

Design & Access Statement

Proposed Re-development of 47-49 Park Road, Worsbrough, Barnsley, S70 5AA

25th June 2013

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1. Scheme Information

Scheme Name: Proposed Re-development of 47-49 Park Road, Worsbrough, Barnsley, S70 5AA.

Applicant: Mr M King

Date: 25th June 2013

Local Area: South Yorkshire

Proposed Use: A1 / A2 / A3 – Retail
C3 - Dwelling houses

Size of Site (approx): 0.02 Hectares

Anticipated Scale of building (approx): 435.65 m2

Project Funding: The building will not be funded by any organisations outside private lending circles.

Designations of Site and Surrounding Area:

The existing buildings are not listed or within a Conservation Area. The site falls within a designated Mixed Use Area as identified on Barnsley Metropolitan Borough Councils Unitary Development Plan.

Master Plan Title:

The Barnsley Metropolitan Borough Council Unitary Development Plan and the Regional Spatial Strategy for Yorkshire and Humber.

2. Introduction

- 2.1 This Planning, Design and Access Statement has been prepared on behalf of Mr M King in support of the full planning application for the re-development of 2 no. Retail units with 5 no. residential apartments over on the site of 47-49 Park Road, Worsbrough, Barnsley. The site fronts onto Park Road and links with Ashover Close to the rear.
- 2.2 The site is located within a designated mixed use area. It lies close to the City Centre of Barnsley and is served by many local services and facilities. It is sited on the A61 primary route into the City Centre and the M1 is situated approximately 10-15 minutes drive away from the site.
- 2.3 The proposals are for development of the existing curtilage as identified in Figure 1 below.

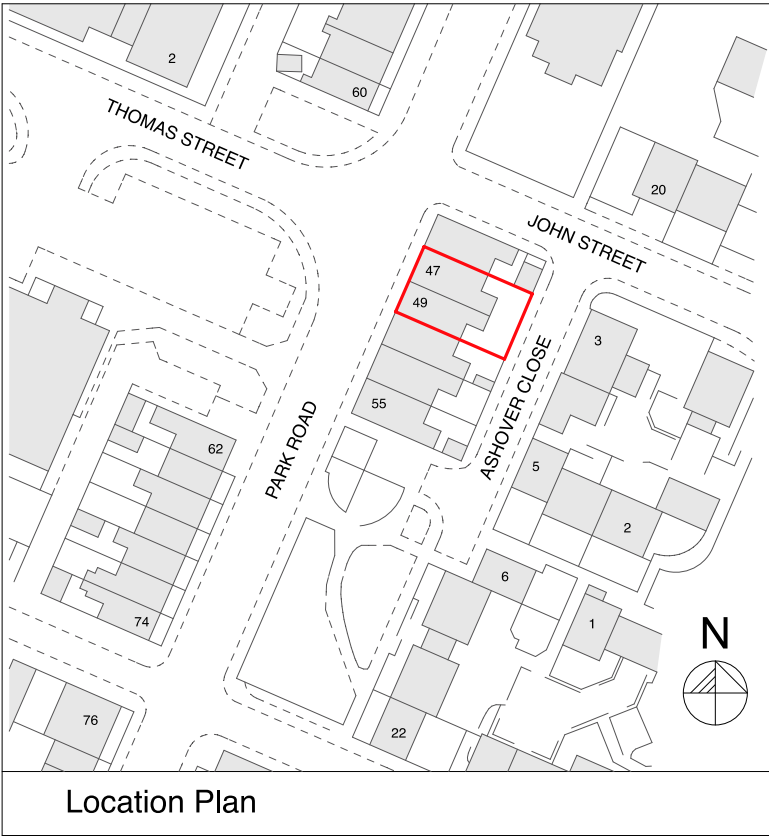


Figure 1 – OS Location Plan

3. Site Context

- 3.1 The site currently comprises 2 no. vacant retail units with 4 no. vacant residential apartments over. The site is located within a designated Mixed Use area.
- 3.2 The site falls approximately 0.3 metres from North to South along its frontage with Park Road. Ashover Close to the rear / east boundary is approximately 1.5 metres below the level of Park Road. A topographic survey can be undertaken if required.
- 3.3 No. 45 Park Road, an end-terrace 3-storey property (the upper floor being within the roof space), currently occupies the land to the North of the proposed development site. This is constructed from brickwork with stone cills, upvc windows and doors and a slate covered pitched roof with dormer windows and velux rooflights to both the front and rear elevations.
- 3.4 No. 51 Park Road, a mid-terrace 3-storey property (the upper floor being within the roof space), currently occupies the land to the South of the proposed development site. This is constructed from brickwork with stone cills, upvc windows and doors and a slate covered pitched roof with dormer windows and velux rooflights to both the front and rear elevations.
- 3.5 Pedestrian access to the application site is proposed to be taken off both Park Road, which runs along the west boundary of the site and Ashover Close, which runs along the east boundary of the site.
- 3.6 No on-site parking provision is proposed.
- 3.7 The following series of photographs illustrates the site and the immediate locality.



Figure 2 – View of Park Road / West elevation



Figure 3 – View of rear elevation no. 47



Figure 4 – View of rear elevation no. 49



Figure 5 – View of adjoining property to north boundary



Figure 6 – View of adjoining property to south boundary



Figure 7 – View looking south along Park Road

4. The Development Proposal

- 4.1 The applicant's development seeks to provide 2 no. Retail units fronting onto Park Road with 5 no. residential apartments to the rear / over at ground / first / second levels with shared amenity space to the rear at ground floor level.
- 4.2 The building will be retained as existing, 3 storeys – the upper storey being within the roof space. The applicants site is situated in the centre of a terrace of 6 similar properties all fronting onto Park Road.
- 4.3 The building is constructed from red brickwork with stone cills and detail brickwork bands / arched heads with a slate pitched roof over.
- 4.4 The residential properties are to be accessed from Ashover Close to the rear / east of the site. The ground floor apartment is accessed directly from the rear amenity space whilst the first / second floor apartments are accessed via the existing external communal stair.
- 4.5 The basements are to be retained as un-developed Landlord areas with access for maintenance purposes.
- 4.6 There is to be a refuse storage areas provided within the rear of the site curtilage.

4.7 The proposal has been designed to efficiently utilise the site, which is located within a sustainable urban environment.

Planning Policy Considerations

- 5.1 It is understood that the site is classed as a brown field site located within a residential area. The site is classified under the UDP as a Mixed Use area. Therefore it is presumed the policy would be in support of this application.

6. Case for the Applicant

6.1 The case for the applicant's development proposals will be outlined under the following headings.

Land Use

6.2 It is evident that the site is located within a designated mixed use area as defined in the adopted Unitary Development Plan. The site currently comprises retail premises with residential accommodation over, as the submitted proposals do not change the existing usage the development is assumed to be acceptable.

Design

6.3 This statement will identify the approach that has been used in relation to design. In particular, the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Scale of the development
- Provision of landscaping
- Appearance of the development

Amount

6.4 The proposed development is for 2 no. ground floor retail units with 5 no. separate residential apartments over – the upper storey being within the roof space. The proposed development is considered in keeping with its surroundings. The evidence put forward in this application demonstrates that the proposal would be readily integrated within the fabric of the surrounding area.

Layout

6.5 No extensions are proposed to the existing building footprint. This means that amenity space will be similar to that of the adjoining properties.

Scale

6.6 The building envelope size will be retained as existing and is therefore already integrated into the existing street scene.

Density

6.7 In terms of density, PPS3 does not set maximum densities and refers to a minimum density of 30 per hectare. The surrounding residential areas are already intensively used and in the absence of specific density standards for the area, it is considered that the increased density is fully compliant with PPS3.

Landscaping

- 6.8 Currently the site is devoid of any maintained landscaping. The application proposal will provide an opportunity to introduce landscaping to the rear of the proposed building, which will both soften the overall appearance of this urban site and contribute to the immediate environment through the provision of maintained landscaped areas.

Amenity Space

- 6.9 Landscaped private amenity space for future occupiers of the accommodation is provided to the rear of the site, which is of a size matching that of the adjoining properties.

Appearance of the Development

- 6.10 No extensions are proposed to the existing property. Minor alterations to door and window openings to the rear elevation will be in keeping with the buildings appearance.

Accessibility of the Site

- 6.11 The application proposal will comply with a range of building regulation requirements relating to the internal design of the building. This together with the overall design and layout of the site will ensure that the development is accessible to all users.
- 6.12 The surrounding highway network contains footpaths that are well lit, thereby encouraging use by pedestrians rather than using the car for shorter journeys.
- 6.13 The footpaths within the area run along side the highway and provide access to a wide range of services and community facilities. The footpath network surrounding the site provides a range of links to local shops and frequent public transport services.

Impact upon the Neighbour's Amenities

- 6.14 It is highly unlikely that the proposed development will have any impact upon the amenities of the existing residents in the locality and the surrounding businesses. This is due to them all being of a similar arrangement and nature.
- 6.15 The nature of the mixed retail / residential proposal is something, which is entirely compatible with the area in terms of activity generated.

7. Conclusion

- 7.1 This statement has demonstrated that the application proposal is entirely in accordance with the requirements of National and Local Planning policy objectives in terms of land use and compliance with development plan policy.
- 7.2 The proposals will not effect the ecology of the surrounding area.
- 7.3 The proposal will provide an opportunity to facilitate a retail and residential use within a sustainable urban environment.
- 7.4 The nature of the use will not prejudice the operations of adjoining business activities.
- 7.5 The proposals will generate further jobs and investment in the area and throughout South Yorkshire.