DESIGN AND ACCESS STATEMENT IN RESPECT OF PROPOSED ALTERATIONS AND EXTENSIONS TO FORMER GARAGE PREMISES, TO CREATE OFFICES, STORES, WORKSHOP AND SHOP UNIT FOR, A COOLE ELECTRICAL LTD. FORMER QUARRY GARAGE, STATION ROAD, ROYSTON, BARNSLEY.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within the 'commercial' centre of Royston and most of the surrounding properties are commercial premises of varying types, typical of a type for a village the size of Royston.
There is actually a dwelling located immediately to the northwest of the site located on higher ground.
The site has no special designation, is not within a conservation area and has no trees/landscape features.

Site

The site currently has a group of buildings (Quarry garage) consisting of a mix of two storey and single storey structures, which have over the years, developed on an ad-hoc basis and as such the overall building group is looking somewhat tired and ready for at least a comprehensive 'facelift'. Other than a first floor flat within part of the existing building group, all the buildings are devoted to the garage workshops.
In addition to the garage premises, there is also an adjacent detached two storey cottage located across the yard, with the gable facing Station Road. This building although currently residential, is the subject of a separate application for a 'change of use' to form further office accommodation or indeed a shop unit, (hair dressing salon for example).
This existing dwelling has little or no private garden area and is somewhat isolated within it's immediate commercial neighbours and so a change of use to commercial premises, in many ways is a sensible proposal.

There is also a 'right of way' across the yard to serve an adjoining owners garage repair workshop which is positioned to the rear of the subject site.
Access to the site is directly off Station Road, a busy road just a few metres away from the main cross roads junction in the centre of Royston. Station Road rises up as it passes the site frontage. is directly off Westfield.
Topographically, the footprint of the existing buildings are generally located on level ground, although the yard area does fall away to the road frontage.
To the rear of the building, a former quarry face extends virtually up to the two main rear walls of the premises and access to the immediate area behind the building is restricted and so it is difficult to fully assess the condition of the existing structure in this area.
To the north of the site, immediately adjacent but at a higher level, is a further car sales lot.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it.
However, the proposed use of the building as an electrical contractors premises will have far less impact on the environment and the abandonment of the workshop / garage use, can only be seen as an improvement.
An opportunity also exists to improve the appearance of the local 'street scene' by virtue of the applicant's proposals.

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Economic

Possible future employment opportunities will exist due to a 'healthy thriving business' relocating to this site. Also in the short term, there will be potential for certain local businesses to be supported by this project in the e.g. local builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.
An opportunity to obtain 'Pre-Application Advice' was taken and the response from the planning authority confirmed that the proposed use was considered appropriate and indeed certain elements were deemed to be within the same planning use class as currently exists.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with.
It is considered that the proposal is particularly appropriate in that it is a suitable commercial use of redundant buildings.

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DESIGN

Use

The proposal is to extend and refurbish the existing garage premises to create offices, workshops, storage and a shop unit for the sale of electrical products. The entire premises when refurbished will be occupied by the electrical contractors and will be their new headquarters. The occupants are relocating from existing rented premises which have been 'outgrown'. Parking will be available on site within the existing yard area to the front of the building.

Amount

The proposal creates premises with a total floor area of approximately 373 sq m.
This includes extensions to the original building of approximately 122 sq m of floor space.
The new premises will provide the following uses with approximate floor areas as indicated.

Offices : 223 sq m
Storage and workshop : 120 sq m
Shop unit : 30 sq m.

Layout

The footprint of the existing building group is to remain, but there will be a new two storey extension to infill an existing 'set back' to the building frontage. This extension will form a shop unit at ground floor with offices above. A further extension the right hand side of the frontage will add a further floor onto what is currently a single storey building.
The existing sloping roof to the flat is to be removed and the entire group of buildings are to be comprehensively re-modelled with elevations re-designed to create a consistent architectural commercial aesthetic presenting an improved main elevation to Station Road.
The completed building will be two storey in height with a 'flat' sheeted roof located behind a short up-stand parapet wall.

Scale

The overall scale of the refurbished and extended building will not be greatly different to what currently exists and therefore the proposal is considered appropriate to it's setting.,

Landscaping

There are no existing landscape features on the site and it is not intended to create any as part of this development.

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Appearance

The external built form will be finished primarily in a high specification 'through colour' waterproof rendering system with facing brick to the main side wall and rear wall.
The proposed new render finish is consistent with the appearance of the existing building group which is currently rendered. The roof will be a profiled metal sheet behind a short up-stand parapet wall.

Access

Access to the site from Station Road will remain unchanged.
There is a proposal to modify the position of the 'right of way' that serves the separate premise to the rear. The ownership of the land rests with the applicant but separate negotiations are on-going with the owner of the building to the rear in this regard.
A level access will be created to serve the new shop premises located within the ground floor of the proposed extension and the existing yard / hard-standing area to the front and adjoining the footpath to the highway, will be repaired where necessary and any excessive gradients re-engineered to suit the new extended building footprint.