



YORKSHIRE HOUSE, BARNSELEY
ROOF EXTENSION WITH A PROTRUDING
SMOKE SHAFT
DESIGN AND ACCESS STATEMENT WITH
TALL BUILDING ASSESSMENT

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INTRODUCTION

This application is for a one storey vertical extension with a protruding smoke shaft on Yorkshire House, an existing circa. 1970's building, to add additional residential accommodation onto an already approved (Ref. 2018/1189) conversion of former offices into apartments.

The following document looks to demonstrate how the proposal is in-line with paragraph 127 of the National Planning Policy Framework 2019 which states “...*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...*”.

SITE CONTEXT

I. Location

The site is located in Barnsley's city centre, with the building's front elevation facing Shambles Street. The Contextual Analysis Plan below highlights how the existing building connects and integrates with its existing surroundings:

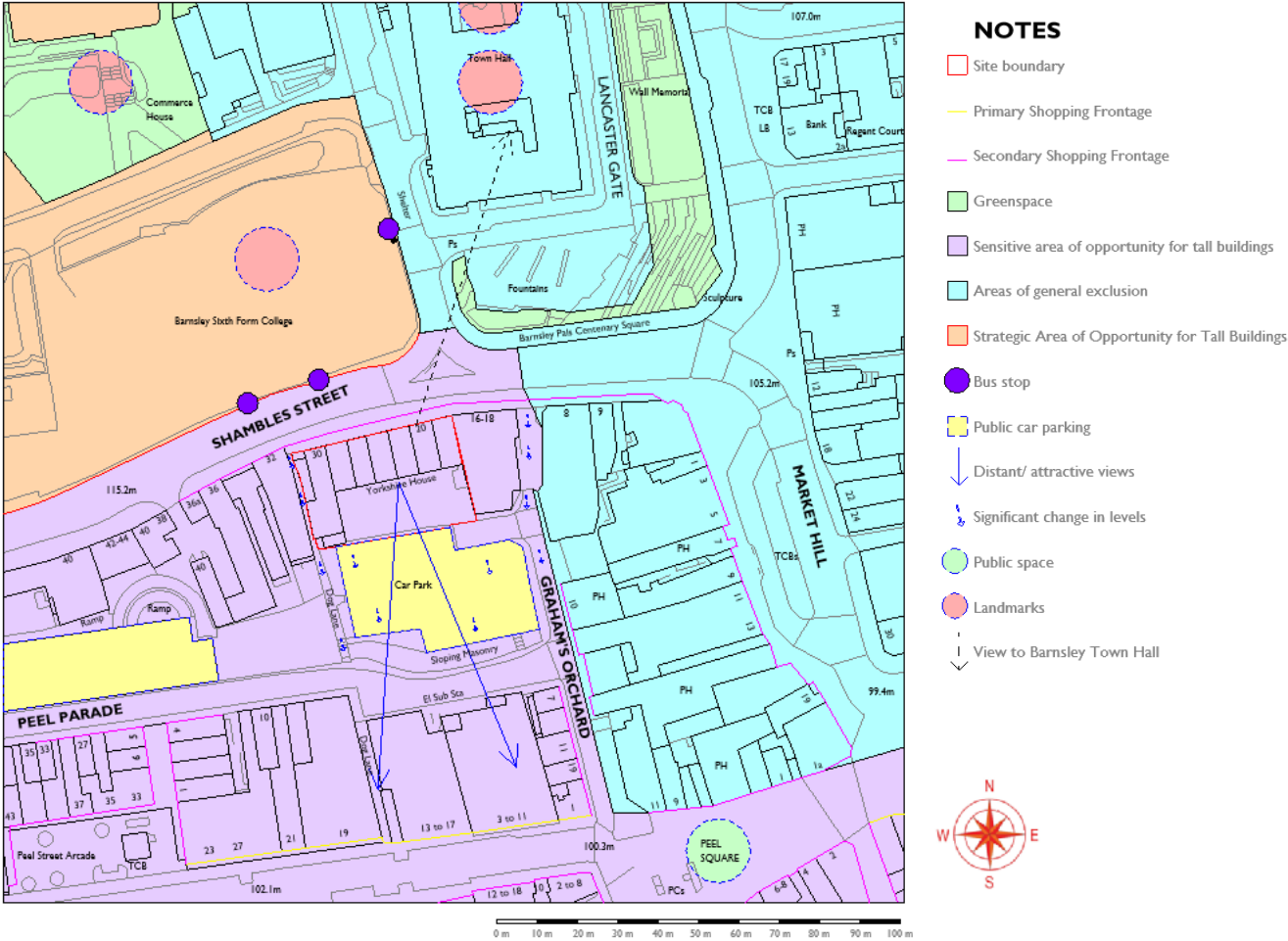


Figure I - Contextual Analysis Plan

SITE CONTEXT

2. Site Context

Due to the site’s city centre location, it is in close proximity to a number of key buildings and attractions relative to Barnsley:



Barnsley Sixth Form College

Figure 2 - Blackman, Barnsley Sixth Form College



Barnsley Metropolitan Borough Council
(Westgate Plaza One)

Figure 3 - ANS, Westgate Plaza One



The Lamproom Theatre

Figure 4 - Tripadvisor, The Barnsley Lamproom Theatre



Barnsley Town Hall

Figure 5 - Barnsley Metropolitan Borough Council, Barnsley Town Hall

This application will be subject to the Tall Building Assessment which will be covered in this application due to the Building Heights Study and the allocated areas of sensitivity and opportunity.

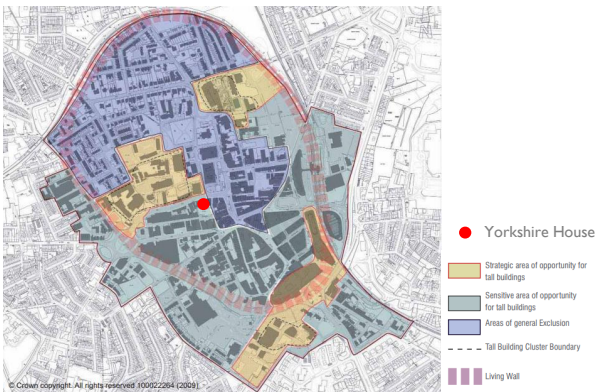


Figure 6 - Strategy for Barnsley Town Centre

The map to the left hand side shows that the key views towards the Town Hall do not incorporate Yorkshire House. It also shows it just outside the boundary of general exclusion. Referring to Policy BTC5 Landmark Buildings of Barnsley’s Adopted Local Plan (England 2019), it states “New development must be designed to enhance the settings of and safeguard views of the landmark buildings...” therefore this document will demonstrate how the proposal adheres to this.

SITE CONTEXT

3. Site Opportunities

As well as being in the heart of the city centre, this application is also in close proximity to The Glassworks, “*THE FUTURE VISION FOR BARNSELEY’S TOWN CENTRE, OFFERING EXCITING NEW WAYS FOR THE COMMUNITY TO CONNECT, SHOP, AND DISCOVER NEW LEISURE ACTIVITIES AND BUSINESS OPPORTUNITIES*” (Queensberry, 2020).

This offers an interesting opportunity for the site as future residents will have access to an abundance of local amenities

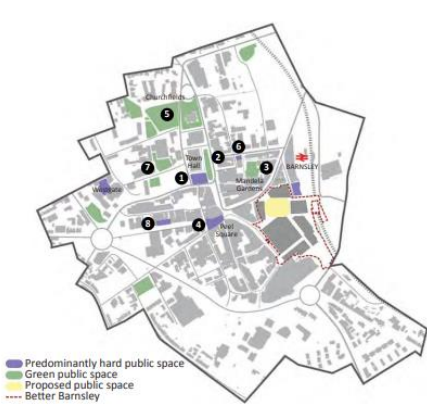


Figure 7 - Wayman, A CGI of the new development in Barnsley

DESIGN STATEMENT

1. Use

According to ARUP, 2016, Barnsley Town Centre Regeneration Plan, pages 16, 17 and 18; Yorkshire House is in close proximity to the following masterplan areas:



Public Spaces



1 Pals Centenary Square

The development contributes to the areas designated for Public Spaces as it potentially increases foot fall to areas such as Pals Centenary Square.

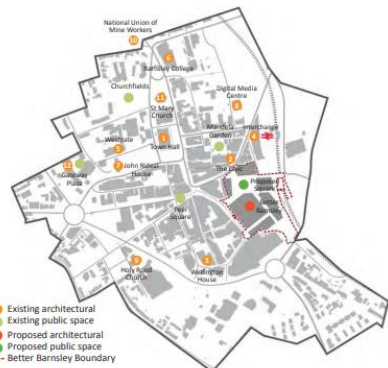


Movement



4 Town Hall

Due to the development's proximity to the Town Hall, it contributes towards Movement by offering additional natural surveillance. Furthermore, the proximity to a Key Movement Route will assist in increasing the desired routes around the town centre.



Landmarks and Gateways



2 Barnsley Sixth Form College

The proposed roof extension further contributes to the regeneration of the town centre therefore assisting Barnsley Sixth Form College to be further integrated into it's surroundings.

The proposal of the roof extensions is deemed an appropriate use of the new spaced created as its principals are in-line with the established consented scheme for the lower floors (consented under Prior Approval). Both the consented Prior Approval and the proposed roof extension respond to the need for city centre living to support a healthy city centre.

DESIGN STATEMENT

2.Amount

The Schedule of Accommodation below reflects how the proposed roof extension will simply add to the already approved residential dwellings within Yorkshire House:

SCHEDULE OF ACCOMMODATION			
NAME	AREA	LEVEL	TYPE
Bike Store	14 m ²	00 Ground Floor	Bike Store
Commercial	63 m ²	00 Ground Floor	Commercial
Commercial	61 m ²	00 Ground Floor	Commercial
Commercial	61 m ²	00 Ground Floor	Commercial
Commercial	255 m ²	00 Ground Floor	Commercial
Bike Store	18 m ²	05 Upper Ground Floor	Bike Store
Storage	9 m ²	05 Upper Ground Floor	Storage
Flat 101	42 m ²	10 First Floor	1 Bed
Flat 102	41 m ²	10 First Floor	1 Bed
Flat 103	48 m ²	10 First Floor	1 Bed
Flat 104	45 m ²	10 First Floor	1 Bed
Flat 105	48 m ²	10 First Floor	1 Bed
Flat 106	45 m ²	10 First Floor	1 Bed
Flat 107	40 m ²	10 First Floor	1 Bed
Flat 108	38 m ²	10 First Floor	1 Bed
Flat 109	40 m ²	10 First Floor	1 Bed
Flat 110	52 m ²	10 First Floor	1 Bed
Flat 201	42 m ²	20 Second Floor	1 Bed
Flat 202	41 m ²	20 Second Floor	1 Bed
Flat 203	49 m ²	20 Second Floor	1 Bed
Flat 204	43 m ²	20 Second Floor	1 Bed
Flat 205	50 m ²	20 Second Floor	1 Bed
Flat 206	60 m ²	20 Second Floor	2 Bed
Flat 207	40 m ²	20 Second Floor	1 Bed
Flat 208	40 m ²	20 Second Floor	1 Bed
Flat 209	75 m ²	20 Second Floor	2 Bed
Flat 401	75 m ²	40 Fourth Floor	2 Bed
Flat 402	49 m ²	40 Fourth Floor	1 Bed
Flat 403	46 m ²	40 Fourth Floor	1 Bed
Flat 404	50 m ²	40 Fourth Floor	1 Bed
Flat 405	49 m ²	40 Fourth Floor	1 Bed
Flat 406	49 m ²	40 Fourth Floor	1 Bed
Flat 407	48 m ²	40 Fourth Floor	1 Bed
Flat 408	76 m ²	40 Fourth Floor	2 Bed

In addition, the development will enhance the diversity of housing types in the area and make the efficient use of a key city centre site in a sustainable location for urban living. This is in accordance with paragraph 127e of the National Planning Policy Framework 2019 which states developments should “*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks*” Furthermore, the schedule of accommodation supports Policy H6 Housing Mix and Efficient Use of Land of Barnsley’s Adopted Local Plan 2019 which specifies a “...density of 40 dwellings per hectare net” in urban Barnsley (i.e. city centre).

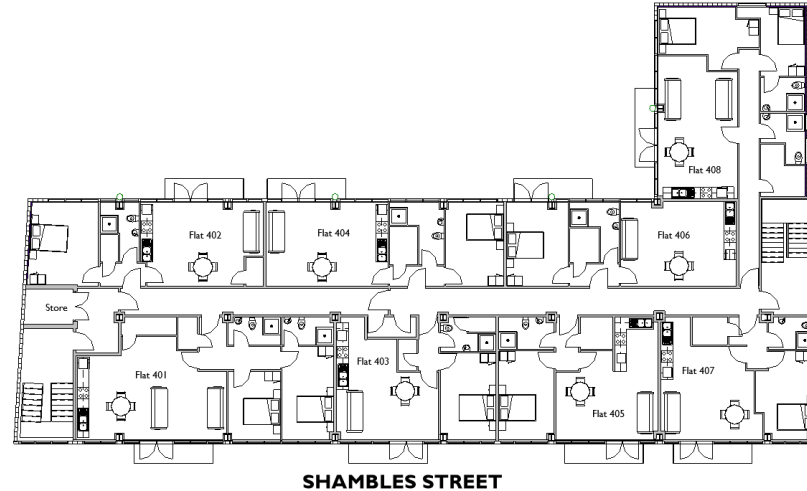
Figure 8 - Schedule of Accommodation

DESIGN STATEMENT

3. Layout

The layout of the proposal offers future residents with a variety of positive features:

- Separated 'sleeping' and 'living' spaces to assist with clear separation between daytime and night time activities
- Open plan Kitchen/ Dining/ Living room to allow for more natural light access
- Two staircases to allow for easy internal circulation and access to resident's respective apartments. In addition the central circulation corridor will ensure natural light and ventilation is accessible to all dwellings
- Separating walls between apartments have back-to-back function rooms i.e. bedroom-to-bedroom or living space-to-living space, assisting to achieve the adequate acoustic separation.
- Living spaces have direct access to privatised balconies, offering each dwelling it's own amenity space. In addition, the following page highlights that certain balconies are to have Frameless Glass Privacy Screens. This is to be in accordance with Policy BTC6 Building Heights of Barnsley which states *"details must also include the measures needed to reduce any harmful effects"* (Barnsley's Adopted Local Plan 2019) of issues such as Privacy.



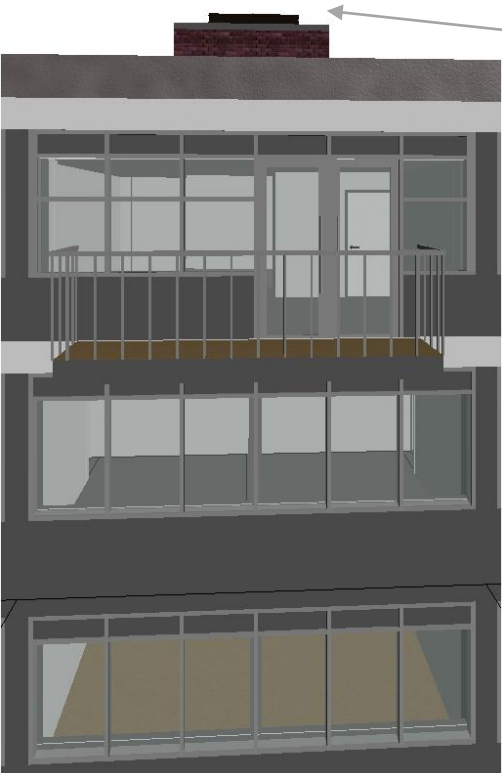
40 Fourth Floor (Roof Extension) Proposed

Figure 9 – 40 Fourth Floor (Roof Extension)
Proposed

DESIGN STATEMENT

4.Appearance

The three images below highlight the adopted appearance of the proposed roof extension. All dwellings within the roof extension will have privatised balconies and privacy screens will be installed between balconies in close proximity to each other:



Protruding smoke shaft

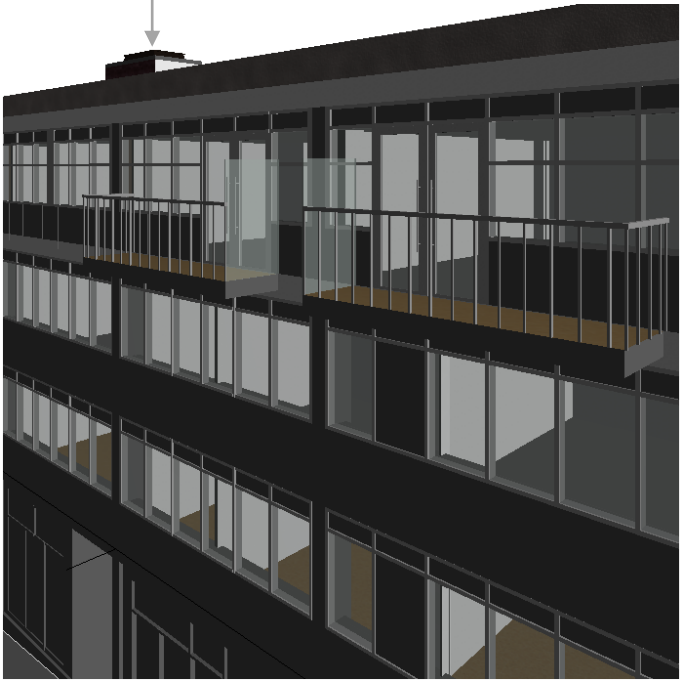
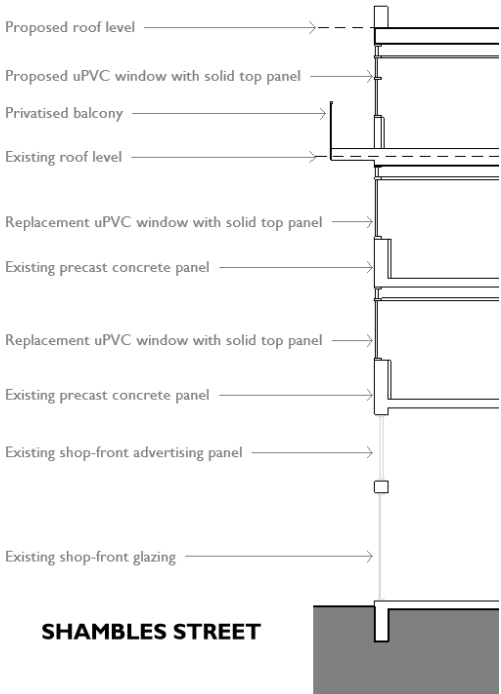


Figure 10 - Typical Balcony Proposed

Figure 11 - Frameless Glass Privacy Screens Proposed

Figure 12 - Roof extension section showing material selection and window fenestration.

The images above indicate how the proposal is in-line with paragraph 127d of the National Planning Policy Framework 2019 which states developments should “*maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*”

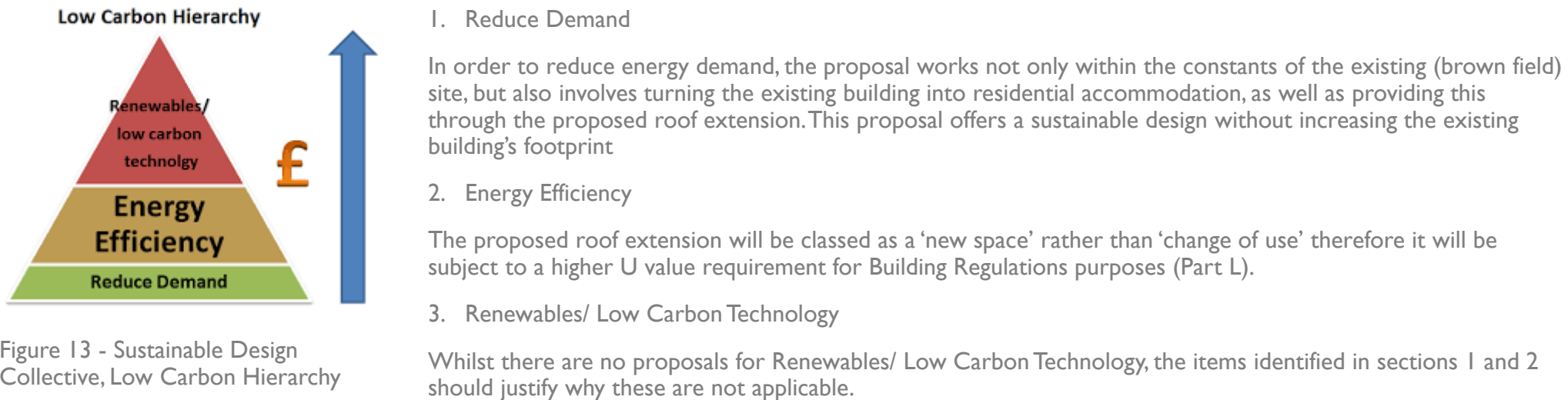
5. Landscaping

Whilst there is no additional proposed landscaping works, the design does not involve removing any existing landscape

“In general it is preferable to retain existing vegetation and to do so within the public realm in order to ensure its long term retention and to gain maximum benefit from it” (REAL, 2011, N4.1 Existing landscape features, vegetation and habitat, page 74)

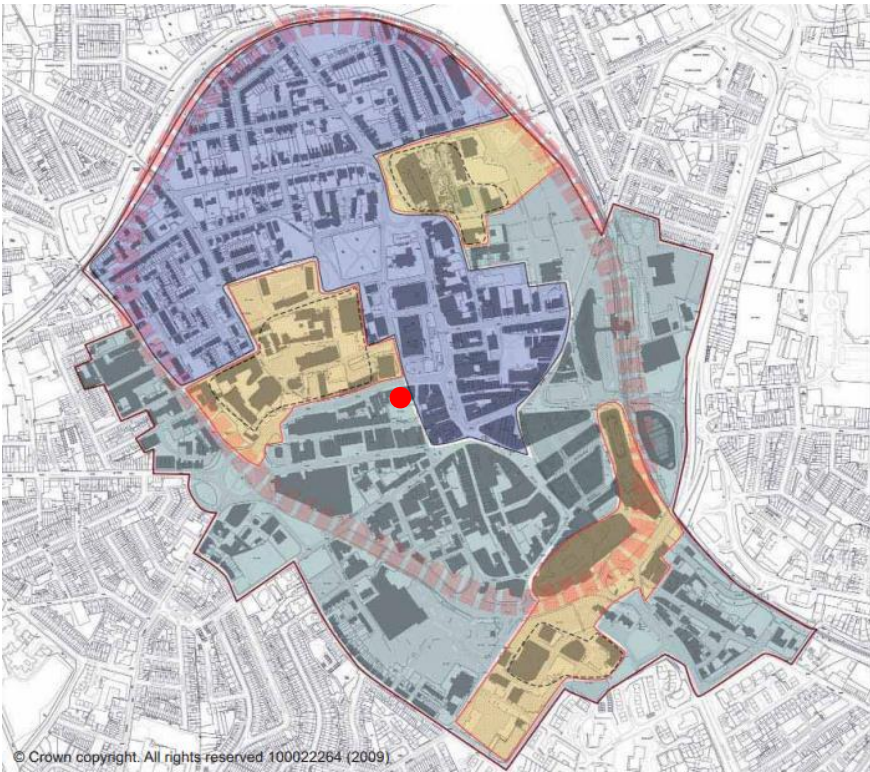
6. Sustainability

There are a number of strategies (Reduce Demand, Energy Efficiency and Renewables/ Low Carbon Technology) that have been used through the design of the proposal which following the sustainability triangle below:



Design Quality

“Tall buildings in Barnsley should be proud, functional and beautiful whether they are futuristic or traditional in style. They should evoke cultural and community importance and improve the human experience of the town centre” (Barnsley Metropolitan Borough Council, 2009, Design quality, page 40). The proposal meets this requirement set within Barnsley Council’s Building Heights Study by replicating the ‘modernism’ style of the existing building within a refreshed design that offers an up-to-date appearance of the existing building.



The map to the left hand side shows that the key views towards the Town Hall do not incorporate Yorkshire House. It also shows it just outside the boundary of general exclusion.

Figure 14 - Strategy for Barnsley Town Centre

Visual Impact

“Consideration should also be given to what is ‘lost’ and ‘gained’ in terms of views both to and from a proposed building” (Barnsley Metropolitan Borough Council, 2009, Visual Impact, page 41). The proposal retains views to the existing building by only extending up rather than across. This means that the building can still be viewed from all previous view points before and after the proposed roof extension.

In addition, the site location is on one of Barnsley’s proposed ‘main routes’, therefore this fits into Barnsley Town Centre, Regeneration Plan. *“Notable gateways include the A628/Shambles Street... Whilst some gateways currently convey a strong sense of arrival, others are notably poorer and low impact”* (ARUP, 2016, Movement, page 17). The proposal of the roof extension strengthens the sense of arrival through increasing the existing building’s visual impact.

Urban Integration

Form and Proportion

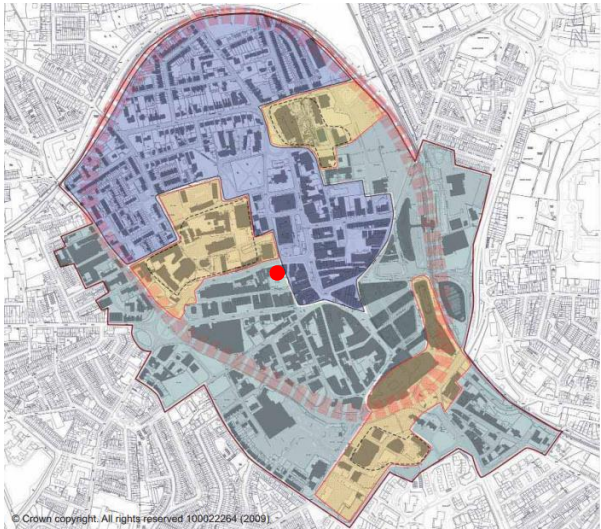
The proposal follows the same footprint as the existing building which supports the statement of “The building footprint and development density must not overwhelm the site and allow sufficient space to provide for the buildings functions” as stated in Barnsley’s Building Heights Study (Barnsley Metropolitan Borough Council, 2009, Urban integration, page 42).

Massing and Scale

According to Barnsley’s Building Heights Study (Barnsley Metropolitan Borough Council, 2009, Urban integration, page 42) “New tall buildings need to respect surrounding building heights, depths and street frontage and avoid exacerbating the difference in scale with neighbouring built form”. Referring to the image below:



Figure 15 - Google Maps, Barnsley Town Hall



The map to the left hand side shows that the key views towards the Town Hall do not incorporate Yorkshire House. It also shows it just outside the boundary of general exclusion.

● Yorkshire House

- Strategic area of opportunity for tall buildings
- Sensitive area of opportunity for tall buildings
- Areas of general Exclusion
- Tall Building Cluster Boundary
- Living Wall

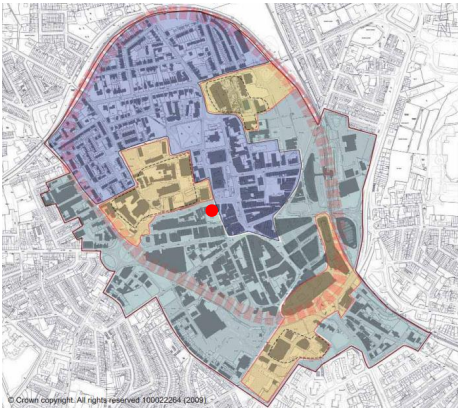
Figure 16 - Strategy for Barnsley Town Centre

It is highlighted that the massing and scale of the proposal is in line with the requirement noted above as it does not detract from the mass and scale of both the Barnsley Sixth Form College and Town Hall.

Urban Integration

Landmark status

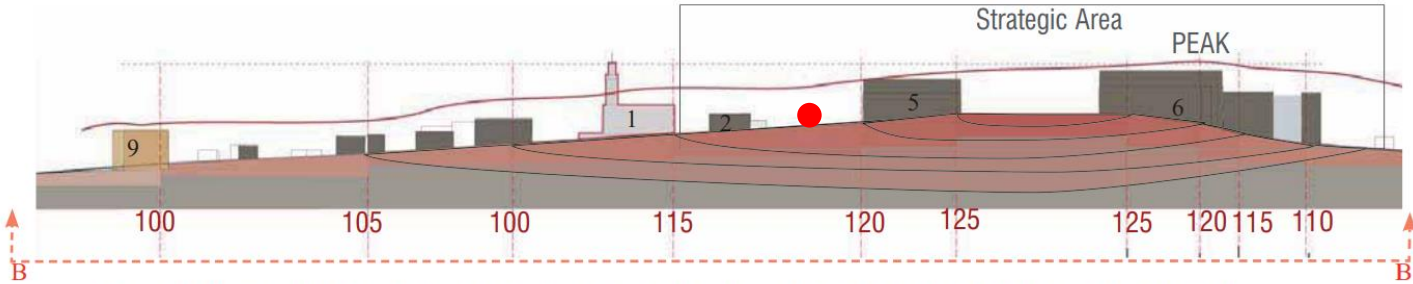
Referring to the images below, these convey Barnsley’s Strategic area principles. The proposal is located within buildings 2 (Court House) and 5 (Westgate Offices). Therefore, the proposed roof extension has been designed to adhere to the principles outlined in the Building Heights Study by appropriately stepping up the hill gradually in line with the contours of the land.



The map to the left hand side shows that the key views towards the Town Hall do not incorporate Yorkshire House. It also shows it just outside the boundary of general exclusion.

- Yorkshire House
- Strategic area of opportunity for tall buildings
- Sensitive area of opportunity for tall buildings
- Areas of general exclusion
- Tall Building Cluster Boundary
- Living Wall

Figure 17 - Barnsley Metropolitan Borough Council, Strategic area principles Figure 18 - Strategy for Barnsley Town Centre



The indicative sections describes the proposed aerial contours to guide the height of future developments

Figure 19 - Barnsley Metropolitan Borough Council, The indicative sections describes the proposed aerial contours to guide the height of future developments

Given that the proposed is in-line with the principle stated above, this is in accordance with Policy GDI General Development of Barnsley’s Adopted Local Plan 2019; developments should have “no significant adverse effect on the living conditions and residential amenity of existing and future residents”

Access and Social Infrastructure

“Entrances to tall buildings should be well defined and welcoming” (Barnsley Metropolitan Borough Council, 2009, Access and social infrastructure, page 43). Retaining the large existing glazed entrance makes access to the building clear and obvious.



Figure 20 - Front Elevation (Roof Extension) Proposed

Sustainability and Environment

“Energy management, including production from alternative sources”

The design allows for a ‘Fabric First’ approach to assist with energy management. This approach involves prioritising energy conservation through selecting high quality building materials to minimise the amount of additional energy used to accommodate for heat loss, for example.

“Resource conservation”

The façade design is to be manufactured to a very high quality which will conserve the internal condition of the proposal resulting in minimal maintenance.

“Materials specification”

Although the materials specification is driven by the Approved Documents and British Standards, the design ensures that materials can be sourced locally where possible to reduce carbon transport emission.

“Waste management”

In order to minimise waste, the proposal uses BIM (Building Information Modelling/ Management) to accurately design the proposal and quantify amounts required for the building. This minimises the amount of waste material existing the site.

“Climatic considerations”

The proposal considers a ‘Fabric First’ approach which is considered as the most important step in Sustainable design. This ensures internal conditions can be preserved and controlled with as little additional energy as possible.

“Adaptability”

The proposal adopts a façade design which allows for multi smaller openings to provide natural ventilation into each apartment. Whilst this also assists with security, it also allows for the tenant to manually purge ventilate their apartment without having to rely on mechanical extract ventilation (which would require additional energy).

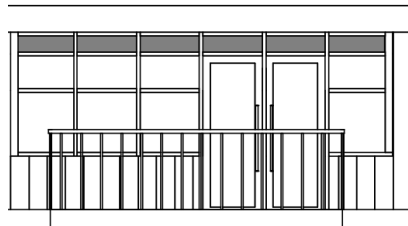


Figure 21 - Typical flat elevation

Streetscape and Open Space

“Use”

The footprint of the building has been retained to ensure that the street frontage and pedestrian area remains active whilst servicing and access is gained from the rear. Furthermore, the residents will have access to private balcony space which maintain the streetscape hierarchy and views and contributes towards the quality and character of the area.



Figure 22 - Google Maps, Rear of Yorkshire House

“High design quality”

The proposal is likely to be subject to ‘New Build’ Building Regulations standards rather than ‘Change of Use’, resulting in higher performance criteria being met. For instance, Part L requires better performing U values for New Build in comparison to Change of Use. This will result in a better energy performing design.

Table 2 Limiting fabric parameters	
Roof	0.20 W/(m²·K)
Wall	0.30 W/(m²·K)
Floor	0.25 W/(m²·K)
Party wall	0.20 W/(m²·K)
Swimming pool basin¹	0.25 W/(m²·K)
Windows, roof windows, glazed roof-lights², curtain walling and pedestrian doors	2.00 W/(m²·K)
Air permeability	10.0 m³/(h·m²) at 50 Pa
Notes:	
1. Where a swimming pool is constructed as part of a new building, reasonable provision should be made to limit heat loss from the pool basin by achieving a U-value no worse than 0.25 W/(m²·K) as calculated according to BS EN ISO 13370.	
2. For the purposes of checking compliance with the limiting fabric values for roof-lights, the true U-value based on aperture area can be converted to the U-value based on the developed area of the roof-light. Further guidance on evaluating the U-value of out-of-plane roof-lights is given in Assessment of thermal performance of out-of-plane rooflights, NARM Technical Document NTD 2 [2010].	

Note: Approved Document C gives limiting values for individual elements to minimise the risk of condensation.

Figure 23 - HM Government LIA Conservation of fuel and power in new dwellings, Table 2 Limiting fabric parameters

Table 3 Upgrading retained thermal elements		
Element ^a	(a) Threshold U-value W/(m²·K) ^a	(b) Improved U-value W/(m²·K) ^a
Wall – cavity insulation ²	0.70	0.55
Wall – external or internal insulation ³	0.70	0.30
Floor ^{4,5}	0.70	0.25
Pitched roof – insulation at ceiling level	0.35	0.16
Pitched roof – insulation between rafters ⁶	0.35	0.18
Flat roof or roof with integral insulation ⁷	0.35	0.18
1 'Roof' includes the roof parts of dormer windows and 'wall' includes the wall parts (cheeks) of dormer windows.		
2 This applies only in the case of a wall suitable for the installation of cavity insulation. Where this is not the case, it should be treated as 'wall – external or internal insulation'.		
3 A lesser provision may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room bounded by the wall.		
4 The U-value of the floor of an extension can be calculated using the exposed perimeter and floor area of the whole enlarged building.		
5 A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor levels.		
6 A lesser provision may be appropriate where meeting such a standard would create limitations on head room. In such cases, the depth of the insulation plus any required air gap should be at least to the depth of the rafters, and the thermal performance of the chosen insulant should be such as to achieve the best practicable U-value.		
7 A lesser provision may be appropriate if there are particular problems associated with the load-bearing capacity of the frame or the upstand height.		
8 Area-weighted average values.		

Figure 24 - HM Government LIB Conservation of fuel and power in existing dwellings, Table 3 Upgrading retained thermal elements

Streetscape and Open Space

“Climatic comfort”

The proposal will look to provide a comfortable internal climate which targets the standards set in ASHRAE Standard 55 ‘Thermal Environmental Conditions for Human Occupancy’.

“Adjacent uses”

It is noted that The Londoner, 16-18 Shambles St, Barnsley S70 2SW, has had planning permission approved for “Removal of existing roof structure to enable formation of roof top bar and association alterations including closing up former window openings with glass panels” (Application number 2019/0001):

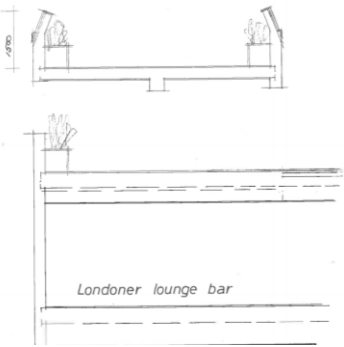


Figure 25 - Garry Greetham Associates, Sections as Proposed



Figure 26 - Garry Greetham Associates, Front Elevations

This approval also demonstrates that the streetscape can accommodate alterations to the frontage along Shambles Street.

In response to the approval, the design of the Yorkshire House’s roof extension has allowed for enhanced glazing and ventilation:

Enhanced glazing rated at 45 dB
Rw+Ctr and Titon Sonair ventilator

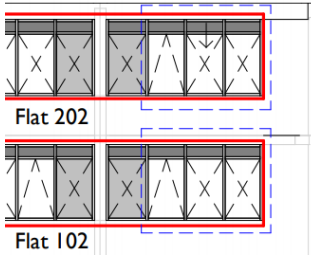


Figure 27 - Enhanced glazing and ventilation

Streetscape and Open Space

“Quality of materials”

All materials specified for the proposal are to be inline with the Approved Documents and British Standards

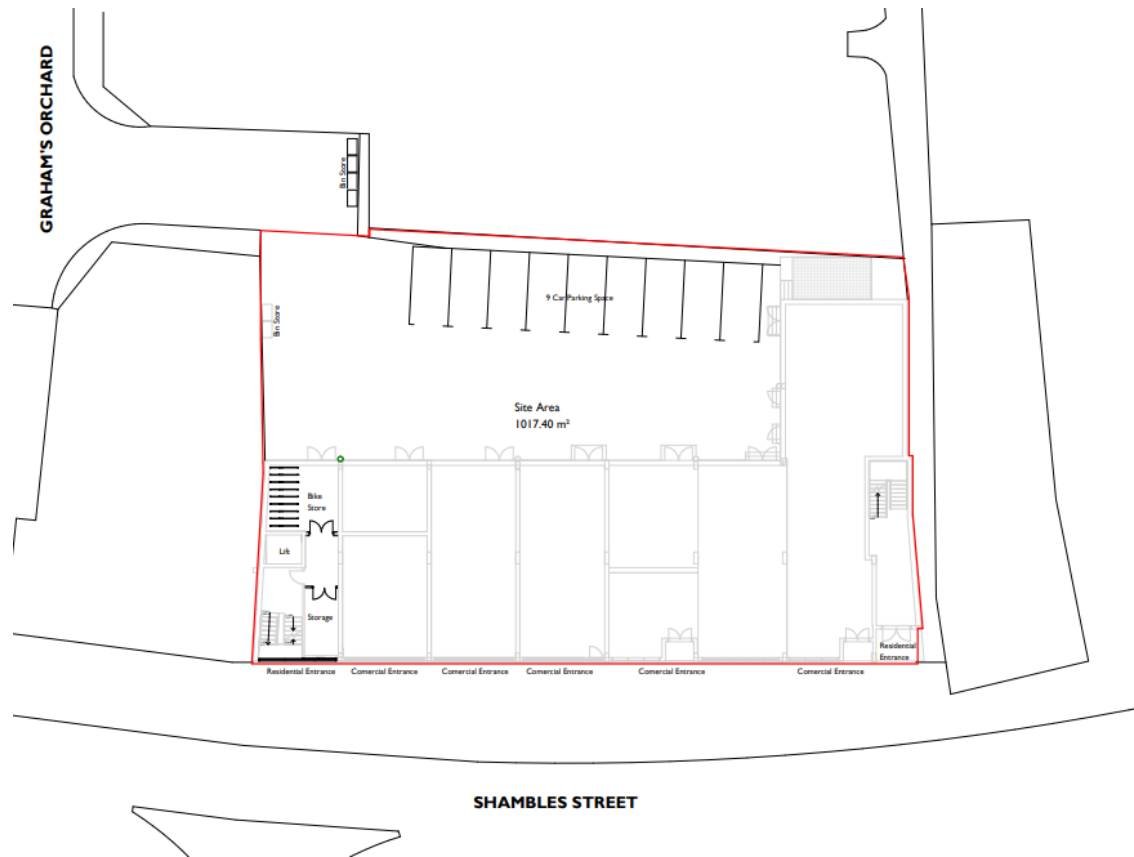
“Long term maintenance and management of open space”

The bin store area is to be shared between the commercial ground floor units and the proposed residential tenants, this ensures equal responsibility is taken to ensure the maintenance of this space. In addition, external lighting and CCTV can be installed to ensure the area is managed correctly.

ACCESS

Internal

Access to the proposed residential roof extension is via two staircases at opposite ends of the building which can be accessed via Shambles Street. The Commercial and Residential tenants are to have separate access routes to reduce congestion at certain points:



In addition, the access and servicing approved in the consented scheme has been retained and utilised.

Figure 28 - Proposed Site Plan

ACCESS

External

Access to the site is via two predominate routes. Firstly, the main residential and commercial access is via Shambles Street, and secondly refuse vehicle access is via Graham's Orchard. This assists in creating a clear divide between personnel arriving to the site on foot and personnel arriving via a vehicle:

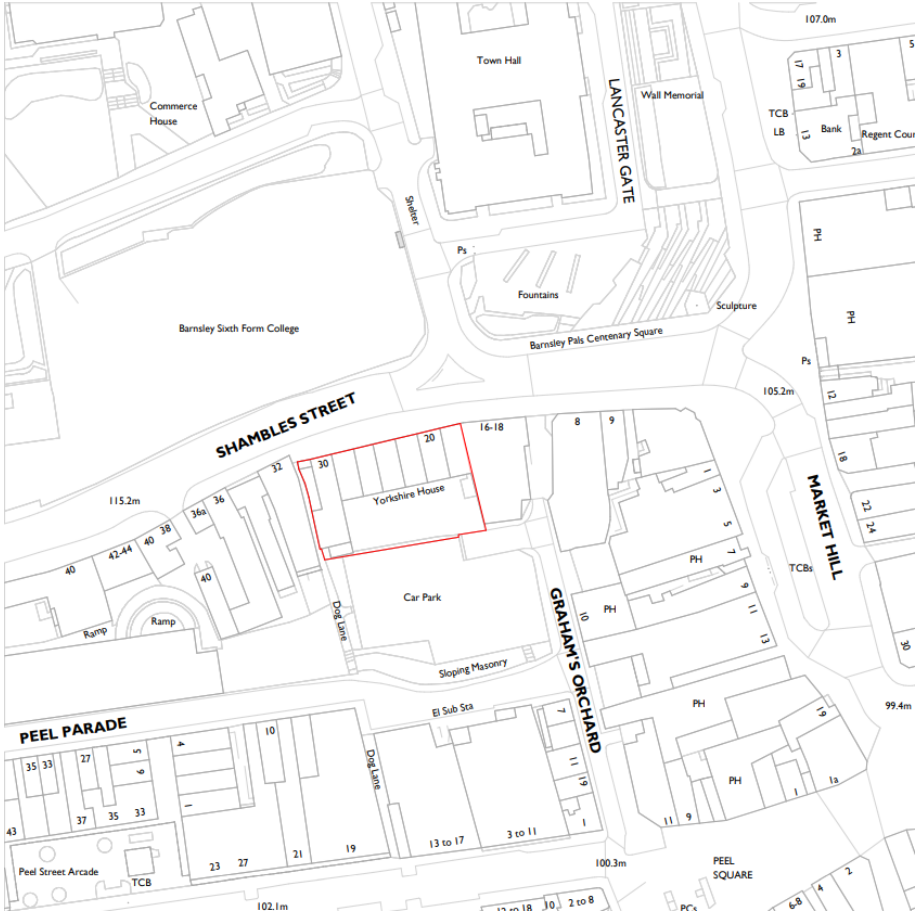


Figure 29 - Site Location Plan

I. Does the development provide (or is it close to) community facilities?

The proposal is in close proximity to Barnsley Town Hall and the proposed The Glassworks, in addition, the proposal will look to retain the commercial facilities situated on the ground floor. Whilst these are not community facilities, these units look to offer support for local businesses.

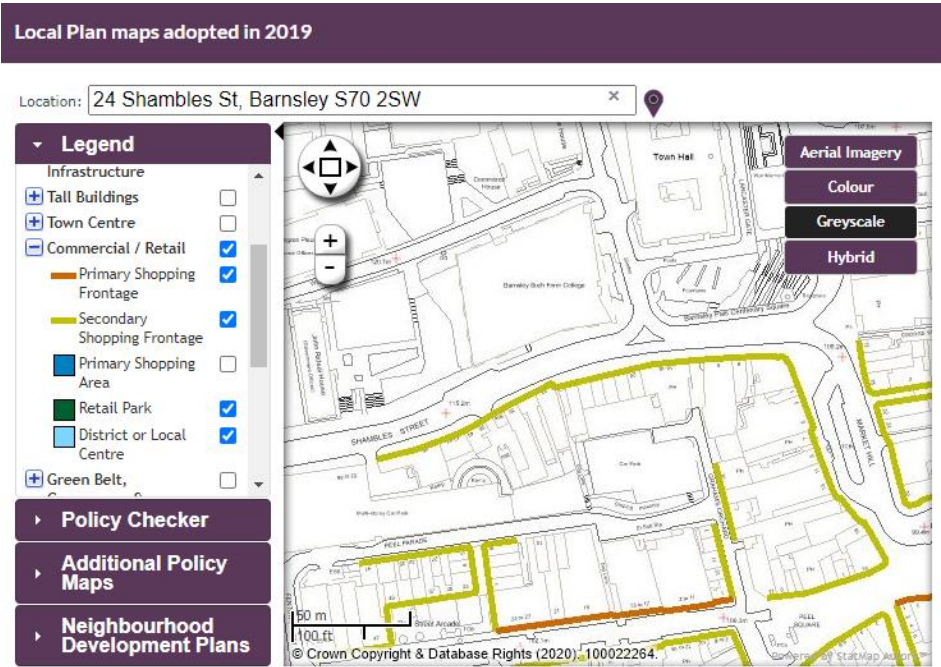


Figure 30 - Barnsley Metropolitan Borough Council, 2019, Online policies map

In addition, and referring to the image above, the site is also on a Secondary Shopping Frontage. This allows for the proposal to be well integrated into Barnsley's city centre rather than isolating it from primary and secondary routes, suggesting that it's location is highly sustainable and in close proximity to a range of services and facilities.

2. Is there an accommodation mix (type and size) that reflects the needs of the community?

What is the housing need and demand for the area?

According to Barnsley Metropolitan Borough Council, 2014, Our Housing Strategy, page 6, one of Barnsley’s five main strategic objectives is to “Support new housing development” with a key ambition of “Build(ing) c.24,000 new homes i.e. c. 1,300 per year”. Therefore the proposal looks to address this objective by providing additional housing. This supports paragraph 127a of the National Planning Policy Framework 2019 which states developments “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”

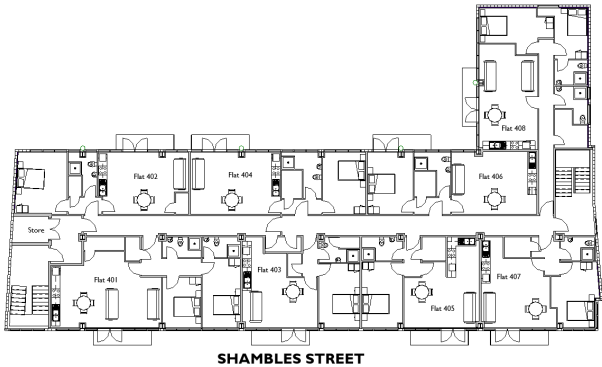
Does the proposed mix of housing offer choice and meet needs and demands?

According to Barnsley Metropolitan Borough Council, 2014, Our Housing Strategy, page 6, main strategic objective four of Barnsley’s Housing Strategy 2014-2033 is to “Develop strong and resilient communities”, with a key ambition of “Reduc(ing the) number of households in fuel poverty”. Fuel poverty is defined as having “required fuel costs that are above average (the national median level)” (Turn2us, 2020, What is fuel poverty?). Therefore, the proposal looks to meet needs and demands through reducing fuel poverty by ensuring all dwellings rely on electric heating rather than gas or other. This is in-line with the Government’s strategy of de-carbonising the national grid resulting in lower running costs for electric heated homes.

Are housing types and sizes distributed appropriately within the site?

Referring to the schedule of accommodation and floor plan below, it is clear that not only do all proposed dwellings within the roof extension meet the National Described Space Standards, but they are also distributed appropriately across the site by adopting the same footprint as the existing building:

SCHEDULE OF ACCOMMODATION			
NAME	AREA	LEVEL	TYPE
Flat 401	75 m²	40 Fourth Floor	2 Bed
Flat 402	49 m²	40 Fourth Floor	1 Bed
Flat 403	46 m²	40 Fourth Floor	1 Bed
Flat 404	50 m²	40 Fourth Floor	1 Bed
Flat 405	49 m²	40 Fourth Floor	1 Bed
Flat 406	49 m²	40 Fourth Floor	1 Bed
Flat 407	48 m²	40 Fourth Floor	1 Bed
Flat 408	76 m²	40 Fourth Floor	2 Bed



40 Fourth Floor (Roof Extension) Proposed

Figure 31 - Schedule of Accommodation (Roof Extension) Figure 32 - 40 Fourth Floor (Roof Extension) Proposed

2. Is there an accommodation mix (type and size) that reflects the needs of the community?

Has Mobility Housing and Wheelchair accessible housing been included?

The following strategies have been adopted to assist with Mobility Housing and Wheelchair accessible housing:

- Level street access
- Door width to be in accordance with Approved Document M

What evidence is provided to support the proposed mix of type and size?

Referring to Sustainable Development and Delivery, DLP Planning Ltd, Sheffield's Technical Note for the proposed Roof Extension, it concludes that *"the site continues to be located in an excellent town centre location, with opportunities for walking, cycling and public transport. Should future residents choose to own a car (or visitors), off-site parking is available within the permitted walking distance of the site"*. This technical note analyses the infrastructural implications of the proposed roof extension and provides supporting evidence of its positive benefit.

3. Is there a tenure mix that reflects the needs of the community?

Although the site is located in an area designated as a “Primary Shopping Area” as indicated in the map below:

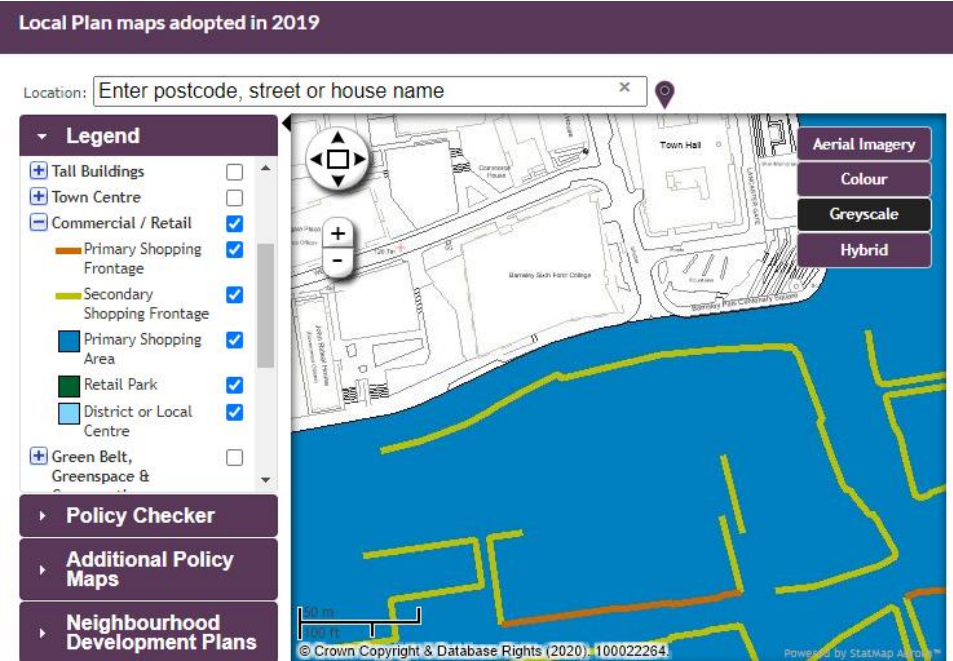
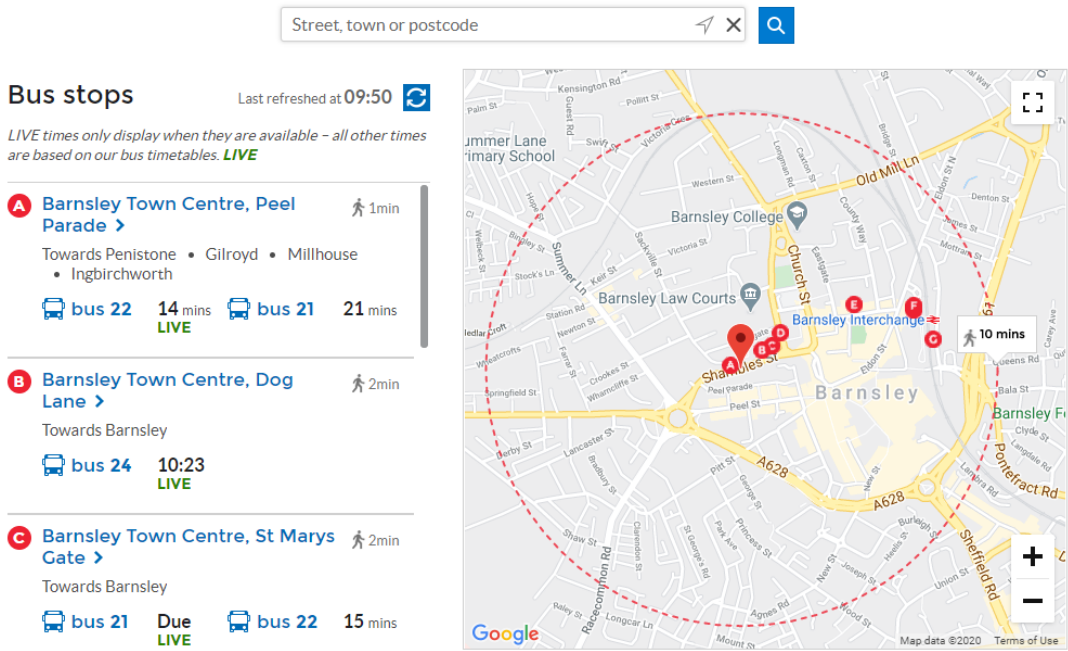


Figure 33 - Barnsley Metropolitan Borough Council, 2019, Online policies map

The development provides 1 and 2 bedroom properties in a sustainable location near to employment opportunities, services and facilities. Contributing towards providing a city centre living option for residents.

4. Does the development have easy access to public transport?

Referring to the map below, there are currently seven bus stops in close proximity to the site: 6 - Barnsley Town Centre – Gerald Walk, Kendray



- 20 - Barnsley Town Centre - Market Place, Penistone
- 21 - Barnsley Town Centre – Middlecliffe Drive, Crow Edge
- 22 – Barnsley Town Centre – Gilroyd, Green Lane
- 24 – Welthorne Lane, Ingbirchworth - Barnsley Town Centre
- 66 - Barnsley Town Centre – Bluebell Bank, Worsbrough Bridge
- 93 - Barnsley Town Centre - Bluebell Road, Bloomhouse Green
- 95 - Barnsley Town Centre – Beever Lane, Gawver
- 218 - Barnsley Town Centre – Rotherham Town Centre
- 219 - Barnsley Town Centre – Doncaster Town Centre
- X10 - Barnsley Town Centre – Dyer Street, Leeds City Centre
- X19 - Barnsley Town Centre – Doncaster Town Centre

Figure 34 - Stagecoach, Bus Routes, Stops and Maps

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4. Does the development have easy access to public transport?

As well as the bus stops, the site is also in close proximity to the train station which offers services to:

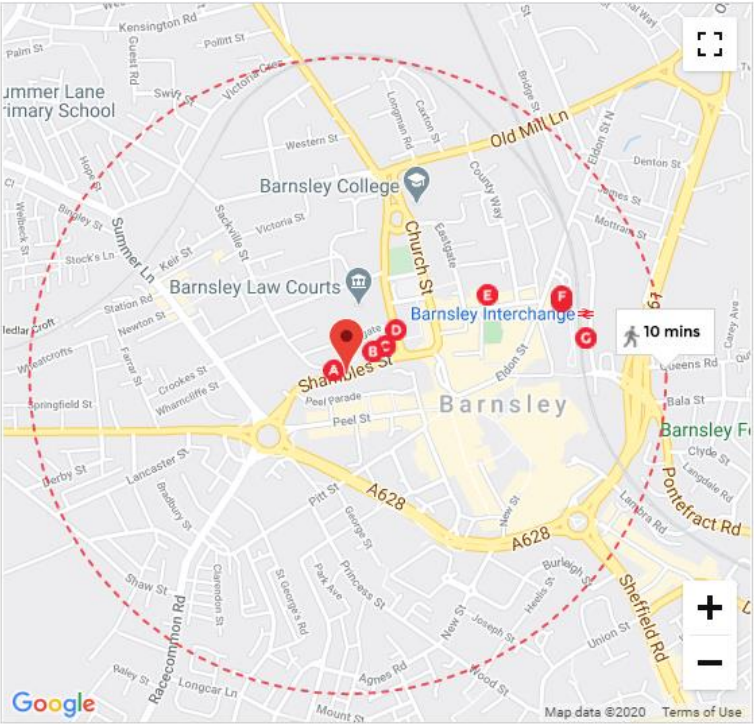


Figure 35 - Stagecoach, Bus Routes, Stops and Maps

- Blackburn
- Blackpool
- Bolton
- Bradford
- Bridlington
- Buxton
- Carlisle
- Castleford
- Chester
- Cumbria and The Lake District
- Doncaster
- Halifax
- Harrogate
- Huddersfield
- Hull
- Ilkley
- Kendal
- Knaresborough
- Lancaster
- Leeds
- Lincoln
- Liverpool
- Manchester
- Manchester Airport
- Newcastle
- Nottingham
- Preston
- Scarborough
- Sheffield
- Southport
- Stockport
- Sunderland
- Wakefield
- Wigan
- Windermere
- York
- Gainsborough

5. Does the development have any features that reduce its environmental impact?

Are streets and buildings arranged for optimum microclimate, passive solar heating and natural ventilation while still achieving other guidelines for the design of streets?

The proposal does not look to change the existing street arrangement therefore reducing its microclimate impact. Furthermore, with the majority of flats either being directly North or South facing; passive solar heating is easier to achieve as consistent internal temperatures can be provided throughout the day.

Have areas of habitat been retained, extended or created to maintain or increase the number of species on the site?

Whilst the proposal does not include measures to increase the number of species on the site, it does not involve introducing any additional 'hard' landscape which would discourage further introduction of species.

Does the scheme help to reduce surface water run-off?

The proposed roof extension will involve renewing any existing rain water goods (rain water pipes etc). This will ensure the volume of rain water can fit within the pipe capacity without blockages etc.

Does the scheme provide renewable energy?

The development considers a 'Fabric First' approach by following Approved Document L1A '*Conservation of fuel and power in new dwellings*'. This approach involves prioritising energy conservation through selecting high quality building materials to minimise the amount of additional energy used to accommodate for heat loss, for example.

6. Is the design specific to the scheme (the location and its character)?

Does the scheme work well within the neighbourhood, landscape and topography?

As indicated in the contextual section drawings below, the massing responds to the context of the site and sits comfortably within the existing streetscape:



Figure 36 - Contextual Section B-B Proposed



Figure 37 - Contextual Section A-A Proposed

Does it make the most beneficial and efficient use of the site's opportunities and constraints?

The proposed roof extension is most beneficial given that it follows the same footprint of the existing building resulting in the building's footprint remaining the same to assist with retaining the site layout.

Does the design use standard elements or has it been designed to fit and respond to the particular circumstances (specific features and characteristics)?

The design is well integrated into the proposal for the lower floors through the use of Anthracite grey uPVC window frames to ensure the roof extension blends in with the rest of the building. It has been designed to sit as a comfortable and modest continuation of the existing fabric of the building.

7. Does the scheme exploit existing buildings, landscape or topography?

Do the appraisals adequately account for the existing features on the site and its surroundings?

The design involves retaining all existing site features therefore these have been accounted for in the proposal

Are positive existing features within the site retained, protected and enhanced and well integrated within the design?

The main positive feature within the site is arguably it's location as it is an opportunity to make the most efficient use of a highly sustainable town centre site.

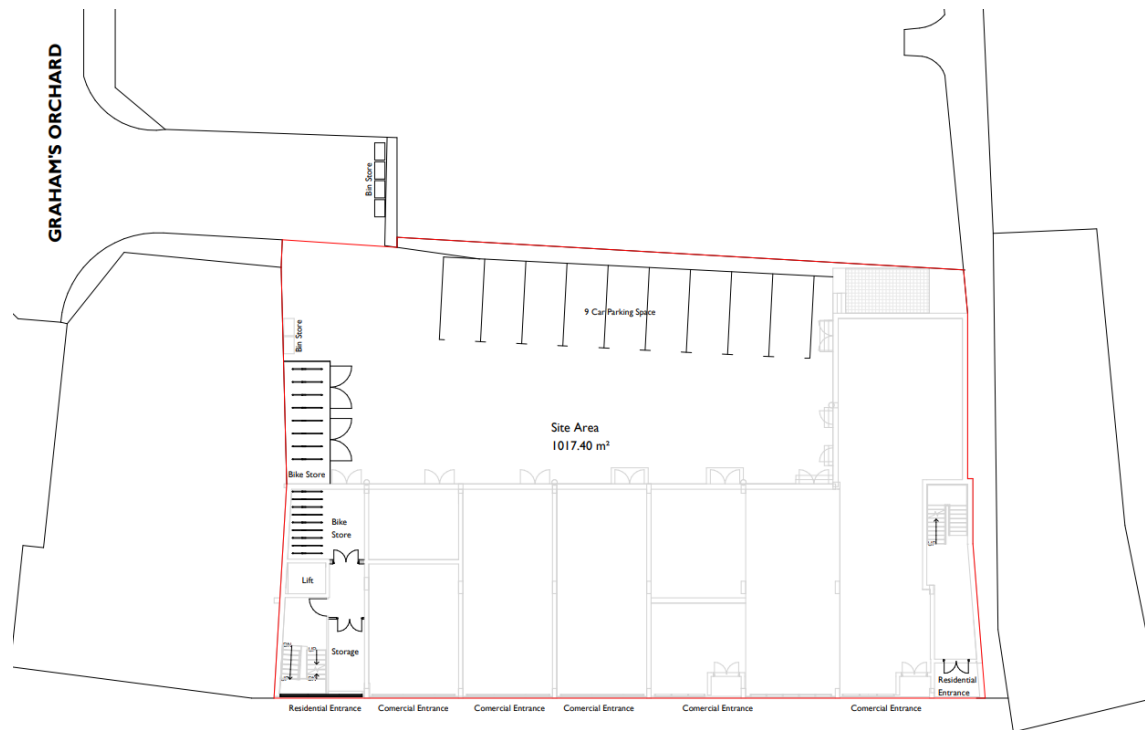


Figure 38 - Site Plan Proposed

7. Does the scheme exploit existing buildings, landscape or topography?

Does the proposal help to reinforce and extend surrounding landscape features and green infrastructure?

The proposal does not distract or decrease any surrounding landscape features and green infrastructure

Does the scheme properly address, protect and enhance surrounding positive development, natural features and heritage assets?

The proposal protects surrounding heritage assets by not distracting from the form and mass of Barnsley Town Hall. This is done through the architectural response of the development as it protects both the Town Hall and the nearby conservation area by carefully selecting materials. For instance, the use of uPVC 7016 Anthracite grey windows matches with the already consented design of the lower floors. This helps to gently integrate the development into the consented floors below; resulting in the development not distracting from the Town Hall or nearby conservation area. This is in accordance with Policy HE1 The Historic Environment of Barnsley's Adopted Local Plan 2019 which states developments should "*conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place*".

Are views out, views in and roofscape fully exploited, in particular with reference to topographic position and orientation?

Referring to the contextual elevation below, it is noted that the proposed roof extension allows excellent views out of the building allowing users to appreciate Barnsley's surroundings without significantly distracting from the massing of the existing surrounding buildings:

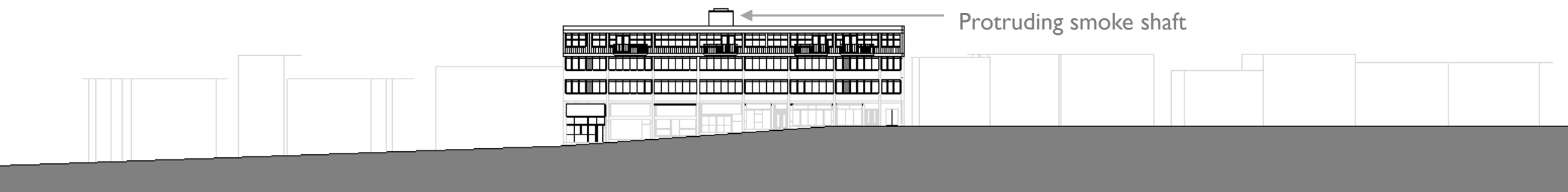


Figure 39 - Contextual Front Elevation Proposed

BUILDING FOR LIFE ASSESSMENT

8. Does the scheme feel like a place with a distinctive character?

Referring to the massing image below, it conveys how the proposed roof extension for Yorkshire House displays distinctive character in relation to the surrounding building:

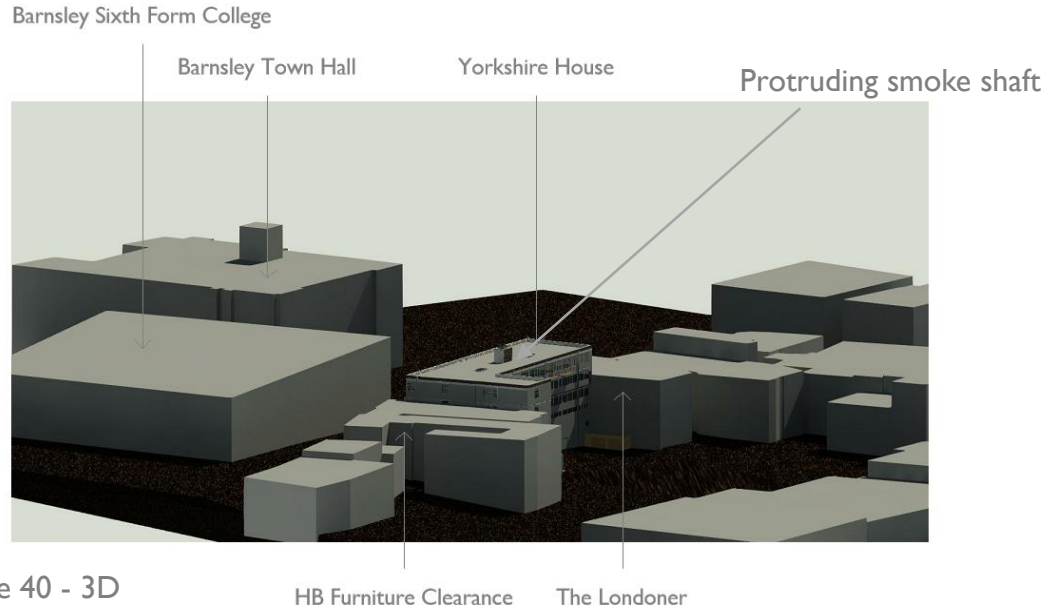


Figure 40 - 3D Massing Model

It's slight increase in height in comparison to *HB Furniture Clearance* and *The Londoner* assist to reinforce the building's positive visual impact. However, its height is lower than both Barnsley Sixth Form College and Barnsley Town Hall, helping to define its character with respect to these two buildings.

In addition, the front and rear contextual elevations indicated above display the proposal's distinctive character through its use of uniformed mass. Furthermore, the smaller window openings on the proposed roof extension in comparison to the consented lower floors mirror the style of Georgian Architecture (where by window openings get smaller by going up each level). This design is typical of Barnsley's city centre and in particular Shambles Street (for example, 36 Shambles Street). This is in accordance with paragraph 127c of the National Planning Policy Framework 2019 which states developments should be "sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)"

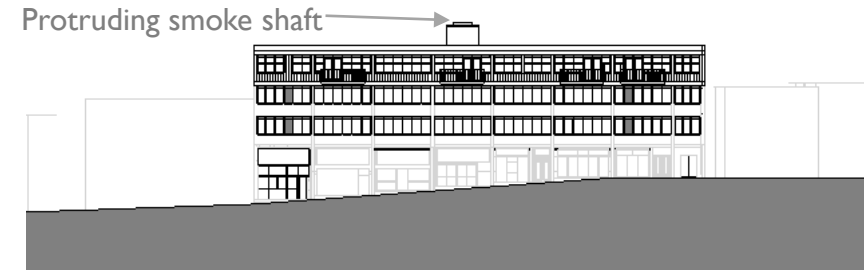


Figure 41 - Contextual Front Elevation Proposed

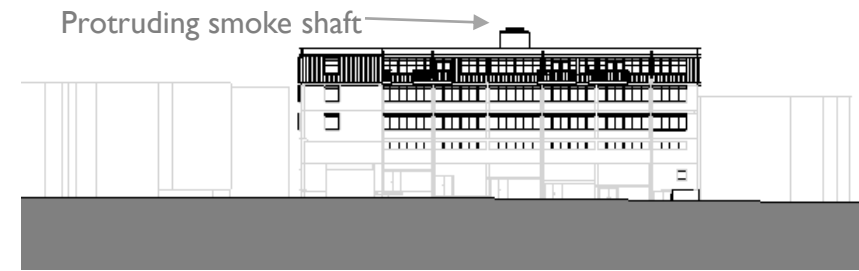


Figure 42 - Contextual Rear Elevation Proposed

9. Do the buildings and layout make it easy to find your way around?

As indicated in the floor plan below, the layout of the proposal allows for users to easily navigate around the building. Each of the existing staircases for the lower floors have been extending into the roof extension allowing each resident to have a very similar route from their apartment front door to the final building exit point

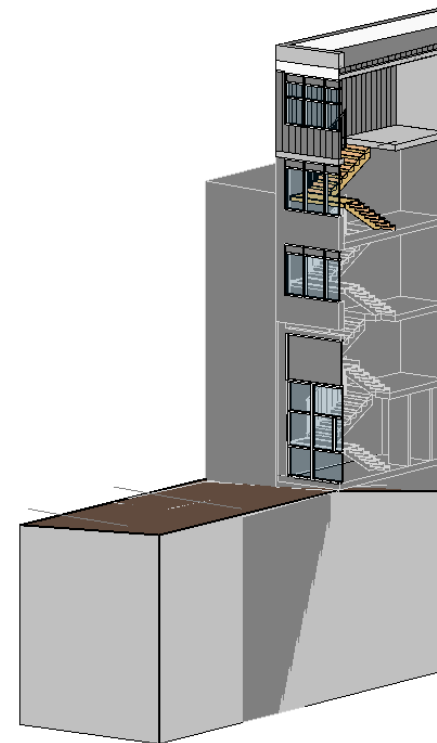
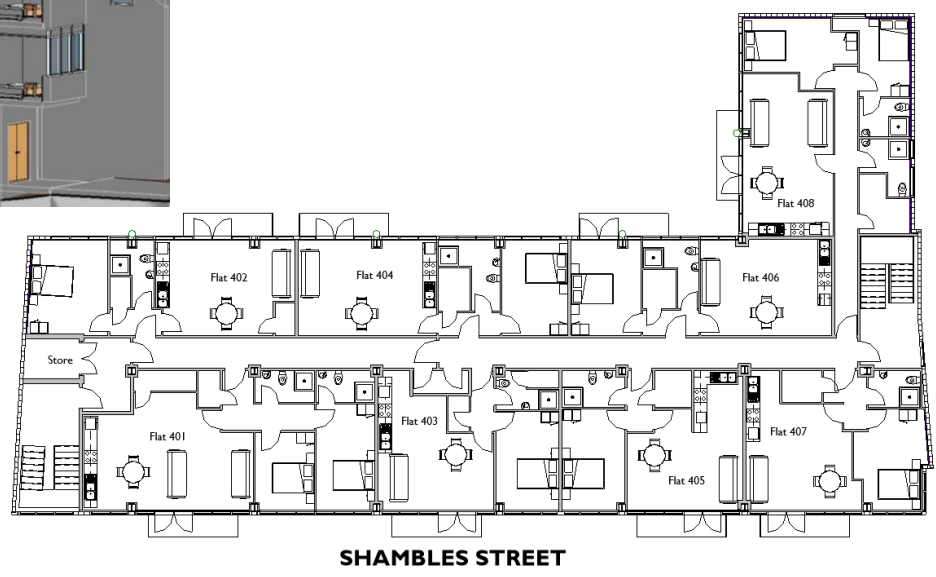


Figure 43 - 3D Stairs I Proposed



Figure 44 - 3D Stairs 2 Proposed



40 Fourth Floor (Roof Extension) Proposed

Figure 45 - 40 Fourth Floor (Roof Extension) Proposed

10. Are streets defined by a well-structured building layout?

Do buildings work together to form a continuous front (is there a definite building line and sense of enclosure)?

The proposal assists to form a continuous street front by not encroaching on any roads or pavements.

Do buildings (doors and windows) front onto streets and are there appropriate front gardens and boundary treatments (are backs and sides facing public spaces avoided)?

Both the front and rear elevations face Shambles Street Peel Parade respectively, reinforcing the intention of doors and windows facing onto streets.

Is there a clear distinction between public and private spaces?

The design does not further distract from the existing distinction between public and private spaces. This is in accordance with Barnsley's Adopted Local Plan 2019, Policy D1 High Quality Design and Place Making which states developments should "*create clear distinctions between public and private spaces*"

Are buildings the right height for the width of the street to avoid streets that are either too open or too enclosed?

The proposed roof extension does not result in streets becoming too open or too enclosed as it follows the same footprint as the existing building.

11. Does the building layout take priority over the streets (highways) and car parking, so that the highways do not dominate?

Does the proposal form part of or create a street as a place rather than just a thoroughfare?

The proposal looks to retain the existing commercial use on the ground floor therefore making the design part of an active street.

Are the buildings, gardens, parking and highways aligned and coordinated and do they work together to create an integrated environment?

The design is coordinated with its surroundings by not encroaching on any roads or pavements.

Does pedestrian (or shared) space form the main integrating feature shared by both buildings and highways?

Pedestrian space has been integrated between the proposed design and highways by retaining all existing public footpaths and pavements.

12. Is the car parking well integrated and situated so it supports the street scene?

Is there adequate parking?

Referring to Sustainable Development and Delivery, DLP Planning Ltd, Sheffield's Technical Note for the proposed Roof Extension *"it is considered that given the sustainable location of the site, the principle of zero car parking on site should continue to be acceptable (as per the consented scheme)"*.

Is a range of parking solutions used to suit the specific situation?

Although it is considered that car parking is not required for the proposal roof extension, adequate cycle storage (at a 1:1 ratio) has been provided.

Has street parking been successfully resolved?

The site's close access to public transport is likely to heavily reduce street parking.

13. Are the streets pedestrian, cycle and vehicle friendly?

Does the scheme consider the needs of disabled people first by adopting inclusive design standards throughout?

The following strategies have been adopted to assist disabled people:

- Level street access
- Door width to be in accordance with Approved Document M

Are the needs of all users balanced, reflecting the priority for inclusive design?

An inclusive design has been considered by through apartments being accessed via two staircases, therefore limiting travel distances to each dwelling.

Have appropriate measures been taken to manage vehicle speed with a minimum of features?

The proposal does not involve any measures which decrease existing measures.

Is there sufficient space for all users appropriate to the location and scale of development?

The proposal reflects a consideration for the space required for all users relative to the location and scale of development.

Does the scheme provide for continuous access as far as possible?

The scheme provides continuous access by ensuring each dwelling can be entered and exited securely at any time by the respective tenant.

Is there adequate cycle parking?

Adequate and secure cycle parking is proposed in the existing rear external area of the property.

14. Does the scheme integrate with existing streets, paths and development?

Does the scheme present an appropriate face to abutting development (front to-front and back-to-back, scale, character etc.)?

The contextual elevations below for the front and rear of the building respectively indicate the scale and character of the proposal:

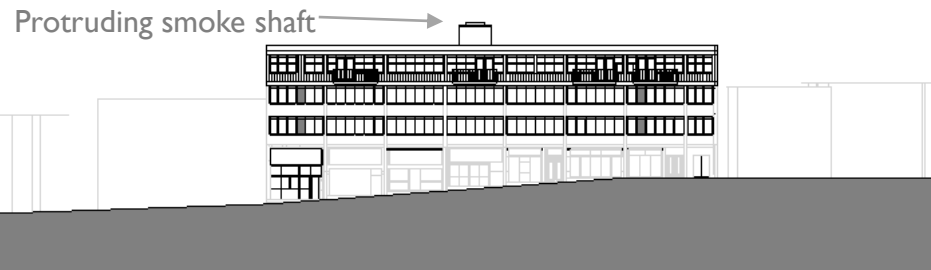


Figure 46 - Contextual Front Elevation Proposed

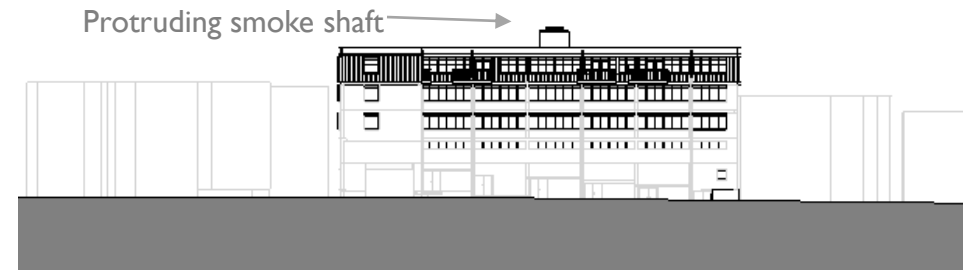


Figure 47 - Contextual Rear Elevation Proposed

Yorkshire House

Barnsley Sixth Form College



Figure 48 - Shambles Street Visual

Referring to the contextual elevations above, the existing building is still higher than it's neighbouring buildings, therefore the additional storey does not significantly detract from the scale and character of the building as viewed from street and pavement level. In addition, and referring to the CGI on the left, the roof extension to Yorkshire House will be integrated into the streetscene of Shambles Street by complimenting the height of the Barnsley Sixth Form College.

Do the proposed access points and routes create the most direct connections to main routes and destinations, in particular centres, public transport, schools and employment?

The retention of existing access to the building's upper floor has resulted in direct connections to buses routes, surrounding work opportunities and the Sixth Form College

14. Does the scheme integrate with existing streets, paths and development?

Are there sufficient connections to existing routes for the size of the site?

The rear of the building is accessed via Graham's Orchard which provides vehicular connection to the site.

Do the access arrangements allow for choice of route?

The proposal does not alter any existing access arrangements

Do the access arrangements accommodate all pedestrians? If that is not practicable, are acceptable alternatives available.

Access arrangements have been accommodated for in a variety of forms; where as the front elevation is for pedestrian access only, the rear elevation allows for vehicle to enter the site.

Are the routes for pedestrians and cyclists to main destinations as direct as possible?

The image below highlights that the front elevation of the building provides direct pedestrian access to main destinations through the use of pavements:



Figure 49 - Google Maps, Front of Yorkshire House

15. Are public spaces and pedestrian routes overlooked and do they feel safe?

Are there enough buildings addressing the street or space?

The building's front elevation faces onto Shambles Street which consists of a large variety of buildings which overlook pedestrian routes. The proposed roof extension will provide additional 'natural surveillance' to ensure pedestrians feel safe. This is in accordance with paragraph 127f of the National Planning Policy Framework 2019 which states "*crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*"

Do windows and doors face onto public highways, rights of way and shared private space, including parking areas (avoiding blank or inactive frontages)?

In order to avoid inactive frontages, both the proposed front and rear elevations include the use of balconies:

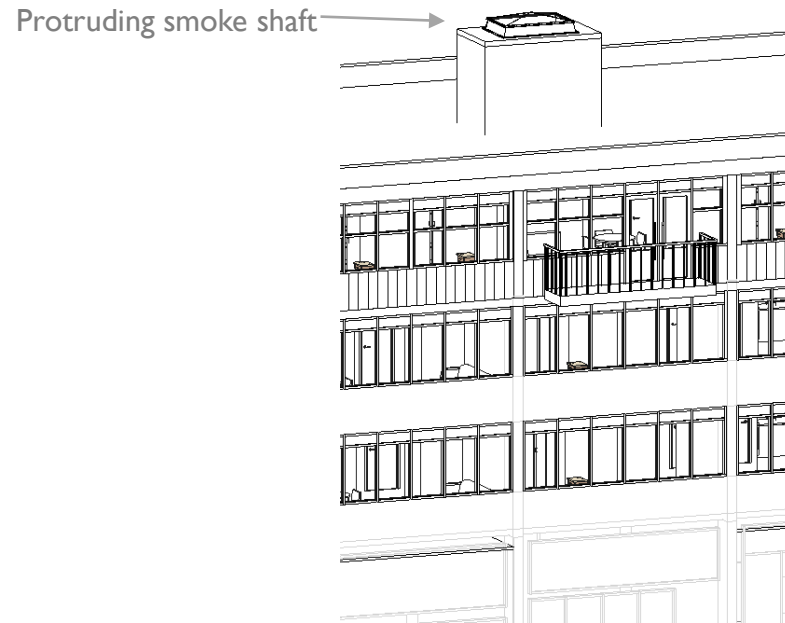


Figure 50 - 3D Front Elevation Proposed

15. Are public spaces and pedestrian routes overlooked and do they feel safe?

Is access to the back gardens or spaces of properties secure and safe?

Access to the properties is secure and safe as both locks and lobbied corridors have been used to ensure the safety of the future tenants.

Are routes and spaces well connected, safe and convenient for all to use to keep them busy?

All routes around the building are well connected as a common communal corridor layout is adopted to ensure circulation around the building is minimised to just one route.

Is there adequate street lighting?

The proposal will not decrease the amount of existing street lighting

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16. Is public space well designed and does it have suitable management arrangements in place?

Are public and semi-public spaces accessible to all, uncluttered and allow for flexibility?

All access to public and semi-public spaces has been retained as part of the proposal

Does the scheme include adequate and appropriate planting?

The proposal does not decrease the level of existing planting within the site

Are surface materials and street furniture simple, coordinated and made of robust, high quality materials?

The only site furniture which is subject to the roof extension proposal is the inclusion of an external bike store:

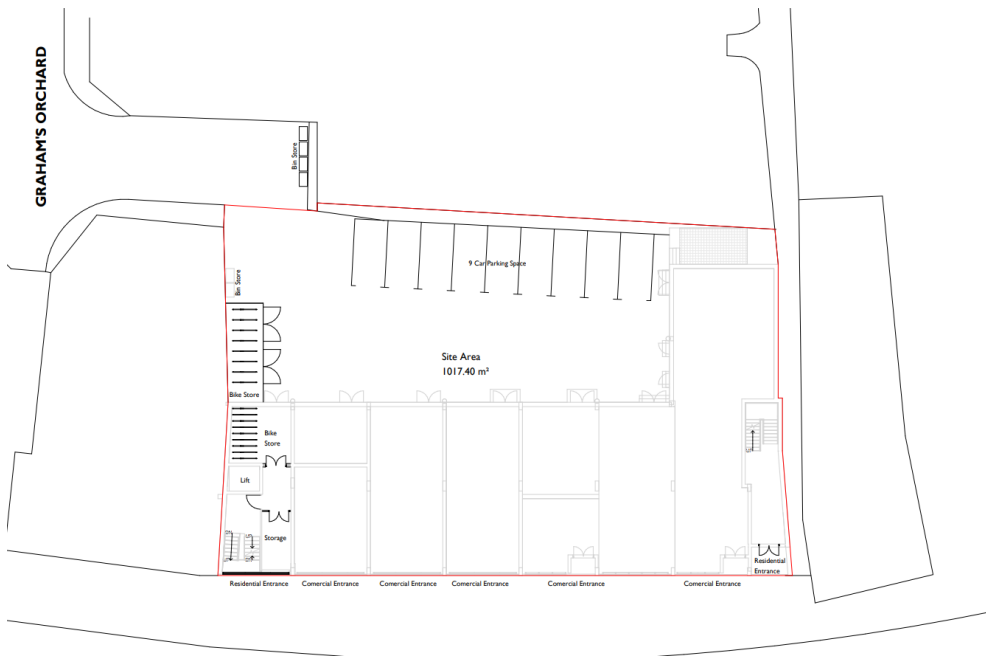


Figure 51 - Site Plan Proposed

It is likely that the bike store will be made out of wood, making it both robust and sustainable.

17. Do buildings exhibit architectural quality?

Are the buildings fit for purpose and do they adequately express their purpose?

Through the analysis conducted throughout this document it is therefore argued that the building is fit for purpose and that the form and layout of the proposed roof extension expresses its purpose.

Does the design provide visual richness in form and detail proportionate to the size of the building as a whole?

It is argued that the design provides visual richness through the principle of following the footprint of the existing building by continuous fenestration patterns and continuity of built form. This is in accordance with paragraph 127b of the National Planning Policy Framework which states developments should be “visually attractive as a result of good architecture, layout and appropriate and effective landscaping”.

Does the design have a sense of consistency and order, avoiding clutter, monotony and arbitrary or out of scale details?

The proposed roof extension provides a sense of consistency and order by following the footprint of the existing building

Is there a purpose to variety and variation such as to respond to focal points, gateways, corners or pinch-points or to incorporate features that improve the energy and resource performance of the building?

The layout of each apartment has been carefully considered in relation to energy and resource performance as it adopts a separated/ defined apartment layout rather than a studio ‘open plan’ approach. This results in each room having its internal environment clearly controlled (in terms of heating and cooling). In addition, allowing for the majority of rooms within the flats to have direct access to an openable window; this results in purge ventilation being achieved, therefore lowering the energy requirements for cooling in the summer months.

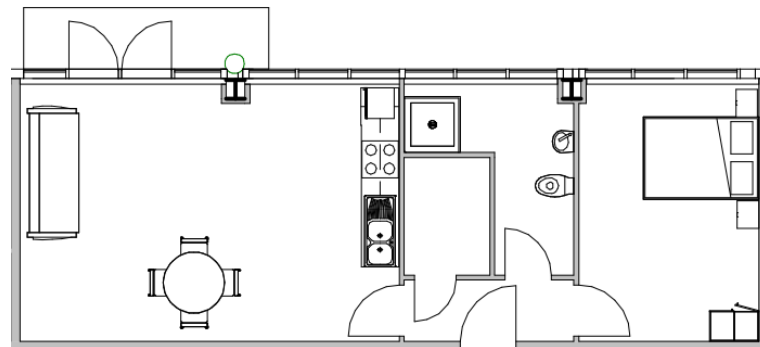


Figure 52 - Flat 404 (Roof Extension) Proposed

CONCLUSION

- Thank you for taking the time to read through this Design and Access Statement with Tall Building Assessment for the proposed Roof Extension and protruding smoke shaft at Yorkshire House
- This document has demonstrated the design intent and evolution of the proposal and provided key evidence for why the proposed is appropriate given it's context
- In addition, this document represents a robust contextual analysis and understanding of the building has led to a strong architectural response in accordance with the design policies.
- This Design and Access Statement has been prepared on behalf of Empire Property Concepts. It supports the planning application for the roof extension and protruding smoke shaft at Yorkshire House, Barnsley. The development proposal offers the opportunity to further re-develop a vacant office building in a highly sustainable location. The delivery of the proposal will help to support the regeneration of the city centre alongside other planned developments. The proposal will increase the supply of housing within Barnsley Town Centre. To conclude, the commentary provided in this document and other supporting technical reports demonstrate how the design of the proposal can deliver a high development which will support the regeneration of this part of Barnsley Town Centre.

Written by:

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Technical Design Coordinator

Checked by:

Joanna Bulaong

Architectural Assistant

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All images generated by the Author unless otherwise stated

All drawings provided are not to scale

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