

DESIGN & ACCESS STATEMENT

Relating to Proposed Alterations to Building to form Hot Food Take-Away, At 8, High Street, Royston, Barnsley.

Applicant: Mr A Platt.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip. URP. of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development, together with the means of access to serve the premises. The statement looks at the proposed alterations to the building and its relationship with the adjacent buildings and the character of the wider area. In particular the design of the proposed new shop front has been largely determined by the spatial requirements of the applicant and the need to provide a separate access door to serve the first floor of the premises. The statement also highlights the particular characteristics of the existing access arrangements and their relationship to the proposed development.
- 1.3 The proposed development involves alterations to the front elevation of the building to form a new shop front, with separate doorways to serve the different uses at ground floor and first floor levels. This development also involves alterations to the openings in the two-storey projection to the rear of the main body of these premises. The alterations will be carried out using materials that match those on the existing building.

2. Design of The Proposed Development.

- 2.1 The site of the proposed development is level with the main road on High Street, with a slight slope down to the yard at the rear of the building. The application site has been used recently as a retail sales shop with ancillary storage and office areas. The site is located within a commercial area, with a number of residential properties in close proximity along New Street.
- 2.2 The applicant requires separate office space at first floor level to the ground floor use and that requires the introduction of separate access doors to serve the different uses at ground and first floor levels. This has led to the separation of the doors and the introduction of a slightly smaller shop window. However, these alterations have been approved previously when planning permission was granted in 2004 for the same development as we are applying for now. The granting of planning permission previously is a material consideration in the consideration of this application and there has been no material change in circumstances since the last application was granted.
- 2.3 It is considered that the simple design of the new shop front, together with the use of PVC window and door frames to match those on the neighbouring premises represent the best form of development for this site. The proposed alterations will obviously be visible from outside the site, but because of the materials and design now drawn up they will not look intrusive or represent an alien feature on this part of High Street. The external facing materials for the proposed works will match the existing building in all respects, as viewed from both the main road and the rear yard area.

3. Access Considerations.

- 3.1 In terms of the access that will serve the proposed development there is currently one existing pedestrian access and egress door from and to High Street, as shown on the attached plans. The site currently operates without having a detrimental impact on highway or pedestrian safety. The existing access facilities to this building work very effectively and it is considered that the proposed alterations to the access and the internal manoeuvring arrangements are acceptable and they do not affect the interests of highway safety.
- 3.2 It is considered that moving the access door into these premises will not have any material detriment on the amenities of the neighbouring land uses or the interests of highway or pedestrian safety. As this proposal is exactly the same as when the previous planning application and appeal were determined it is considered that there should be no objections to the proposed development from a highway safety viewpoint. This view is given further weight because the previous planning application was not even originally refused by the Council because the development would have any impact on the access arrangements or to protect highway safety.