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Prepared May 2016

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Design & Access Statement

For Site at Lindhurst Road, Athersley North, Barnsley, S71 3DQ

Prepared By Paul Higgins

For Coalfields Regeneration Trust

Ref: 16/003

Contents

		Page
1	Scheme Information	1
2	Introduction	2
3	Site Context	3
4	The Development Proposal	6
5	Planning Policy Considerations	7
6	Case For Applicant	
	Land Use	8
	Design	8
	Amount	8
	Layout	8
	Scale	8
	Landscaping	8
	Apperance of the Developement	9
	Accessibility of the Site	9
	Impact upon neighbours Amenities	9
7	Conclusions	10

Approved By: ..... Paul Higgins

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1. Scheme Information

Scheme Name: For change of use to former Community Centre, Lindhurst Road, Athersley North, Barnsley, S71 3DQ

Applicant: Coalfields Regeneration Trust

Client: Coalfields Regeneration Trust

Date: 24th May 2016

Local Area: South Yorkshire

Proposed Use: A1 Retail

Size of Site (approx.): 1,730.00m^2

Anticipated Scale of building (approx.): 344.40m^2 (as existing)

Project funding: The project will not be funded by any organisations outside private lending circles.

Designations of Site and Surrounding Area:

The building is not listed or located in a conservation area.

Master Plan Title:

The Barnsley Unitary Development Plan (adopted December 2000) and the Regional Spatial Strategy for Yorkshire and Humber.

2. Introduction

2.1 This Planning, Design and Access Statement has been prepared by SLA Design on behalf of Coalfields Regeneration Trust in support of the full planning application for the change of use to the former Community Centre, Lindhurst Road, Athersley North, Barnsley, S71 3DQ.

2.2 The site is located adjacent an Urban Green Space set within a designated Housing Area and is served by local services and facilities. The A61, a primary route into the City Centre / link to the motorway network is situated approximately 500 metres south of the site.

2.3 The proposal is for the change of use of the former vacant Community Centre from D2 Community Facility to A1 Retail, as identified in Figure 1 below.

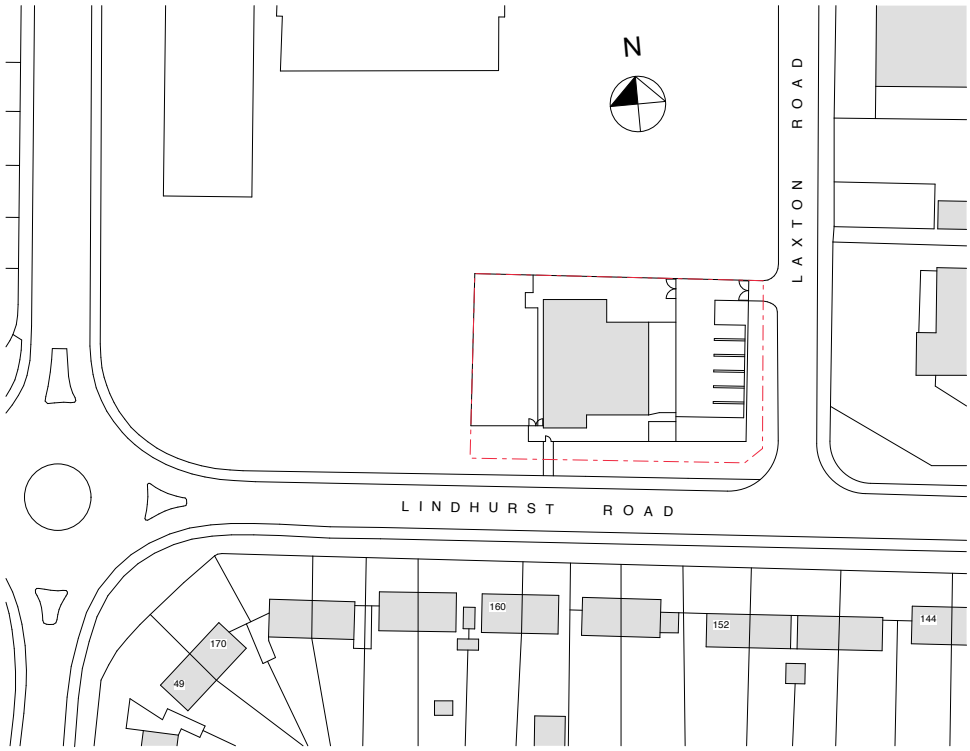


Figure 1 – OS Location Plan

3. Site Context

3.1 The site is located approximately 2.5 miles to the north of the City Centre and is situated within a designated Housing Area at the junction of Lindhurst Road / Laxton Road.

3.2 The site currently comprises a stand alone single storey building fronting onto Lindhurst Road. The building is single storey high and is constructed from red brickwork with Upvc windows and a felt covered flat roof over.

3.3 The site albeit relatively flat is nominally elevated from Lindhurst Road which runs along the front / south boundary of the site.

3.4 The site is not located in a flood plain.

3.5 Pedestrian access to the application site is to be retained as existing off Lindhurst Road to the front / south of the site. Vehicle access is retained as existing off Laxton Road to the side / east of the site.

3.6 A series of photographs illustrates the site and the immediate locality.



Figure 2 – View of Front / Lindhurst Road Elevation



Figure 3 – View of Side / West Elevation



Figure 4 – View of Rear / North Elevation



Figure 5 – View of East Elevation fronting Car Park



Figure 6 – View of Car parking looking north

4. The Development Proposal

4.1 The applicant's development seeks to change the use of the existing vacant D2 Community Facility to A1 Retail.

4.2 There is no new floor space proposed to the existing building.

4.3 The existing building is to be retained with the only external alterations being the removal of the projecting bay window to the east elevation and building up of several door / window openings to the north elevation.

4.4 Internal alterations will comprise fitting out works to form the new Community Shop / Community Café and Trainings Rooms.

4.5 A refuse / recycle storage area is to be provided within the rear service area.

5. Planning Policy Considerations

5.1 It is understood that this site is classed as a brown field site located within a designated Housing Area as classified under the UDP – Proposals Map Barnsley Urban Community Area. It is therefore 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 clearly evident that the application site is currently designated as a Community Facility situated within a Housing area as defined in the adopted Unitary Development Plan. The proposals are for the change of use of the vacant Community facility to encompass A1 Retail use.

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 the landscaping
- Appearance of the development

Amount

6.5 The applicant's development seeks to refurbish the existing building, no new floor space will be constructed.

Layout

6.6 The internal layout will be subject to internal shop fitting works to provide suitable provisions / equipment for the proposed change of use.

Scale

6.7 The scale will remain unaltered.

Landscaping

6.8 Currently the site has a degree of maintained landscaping to the front and side of the site, no further / additional landscaping is proposed.

Appearance of the Development

6.9 The front elevation of the existing building is to be retained unaltered apart from the introduction of a new automatic sliding entrance door and side screen set within the existing opening.

6.10 New security bars / shutters are to be provided to the existing windows to the east and west elevations.

6.11 The existing projecting bay window to the east elevation is to be removed and replaced by a new window and external security shutter set within the existing structural opening.

Accessibility of the Site

6.12 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 building will ensure that the development is accessible to all users, as far as is possible.

6.13 The surrounding highway network contains footpaths that are relatively level and well lit, thereby encouraging use by pedestrians rather than use of the car for shorter journeys.

6.14 The footpaths within the area run along side the highway and provide access to a range of existing services and community facilities. The footpath network surrounding the site provides a range of links to local shops and frequent public transport services.

6.15 Existing car parking facilities are located to the side of the site and accessed from Laxton Road along the eastern boundary.

Impact upon the Neighbours' Amenities

6.12 Due to the isolated location of the building and proposed use 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.

7. Conclusion

7.1 This statement has demonstrated that the application proposal is entirely in accordance with the requirement 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 or harm the ecology of the surrounding area as no new floor area or external hard standing is proposed.

7.3 The nature of the use will not prejudice the operations of adjoining businesses as none are established within the immediate vicinity of the property.