

DESIGN AND ACCESS STATEMENT
REF 44/48/DAS01
FEBRUARY 2014

PROPOSED CONVERSION OF DOUBLE SHOP INTO TWO SINGLE UNITS
254C AND 254D, BARNSELY ROAD, CUDWORTH, S72 8SS

1.0 Introduction

- 1.1 This Planning design and access statement has been prepared by Nuttall Yarwood & Partners Limited in support of the full planning application for the proposed conversion of two single units 254C and 254D Barnsley Road, Cudworth, Barnsley, S72 8SS.
- 1.2 This statement has been divided into a number of sections starting with a site description and brief overview of the surrounding area.
- 1.3 A description of the proposed scheme will then be presented within the design and access section of this statement.

2.0 Site History and Description

- 2.1 See Location Plan ref 44/48/LOC 01. (Appendix A).
- 2.2 Prior to 1978 units 254C and 254D were two separate premises. 254C was a hair salon and 254D was occupied by Midland Bank. After 1978 the two premises were combined into one and occupied by a bank.
- 2.3 The existing building faces Barnsley Road and lies between a hair salon and a discount store. There are many other small businesses and shops along Barnsley Road.
- 2.4 Access to the rear of the building is via a driveway off Carlton Street. The premises has a small car parking area that will remain unchanged.

3.0 Design Statement

- 3.1 Our client would like to convert the existing single unit into two units.
- 3.2 Our client has provided Nuttall Yarwood & Partners with a floor plan of the building as it was before the two units were combined into one in 1978 (see Appendix B).

- 3.3 The proposal drawing ref 44/48/03A shows how our client would like to convert the premises giving both units their own front entrance door and rear escape doors.
- 3.4 The proposal will comply with building regulations.
- 3.5 The proposed development is not detrimental to the existing buildings or surrounding premises.

Scale of the Development

- 3.6 The scale of the development is thought to be appropriate for the site and surrounding area.

Provision of Landscaping

- 3.7 None.

4.0 ACCESS STATEMENT

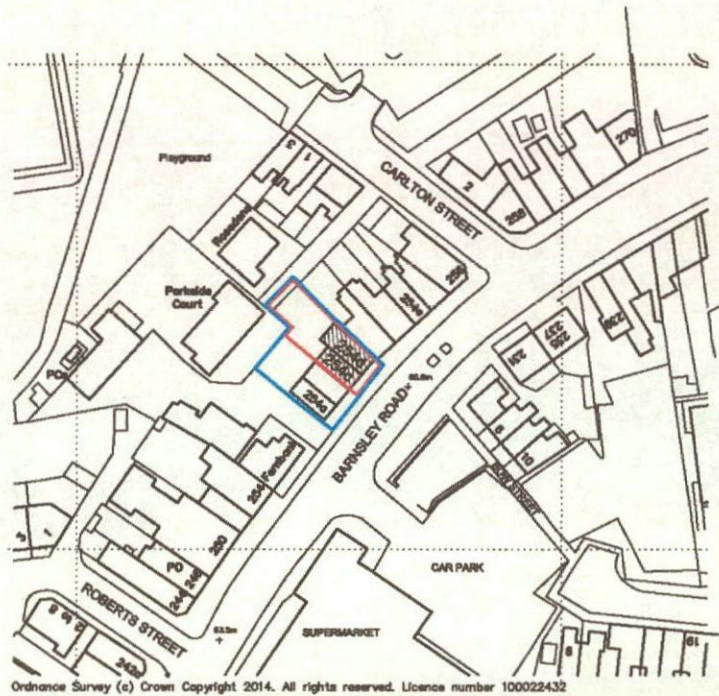
Accessibility of the Site

- 4.1 This statement will briefly outline the approach that has been used in relation to access.
- 4.2 Unit 254C and 254D will be accessed from Barnsley Road.
- 4.3 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).
- 4.4 Existing parking arrangements on site will remain unaltered by the development.

5.0 CONCLUSION

It is our opinion that the proposal is in accordance with Barnsley M.B.C's Planning Policies therefore the Local Authority should support this application.

APPENDIX A – SITE LOCATION PLAN (NOT TO SCALE)



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1:1250 METRES 0 10 20 30 40 50

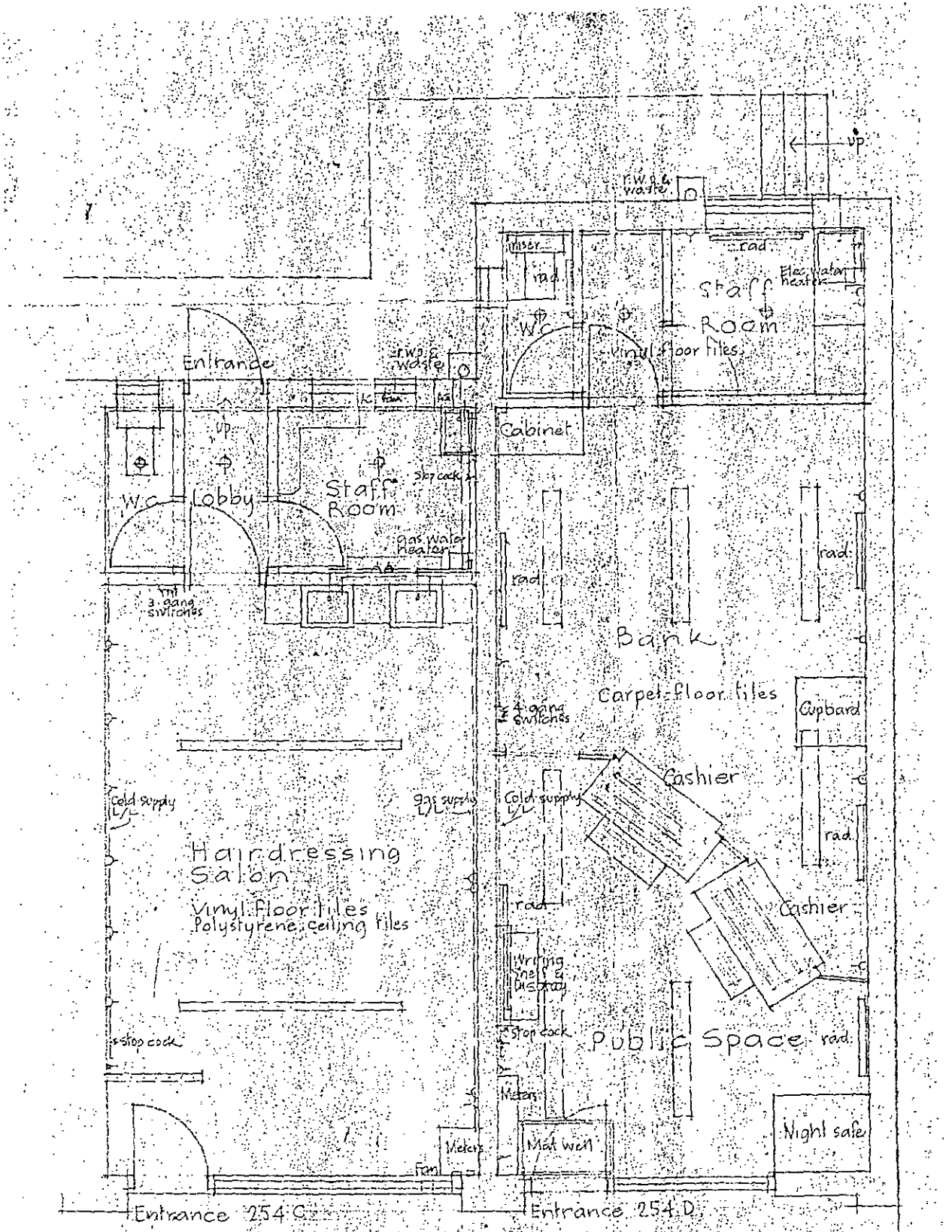


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Project: 254C AND 254D BARNLEY ROAD CUDWORTH BARNLEY		Client:	
Drawing Title: LOCATION PLAN		Date: JANUARY 2014	Scale: 1:1250 @ A4
		Ref: 44-48	Dwg. No. / Rev. LOC 01

APPENDIX B - BUILDING FLOOR PLAN PRIOR TO 1978
(NOT TO SCALE)



Plan as Existing