AND ACCESSIBLE TO PEDESTRIANS, CYCLISTS AND USERS OF PUBLIC TRANSPORT
C) HAVE ADEQUATE CAR PARKING AND ACCESS ARRANGEMENTS
D) ARE COMPATIBLE WITH ADJOINING USES

The proposals to extend and improve the existing Church are compatible with the above policy.

The UDP states that Community facilities will be provided where possible at a local neighbourhood level, readily accessible to and convenient for the catchment population. This will minimise the need for car use and thus reduce the impact on the local environment.

The proposals meet these requirements.

Policy CF2 states that:
DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD LEAD TO THE LOSS OF EXISTING COMMUNITY FACILITIES.

Despite this policy approval was granted in 2005 for the conversion of the existing building into a dwelling. The retention of the existing use more fully adheres to the policy contained within the UDP.

Separation distances have been provided to avoid over shadowing to a greater degree than the existing situation to the properties along Butterton Close to the west of the site.

Obscure glazing to new windows that are to be fixed shut to the side and rear elevations will avoid overlooking.

4 ACCESS

The existing access is direct from New Road and is situated to the east of the site. This leads to a single width driveway, suitable for a single car. This provides limited, unsatisfactory parking for cars in a single line.

The proposal is to provide new parking for four vehicles, including a 'disabled' space along the site frontage.

Prior to submission of the application White Agus Partnership discussed the proposals with Mr A. Starkey (Highways) and the principal and amount of limited additional on-site parking, served from the existing access from New Road has been accepted.

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5 ASSESMENT

The proposals will improve the existing community facility as set out as an objective of the provisions of the UDP.

The proposals will not cause excessive overlooking or overshadowing of neighbouring properties.

Parking provision and manoeuvring provision will be improved.