

DESIGN & ACCESS STATEMENT.

RETROSPECTIVE PLANNING APPLICATION &
PROPOSED STUDIO CONVERSION TO
HABITABLE SPACE.

AT

20, HIGH STEET,
WOMBELL,
BARNSELY.
S73 0AA.

FOR

GO INVESTMENT FINANCE LTD.

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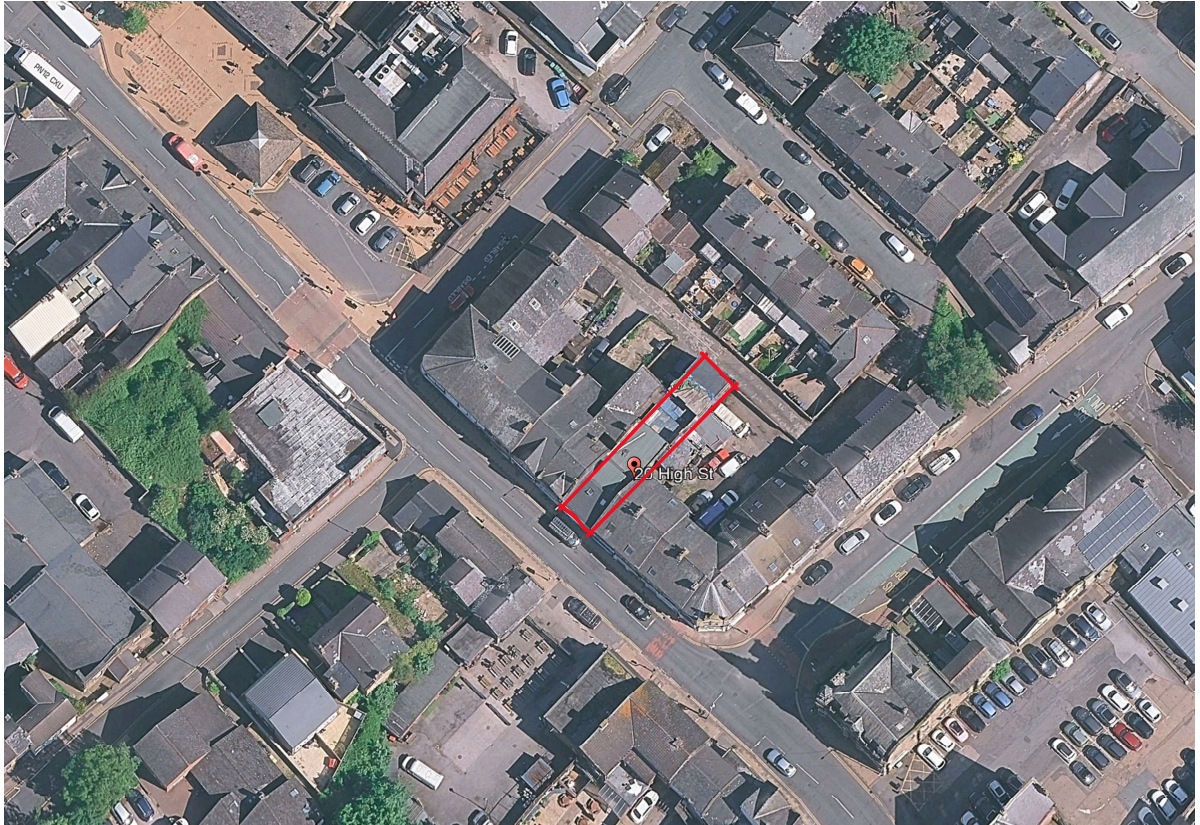
1. INTRODUCTION:

- 1.1. This D&A statement accompanies the retrospective planning application for Studios 1, 2 & 3 and the planning application for the conversion of Studio 4 to the rear at – 20, High Street, Wombwell, Barnsley. S73 0AA.
- 1.2. The site was subject to a previous application: 2011/0308 for the change of use of first floor to residential use including first floor and rear extension to create independent studio.
- 1.3. The work was carried out by the previous property owner, which was divided into three separate studios and partly converting the rear of the property into a fourth studio.
- 1.4. The application is being submitted electronically through the Planning Portal with the appropriate fees for a retrospective application for Full Planning Application and to complete the conversion of Studio 4.
- 1.5. The documents submitted are:
 - a. The planning application.
 - b. The appropriate ownership certificate.
 - c. The Agriculture Certificate.
 - d. The Design & Access statement.
 - e. The Species Enhancement statement.
 - f. The following accompanying drawings:
 - a Site location plan (05) PL-AR01 – scale 1250
 - b Existing 3D-Views (10) PL-AR01 – scale 200
 - c Existing floor plans (20) PL-AR01 – scale 100
 - d Existing elevations & section (21) PL-AR01 – scale 100
 - e Proposed 3D-Views (10) PL-AR02 – scale 200
 - f Proposed floor plans (20) PL02 – scale 100
 - g Proposed elevations & section (21) PL02 – scale 100

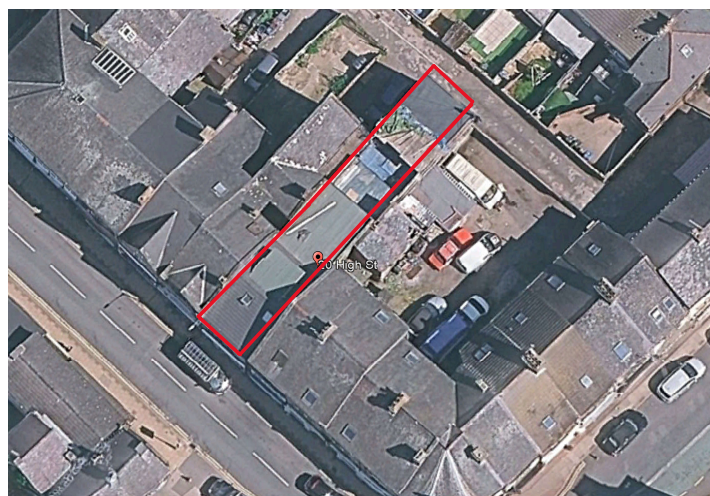
2. CONTEXT:

- 2.1 The building is located in a prominent position on the High Street, Wombwell in the middle of the main shopping area. It is surrounded by retail units at the front and both sides with residential housing across a service road at the rear.
- 2.2. High Street News is predominantly a Newsagents which also sells greeting card and cigarettes and which is open seven days per week providing for the needs of locals and passing trade.

- 2.3. The site comprises an area of 165m² and is wholly occupied by the shop building. There is a delivery/vehicular entrance to the rear of the building directly from a service road which provides access to the High Street via Marsh Street.



- 2.4. An examination of the Environmental Agency's Flood Map of the area indicates no flood risk to the site.
- 2.5. The existing building is not registered as a Listed Building nor is it located in a Conservation Area.



3. USE:

- 3.1. The FOUR studios created shall be for the sole purpose of residential use rented in the private sector.
- 3.2. The proposed studios don't overlook any of the adjoining properties, but some overshadowing would occur over adjacent private parking areas.

4. SCALE & MASSING:

- 4.1. The conversion and the renovated space are within the footprint of the existing property boundary lines.
- 4.2. The building has a typical modern shop front that will not be changed. The roof covering has been replaced with concrete tiles with the roof dormer cheeks covered in natural slates with lead flashings. There are significant architectural features in respect of dressed stone walls at first floor front with stone heads and sills in-set by uPVC double-glazing white windows.
- 4.3. The conversion is set partially on the first level and is in keeping with the other buildings on the street. The materials and methods of construction will match those existing so that the physical appearance will be such that the new will integrate into the old without discord.



5. **LAYOUT:**

- 5.1. The rear brick double storey block has been converted into Studios 2 & 3 and will overlook the rear yard of the building. The proposed extensions will have traditional construction. There will be covered accommodation for the waste bins for the proposed new studios and the existing business.
- 5.2. The converted Studios: 1, 2 & 3 have been provided with all the Fire & Safety precautions required for such accommodation; and Studio 4 shall also be compliant.
- 5.3. Once planning permission has been obtained a full Building Regulation shall be applied to make sure that all Fire & Safety has been complied with and is adhered to.

6. **LANDSCAPING:**

- 6.1 There are no changes to the external spaces of the building.
- 6.2 All vehicular and pedestrian access shall be unaffected and not changed.

7. **APPEARANCE:**

- 7.1 The frontage of the building has been maintained as the same traditional stonework.
- 7.2 The rear elevations have been constructed with the same brickwork as previously built.

8. **PEDESTRIAN & CYCLE ACCESS:**

- 8.1 Neither pedestrian nor cycle access are affected by the conversion.

9. **CONCLUSION:**

- 9.1 The converted Studios 1 to 3 have been constructed with full sympathy to the building adjoining the property.
- 9.2 Overlooking onto the next-door properties on either side have been observed and removed.
- 9.3 The building conversion shall provide much needed accommodation for individuals within an urban setting.

Sherif Sharaf

Architect

BArch DiplArch ARB RIBA

SLS Architects.