DESIGN ACCESS STATEMENT.

CLIENT;
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DELTA CONSTRUCTION SERVICES.
LOW FARM STABLES.
CAMELA LANE, CAMBLESFORTH.
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YO8 8HA.

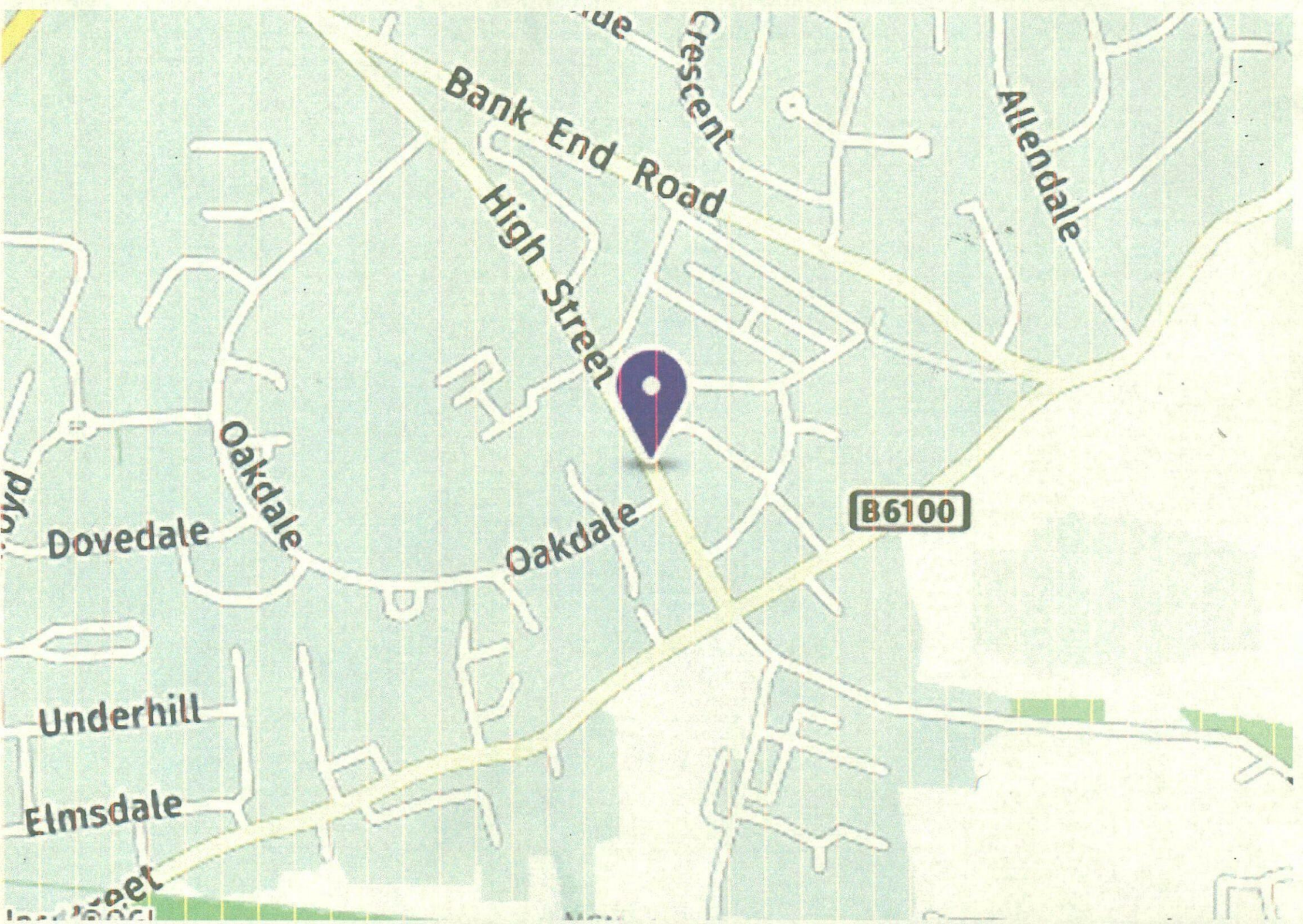
SITE LOCATION;
No 51 HIGH STREET.
WORSBROUGH DALE.
BARNSLEY.
SOUTH YORKSHIRE.
S70 4SQ.

PROJECT DESCRIPTION;
PROPOSED ALTERATIONS TO GROUND FLOOR SHOP FRONTAGE AND CREATION OF NEW ACCESS TO FIRST FLOOR RESIDENTIAL UNIT.

ASSESSMENT PRODUCED BY;

PLANMAN
BUILDING DESIGN SERVICES.
10 MILTON STREET, GOOLE, EAST RIDING OF YORKSHIRE, DN14 6EL.
TEL; 07901 792867. E-MAIL; planman50@yahoo.co.uk.

DATE OF ASSESSMENT; 26th DECEMBER 2018.


Bank End Road
Crescent
Allendale
High Street
Oakdale
Oakdale
Dovedale
B6100
Underhill
Elmsdale

THE SITE.

The site is located off High Street, within the main central retail and residential core area of Worsborough Dale, Barnsley and has an existing access from it's road frontage. The site is currently an established but redundant retail premises with residential space above.
The proposed development applies only to Ground Floor frontage and formation of new access sited within the Rear External Yard at Ground floor area. For location of the site refer to the submitted street map.
There will be minor alterations at Ground Floor level in order to provide secure access to the upper floors without the need to enter or pass through the retail premmises.
The remainder of the Ground Floor will be maintained for purposes of retail thus maintaining a visible commercial facility within the existing street scene.

PLANNING HISTORY.

A search of the planning portal indicated that the site has not previously been the subject of any listed planning applications. There is evidence of previous domestic use at First Floor level with kitchen and sanitary fittings still installed.

No work has been undertaken on site with regard to the proposal and we now apply for the proposed development as there is demand for smaller affordable residential space at this location.

ASSESSMENT OF CONTEXT.

This proposal is for a small scale residential development located within the curtailage of the existing building at No 51 High Street.
Buildings within the area are primarily of a traditional construction with red brick or stone walls and tiled roofs.
There is no real president been set due to the varied age and style of the main road frontage and the multitude of alterations that have been made to

adjacent buildings within the street scene in the past.
However there will be limited external alterations and we have taken care to limit the alterations to the frontage in order to keep the existing facade as original as possible within the street scene..
Worsborough is an outlying settlement in the hierarchy of the local development plan. The application is not within or adjacent a conservation area.

SOCIAL CONTEXT.

The proposal will allow younger families who are pushed out due to inflated house prices to stay within the town and thus add to the social diversity of the area.
A regular bus service is available and nearby is the pedestrianised town center.
Shops, Schools and Retail outlets exist within the town centre. Healthcare services including Doctors Clinic are located nearby. The town has the benefit of a well developed retail area which incorporates social venues, (coffee shops and food outlets), and Council provided Public Library and council Offices are also conveniently located.

ECONOMIC CONTEXT.

The development is not expected to have any significant impact upon the local economy, but any impact is likely to be positive.

COMMUNITY INVOLVEMENT.

We have not consulted neighbours or obtained pre-application advice from the local authority planning office for this proposal.
The separation distances between the proposed development and other existing properties will remain unaffected and there will be no issue of overlooking or loss of private or personal amenity.

EVALUATION.

The work required to be undertaken to facilitate this proposal is on a small scale but never the less will provide much needed accommodation within the within the community. Any disruption will be minimal.
Traditional materials and fixings will be used to match in colour and style to those already existing in and around the development site.

DESIGN.

The scheme is for the redevelopment of redundant space and available space is governed by the site footprint.
(See proposed site plan for details.)
The design allows for generous use of the available space and wide access will allow use of the site by all age groups and all levels of physical ability.
Constant floor levels will be maintained throughout.

SCALE.

The size of the proposed development is restricted by the available area of the site. We have however avoided potential over development of the site.
There will be no physical intrusion or over dominance over any adjacent properties.

LANDSCAPING.

None required.

ACCESS.

Access into the site is primarily from the existing frontage of the site off the public highway and for the proposed residential units the existing access from High Street and from the adjacent access lane will be utilized.

PLANNING POLICY STATEMENT.

THE PROPOSED LOCATION MAKES THIS CONFINED SITE IDEAL FOR A SMALL DEVELOPMENT OF THIS NATURE, BEING IN KEEPING WITH IT'S SURROUNDING ENVIRONMENT AND BEING ADJACENT SIMILAR BUILDINGS.

The proposal complies or otherwise does not conflict with relevant national and local or regional planning policy documents, structure plan or any adopted policy guidance notes which advocate and serve to actively encourage the reuse of existing redundant buildings or previously developed land, as a preference to new buildings and also support the undertaking of small scale development where a local identified need exists.

51 High Street, Worsbrough, Barnsley, S70 4SQ



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