

DESIGN AND ACCESS STATEMENT

**PROPOSED EXTENSION
21 VICTORIA ROAD
BARNSELY**

PREPARED FOR

**GIBSON BOOTH CHARTERED ACCOUNTANTS
15 VICTORIA ROAD
BARNSELY
S70 2BB**

PREPARED BY

**NUTTALL YARWOOD & PARTNERS LIMITED
THE GROVE, HIGH STREET
DODWORTH
BARNSELY
S75 3RQ**



**Feb 2010
NYP Ref 35/60
DAS01**

1. INTRODUCTION

This Design and Access Statement is submitted on behalf of Gibson Booth Chartered Accountants in support of a full planning application for a proposed extension to the rear of no 21 Victoria Road, Barnsley. This statement is to be considered in conjunction with the following documentation as submitted in support of the planning application. We request a 5 year approval on this application.

Nuttall Yarwood & Partners drawings ref nos:	
35/60/sk04a	Plan & Elevations as proposed
35/60/sk07	Proposed Site Plan
35/60/01	Survey as existing (Building)
35/60/LOC01	Location Plan

This Planning application is being submitted due to the original Planning Approval Ref 2006/0323 dated 12th April 2006 that has now expired.

2. THE SITE AND SURROUNDINGS

The site is situated within the Barnsley town centre conservation area on Victoria Road.

The immediate surrounding context of the site on Victoria Road comprises of a mix of office, residential and a children's day care nursery. They range in scale including three storey terraced and detached offices and residential buildings.

The topography of the site is generally on an even slope.

Our client consulted the residential neighbouring property prior to the original now expired application being submitted, they had no objection to the single storey extension.

3. DESIGN

The proposed single storey extension has a gross floor area of 100m².

The external design of the extension will match the existing Victorian building and comprise of a stonework plinth course & brickwork walls to match the existing, natural slate roof to match the existing, natural stone heads and cills to match the existing, timber doors and windows all to match the existing.

4. LANDSCAPING

No landscaping alterations are proposed.

5. ACCESS

It is intended that all relevant elements will comply with the guidance in Building Regulations Approved Document Part M.

An external wheelchair lift platform is proposed to enable disabled access in to the building from the car park area.

The application is committed to a policy of equality, inclusion and accessibility to the provision of facilities to visitors and in the employment opportunity afforded to employees.

The site is located within 5 minutes walking distance of Barnsley Town Centre and transport links.