

GROVE STREET SCHOOL, BARNSELY

Design and Access Statement
*A development of 17 one bedroom apartments
And 7 two bedroom apartments*

Prepared on behalf of:

*Beres Developments
Queen Street Chambers
68 Queen Street
Sheffield
S1 1WR*

Prepared by:

CODA
Hope Works
25 Mowbray Street
Sheffield
South Yorkshire
S3 8EL

Contents

	Page no.
1.0 Introduction	3
2.0 Assessment of the site's immediate and wider context	3
3.0 Relevant planning policies	5
4.0 Involvement of community members and professionals undertaken/planned	6
5.0 Evaluation of context	6
6.0 The Design of the Scheme	6
7.0 Concluding statement	9

1.0 Introduction

- 1.1 This is a statement submitted in support of the re-development of the former Grove Street school in Barnsley into 17 one bedroom apartments and 7 two bedroom apartments.
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The site is situated between Belgrave Road, Grasmere road and Grove Street, in a predominantly residential area next to the football ground and near Barnsley Town Centre. The site is surrounded by detached houses to the North, Barnsley Football ground to the East and terraced housing to the South and West. The area can be characterised as predominantly residential as seen in the aerial photographs below.





2.3 **Access audit**

The existing site has pedestrian access points from both Belgrave Road and Grasmere Road. These will be retained; in addition to this a vehicular access is proposed along Belgrave Road. The site is located very close to the town centre and close to the main bus routes and Barnsley train station. The traffic movements to and from the site will differ greatly from the existing use. Rush hour traffic should not be significantly affected.

2.4 **Social**

The site is currently occupied by the former Grove Street School which has fallen into disrepair and is currently vacant and boarded up as seen in the photographs below, this is not overly attractive considering this residential location. The development will restore the school to its former glory and provide an attractive scheme that will be more fitting and consistent with the residential nature of the area.



2.5 **Economic**

The scheme aims to provide relatively affordable housing for young professionals, couples in a desirable residential area close to the town centre with excellent transport links to the M1.

3.0 **Relevant planning policies**

- 3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Involvement of community members and professionals, undertaken/planned

- 4.1 A topographical survey of the site and building has been commissioned and referred to in the formulation of the proposals for this site. A noise report survey was not deemed necessary due to the site already being in an established residential area.

5.0 Evaluation of the context

5.1 Identification of opportunities

There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by the sympathetic restoration of the former school which will be a positive addition to the immediate neighbourhood. The development also aims to provide relatively affordable housing for young couples/professionals/small families at a sustainable and desirable location.

5.2 Identification of constraints

The development should be sympathetic to the existing school and surrounding area and properties.

6.0 Design of the scheme

Amount: The proposed development incorporates 17 one bedroom apartments and 7 two bedroom apartments.

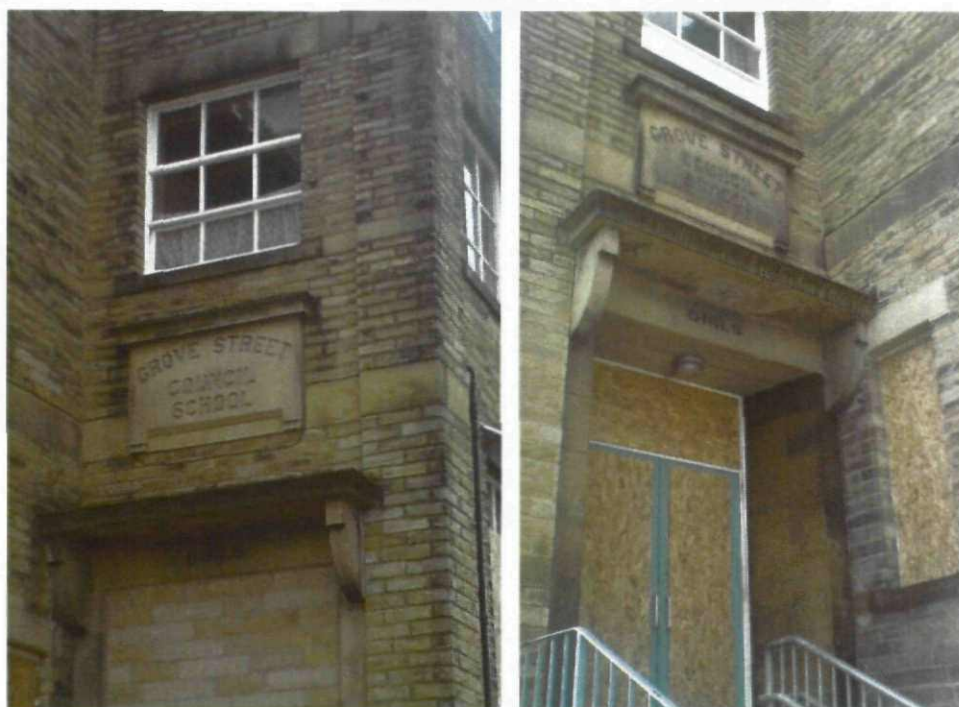
Layout: The building utilizes an efficient rectangular footprint with central corridor, the restoration has been designed carefully to minimize impact on the building by retaining all existing openings and retaining as many internal walls, door openings and features as possible, as the building was divided into classrooms it lends itself effectively for division into apartments, the existing features have informed the sizes of apartments. There are a total of 26 parking spaces including 2 enlarged disabled bays in addition to communal external bin and cycle stores.

Scale: The existing building is larger in scale and massing than the surrounding residential properties, but is dwarfed by the nearby football stadium.

Landscaping: The site is currently covered in buildings and entirely hard surfaced. The proposed development will largely maintain this however

some degree of landscaping is proposed within the courtyard (please refer to proposed site plan).

Appearance: The external design of the building will be retained as it is any making good and replacement of windows where necessary will be in keeping with the original. The school has many beautiful original features such as the door details shown below that the will greatly benefit from being tidied up, cleaned and lived in.



Access: The development will comply fully with all requirements of Approved Document 'M'. 6 of the units are designed to meet mobility housing standards and comply with the SPG to provide the required min 25% threshold for residential units. Two enlarged disabled parking bays are also provided. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. A level entry bathroom has been incorporated with full turning capability for wheelchair users. Other indicative 1500mm turning circles show the accessibility to the main living / working area. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

7.0 Concluding Statement

7.1 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

7.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

Provision of relatively affordable housing in a popular residential area

Access

Safety and security

Sustainable re-development of an existing building

-visual amenity-

7.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.