

Design and Access Statement

**Proposed change of use from
The Old Hall (P.H.)
To residential dwelling
High Street
Great Houghton .
Barnsley
S72 0EN**

**For
Mr Julian Bland.**

DESIGN

PROJECT OVERVIEW

The Old Hall is a disused public house with ancillary features, plus a large car park to the side and front.

Due to lack of interest in the site as a going concern alternate uses have been considered, but due to the site being predominantly a residential area, close to the principal road network, residential use is considered appropriate.

Pre-application discussions have taken place with Mrs Alexandra Merryweather , Planning officer at Barnsley Metropolitan Borough Council in order to establish the key issues of this project.

There are no environmental issues such as Bats, contamination or Flood dangers

LOCATION

The property is situated on a raised site with a long frontage to High Street in the village of Great Houghton. Which forms part of the old mining community approximately 6 miles to the East of Barnsley conurbation. It is surrounded by predominantly residential properties with other drinking establishments in the area which are better frequented and provide the need for this type of establishment.

TRANSPORT

Due to the nature of the proposal, no transport assessment is required and a brief discussion with the highways department came up with no problems. The Village is served by 4 different buses which connect the area to Barnsley and Doncaster, with the corresponding transport interchanges to the National networks.

OUTLINE OF THE SITE

The site of approx 1200m² sq. metres currently has a Large recently built (circa 1970s) Brick faced Public House approximately 3,700 ft² In more recent years this has had a succession of failed enterprises , mostly concerned with the running of a public house. The most recent tenant disappeared from the area ,taking with him all the fixtures and fittings which normally would be expected to be found in a pub, such as a bar, seating, and a backfitting.

What has been left are a series of large rooms on two levels, the first floor level being the tenants living accommodation. It transpires that the recent tenants had been allowing the local drug cartels and dealers to use the pub, but unfortunately not to buy beer and enjoy the normal facilities provided. The owners had instructed the estate experts "Paramount" to try and find new tenants to rent in May 2010. After 7 months of intensive marketing the owners decided to sell the premises as a freehold entity.

A new strategy was agreed and marketing began with an asking price of £225,000. Sale boards were erected and a mailshot to over 400 occupiers in the local area who were known to be looking for this type of property.

A circular via the Estate Agents professional clearing house was produced, this covers thousands of prospective purchasers and agents. An e-mail was sent to the data base of the agents, and advertised on three different sites of Businesses for sale. Even down to Facebook and Twitter.

After this ploy only two offers were received approximately for half the advertised price. These were both refused. In January 2012 the asking price was reduced to £200,000 and another mailshot produced. This prompted my client to make his offer which was advised to be accepted, on the experience of having tried to market the property unsuccessfully for 26 months.

The site has large frontage, the depth tapering off to the South Eastern corner and has a driveway across the front with parking facilities for several vehicles.

The whole property has brick faced walls with recently renovated uPVC windows. These are in good condition and apart from the signage, (also in very good condition) needing to be removed, there would be no alteration to the external envelope at all.

The site is in an established housing area. The properties in this area comprise of brick or Coursed stone and tile or slate roofs, terraced or semi detached houses.

SITE DEVELOPMENT POTENTIAL

The land as already mentioned could be developed by demolition of the existing building and the building of new houses. This is not classed as a desirable solution. The property can be easily adapted to form some very generous living and eating areas with 5 double bedrooms above. Suitable for a very large family at little cost.

There would be sufficient space around the property to provide ample parking, garden, play areas and private garden / barbeque area for such or clothes drying area.

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area. Therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES.

As the proposal is for domestic dwellings that are designed within local planning criteria, there would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The design of the proposed building is of a traditional domestic scale very similar in size to the building already existant on the site, and in keeping with sizes and proportions of properties in this area.

The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

LANDSCAPING

The existing site would be cleared and all current landscaping removed. The site is flat and therefore no cutting or filling is required or intended. Upon completion garden areas will be simply covered with decking or paving slabs so as to keep maintenance to a minimum with no further specific planting intended, other than perhaps larger type plant pots. This will dictate the final occupiers personal tastes. There are brick walls to the front gardens and 1800mm high timber fences to the rear private gardens. It is proposed that a new fence will be erected to the West side of the building to separate the further piece of land off.

ACCESS

There are no special circumstances or requirements with regards to internal site roads. The normal parking requirements

Access into and around the interior of the dwelling will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Local roads are in good repair and vehicular access to the site from main roads is very good.

Date.....

Signed.....

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