

**DESIGN AND ACCESS STATEMENT IN RESPECT OF  
THE ERECTION OF A BUILDING WITH A SWIMMING POOL AT GROUND FLOOR LEVEL  
AND AN APARTMENT AT FIRST FLOOR LEVEL.  
Site off Laxton Road, Athersley North, Barnsley**

**ASSESSMENT OF CONTEXT**

**Physical**

**Surroundings**

The location is within the established residential estate of Athersley North.

Predominantly the area is two storey semi detached housing although the site is an infill plot between commercial premises.

Immediately to the south is a former public house now converted to a supermarket and to the north is a gym. To the rear (east) of the site are houses and across the road to the west is 'open green space' with a local authority social services building located on the corner at the junction of Laxton Road with Lindhurst Road.

**Site**

The site has a road frontage direct onto Laxton Road, has no special designation and is not within a conservation area.

There are no existing buildings on site and the plot has a slight fall to the rear but not of any significance.

**Social**

There will be a social benefit to the local community as a result of the provision locally of a private swimming pool offering lessons on a one-to-one basis or very small groups. It is envisaged that the customer base will be drawn from the immediate residential catchment area.

Due to the scale of the proposed development, there will be no major social consequences arising, however the provision of this new facility can only be seen as a bonus to the area.

**Economic**

Again, due to the scale of the proposed development there is unlikely to be any significant economic effects. There will of course be the opportunity for certain local businesses to be supported by this project in the short term, such as builders, builders merchants and suppliers etc and in the long term of course the proposed premises can only be seen as a positive addition to the local facilities on offer.

**Planning Policies**

The proposal is in accordance with national and local planning policies and an appropriate use in this location.

**CONSULTATION WITH LOCAL MEMBERS**

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

**EVALUATION**

We consider that local planning design guidance has been complied with in respect of this proposal and that the proposed use is wholly compatible with the location.

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**DESIGN**

**Use**

The proposal is to create a swimming pool at ground floor level offering swimming lessons to the local community on a one-to-one basis or very small groups, (maximum of 4 swimmers) at any one time. It is envisaged that the customer base will be drawn from the immediate residential catchment area. The first floor will provide an apartment dwelling for the owner/operator of the pool.

**Amount**

The proposal creates a two storey building with a ground floor area for the pool and associated facilities of approximately 187 sq m. The first floor will contain a two bedroom apartment with a 'home office' and external covered terrace area. The floor area of the apartment is approximately 146 sq m.

**Layout**

The proposed building will be detached and two storey in height. It will be rectangular in plan form and set back into the site so as to create a parking and turning area to the front of the building. To the rear of the building, enough space will be left to allow a temporary caravan to be positioned for the duration of the construction. This will act as both temporary accommodation for the owner/developer and also act as a site office for the construction period. A degree of 'on-site' security will also be possible by virtue of this arrangement. The caravan will be removed from site once the building is finished to a suitable standard to be occupied.

**Scale**

The new building will be a maximum two storey in height and will be of an appropriate scale to reflect the scale and proportion of the two existing buildings either side of the site.

**Landscaping**

There will be nominal landscaping possibilities in the form of planted verges etc, but due to the scale of the building and the relatively narrow site width, there will be little opportunity for tree planting. It may be possible once the caravan is removed, to introduce a more generous planted area to the rear of the building and this will be carefully considered at the appropriate time.

**Appearance**

The external appearance will be a carefully chosen facing brick. The roof will be concrete tiles with photo-voltaic tiles on the south facing roof slopes. Windows and door materials are yet to be determined but will be either of pvcu or coloured aluminium, the whole harmonising with surrounding properties.

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**Access**

The existing vehicular and pedestrian access to the site direct from Laxton Road, will be upgraded and improved and incorporate a new dropped kerb crossing and a low level boundary wall with entrance gates. Off-street parking will be available and six spaces will be provided, one of which will be disabled. The footway and forecourt area will be surfaced and sealed and will have no excessive gradients. Access into the building will be designed to be compliant with the DDA regulations.