



# THE FORMER HOPE INN, CUNDY CROSS, BARNLSLEY

DESIGN AND ACCESS STATEMENT (AS  
INCLUDED IN PLANNING STATEMENT)

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## Design and Access

- 1.1 This section of the Statement sets out the relevant design and access characteristics of the proposed car showroom use. It has been prepared in accordance with the CABE guidance 'Design and Access Statements: How to Write, Read and Use Them'. This section provides a summary of the proposed development as usually considered within Design and Access Statements. These areas are covered in turn below. As the application is in outline with all matters reserved, a number of the matters considered below will be assessed in further detail through the subsequent applications for the approval of reserved matters.

### USE

- 1.2 The proposed development will accommodate a retail wardrobe showroom and associated workshop (sui-generis) on what is a relatively standalone plot in Cundy Cross, Barnsley. It will be used for the display wardrobe products. The proposals incorporate the re-use of existing car parking and loading facilities external to the building. The proposals also incorporate the change of use of the first floor area to a residential flat.

### AMOUNT

- 1.3 The proposed building including the workshop extension, extends to 365 sq. m (3,928 sq. ft.) across ground and first floors and the site accommodates 6 car parking spaces. The site area extends to 0.447 acres.
- 1.4 The showroom/ workshop area equates to 255 sq m.
- 1.5 The residential unit equates to 110 sq m.

### LAYOUT AND SCALE

- 1.6 The plans and elevations show the scale of the proposals and seek to retain the scale and arrangement which can be seen from the A622 Rotherham Road. Access to the site will be provided from the footpath crossovers on Rotherham Road.
- 1.7 The proposed extension is single storey only, reducing the visual impact to the residents on Robert Avenue and Jacques Place.

### LANDSCAPING

- 1.8 The Landscaping and Trees to the North, East and West of the Building, car park and loading will be retained and maintained.

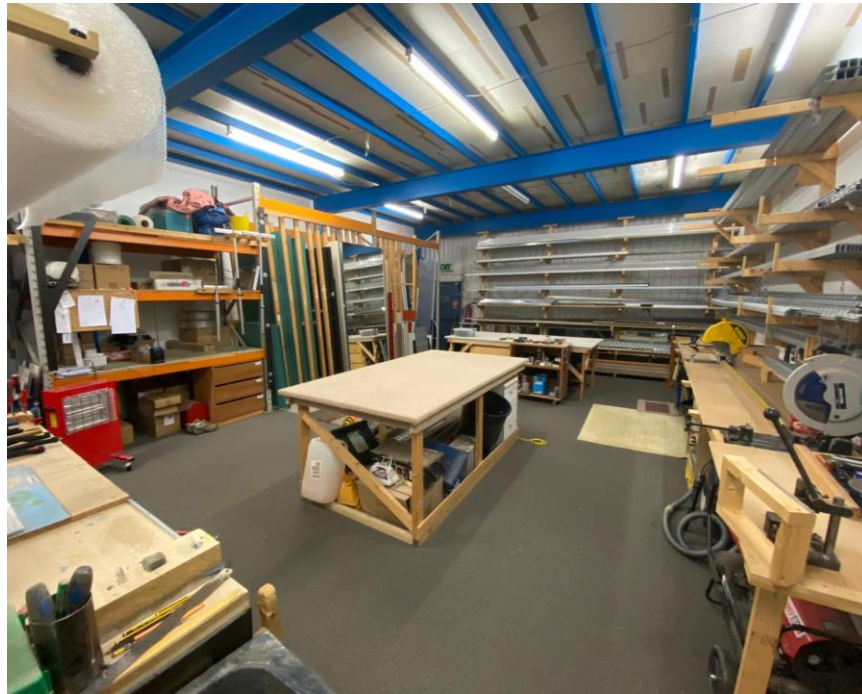
## APPEARANCE

- 1.9 The elevational proposals seek to retain as much of the historic features of the building as possible. All elevations will be cleaned, repaired and windows will be replaced throughout. Due to poorly applied paintwork to the front elevation, the proposal is to apply white render.
- 1.10 The Applicant intends to apply signage in the same locations as existing. The approval for these will be sought under a separate advertisement consent application.
- 1.11 The rear extension will be constructed in materials to closely match the existing building, namely: -
- Weathered red brick
  - Marley modern roof tiles
- 1.12 The internal appearance of the showroom will be of high quality, of a similar standard to the images shown below: -





1.13 The workshop to the rear will be of a modern standard similar to that shown on the image below: -



1.14 The residential flat at first floor will receive a full refurbishment including new fixtures and fittings throughout, all to a good standard.

### VEHICULAR AND TRANSPORT LINKS

1.15 The site itself will be served directly off the A633 Rotherham Road as per the existing arrangements.

1.16 There are local bus routes in close proximity with stops on the A633 Rotherham Road.

### **INCLUSIVE ACCESS**

1.17 It is the intention for the development to be fully accessible and promote access for all as strongly as possible.

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