

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PLANNING APPLICATION FOR 'CHANGE OF USE' TO
A1, A3 and A5 USE, ON THE SITE OF THE 'OLD SCHOOL HOUSE'
SPARK LANE
MAPPLEWELL, BARNSELEY

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is zoned 'Principal Shopping / Commercial Centre' as set out in the Darton section of the Barnsley UDP. and relates to Policy DT 14. The site has a frontage to Spark Lane and is surrounded on its 3 other sides by established development with a commercial emphasis to the north west, north east and south east. The site is in a prominent location and within walking distance of the centre of Mapplewell.

Site

The building has been vacant for some time and has most recently been used as offices and storage as part of the original Denby Dale shirt factory whose principal building is located immediately across the road. The factory has now closed and we believe there is a proposal to re-develop the main building although this is not within our client's ownership.

A car park exists within the curtilage of the application site.

The proposal will be to refurbish the existing building.

The building is not listed and the site is not within a conservation area.

Social

The proposed change of use will ultimately add to the choice of shopping / commercial outlets within the village providing a wider choice of facilities for local residents. In addition this currently run down and untidy site be re-vitalised creating an opportunity to improve the appearance of the locality.

There will inevitably be an impact on local services but these will not be of a significant nature.

Economic

During the re-development phase there will be an opportunity to create jobs for construction workers but these will be of a temporary nature. In the longer term, the business operating from the premises will help ensure the commercial centre of Mapplewell is strengthened and remains buoyant.

Planning Policies

Current planning policies which will be relevant to this proposal are listed below

S1, S2, S6, S7 and DT14

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INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of this project and the fact that the application is for a change of use and as yet, an 'end user' has still to be identified. Consultations with community members have not taken place.

DESIGN

Use

The site is currently vacant and contains an existing building which will be refurbished.

Amount

It is envisaged that the proposal will either create a single unit and occupier or alternatively may be sub-divided into two or more units.

Layout

As this application is for a change of use with as yet no identified end user, it is not possible to provide floor layouts as proposed for the development. The site will retain the original building which will have a small 'off-shot' area demolished.

There will be a dedicated 'off street' parking and service area with vehicular access onto Spark Lane in compliance with highway standards.

Scale

The scale of the building and it's relationship with adjoining development will remain unchanged. Ultimately, any variations to the external appearance of the building will be dealt with as part of any future 'reserved matters' application.

Landscaping

Although no landscaping exists on the site at present, it is proposed to introduce some minor soft landscape details around the building and associated car park areas.

Appearance

The final external appearance is yet to be determined and is left as 'Reserved Matters' on this application.

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Access

The existing vehicular access to the site is from Spark Lane and this will be maintained and upgraded as necessary to comply with any adjustments requested by the highway authority.

Car parking areas will be surfaced and sealed, with no excessive gradients, suitable for use by disabled persons. Access into the building itself will be DDA compliant.