DMA

Design Management Limited

Design & Access Statement



Application:	Change of use from A2 Financial Services (Bank) to A4 Drinking Establishment including roof lounge and terrace
Property Address :	(Former Natwest Building), 2 Market Street, Penistone, S36 6NA
District:	Barnsley
Parish:	Penistone

1. **Introduction**

The design and access statement has been prepared to accompany the planning application for change of use from A2 Bank to A4 Drinking Establishment including new roof terrace and roof lounge extension.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The purpose of the application is the change of the use class of the building to provide a drinking establishment in lieu of the current redundant bank.

The site consists of a vacant bank building which closed in 2018. The style and make up of this building limits its use to either offices or drinking / restaurant use.

This statement should be read in conjunction with the application form, accompanied plans and Noise Management Plan.

2. Assessment - Site Location

This site is located off Market Street, in Penistone town centre.

The building is uniquely built for purpose, as a bank to serve the community at large. As times have changed most people use online facilities and therefore the bank closed. The strong features & the stone cladding with small windows are not suited for a retail development and therefore the proposal to convert these premises into a drinking establishment is suited and would allow the building to carry on serving the community.

3. Movement & Circulation

The movement and circulation will not increase due to the development as the previous use of the site is a town centre location.

On street parking facility is available as well as a large car park nearby at Tesco's, although due to the nature of the change of use the applicant would not encourage driving if the customers were to partake in drinking.

As a town centre development good transport links are available.

4. Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant.

The proposal makes appropriate use of the area allocated for the proposal.

Subject to approval the development will commence immediately.

Relevant Planning Policies

The Core Strategy policy CSP8 identifies the Principal Towns such as Penistone as a priority for development and the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. Development in Penistone will be restricted to that which will facilitate Penistone's renaissance as a market town.

CSP31 identifies Penistone as a District Centre with an important role serving localised catchments and meeting more local needs and will direct new retail and town centre uses here. CSP20 seeks to promote tourism and encourage the growth and development of cultural provision and tourist related development in rural areas such as Penistone will be protected and encouraged to support and diversify the local economy. CSP21 encourages a viable rural economy and sustainable diversification.

CSP 20 Promoting tourism and encouraging cultural provision by encouraging the growth of the tourism business sector within existing centres where possible. Tourist development in rural areas will be protected and encouraged to support and diversify the local economy.

CSP 30 The Historic Environment. By maintaining the character and appearance of the building within close proximity of important listed buildings.

5. Design Proposal

The following points have been considered:

a. The site comprises of a part of the overall building which is suitable to accommodate the proposal
b. The setting and character of the site is to remain as existing apart from the addition of the proposal
c. Parking provision and requirements are as mentioned and unaffected by the proposal
d. The internal alterations have been minimised to reflect the nature of the change of use and the affect on the building
e. The roof terrace is set back away for the the main thoroughfare and is screened at the parapet level. The lounge will have a flat roof in keeping with the original building and also red=uce the impact on the street scene.

6. Appearance

The general form and layout of the proposals has already been described and is as indicated on the application plans.

7. Access

Pedestrian and vehicle access to the site is unaffected by the proposals.



8. Neighbourhood Consultation

To our knowledge the applicant has not been in contact with his immediate neighbours as they would be unaffected by the proposals.

9. Flood Risk

The risk of flooding from rivers, reservoirs and the sea are of course none existent on this site. The risk of flooding from surface water can be seen from the extract adjacent and therefore not applicable.

10. Summary

The approach taken for this application has been practical based upon the assessments and taken into account the issues raised through consultation and related guidance.

The existing character and appearance of the property accompanied by the surroundings has been taken into account therefore on the basis of the information provided - a grant of planning approval is justified.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the local planning authority and listed building officers.