10, Regent St South, Barnsley, S70 2HT

Design and Access Statement
Installation of First Floor Windows in Side Elevation

Prepared on behalf of:

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1.0 Introduction

1.1 This is a statement submitted in support of the installation of first floor windows in side elevation of existing office unit at 10, Regent St South, Barnsley.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

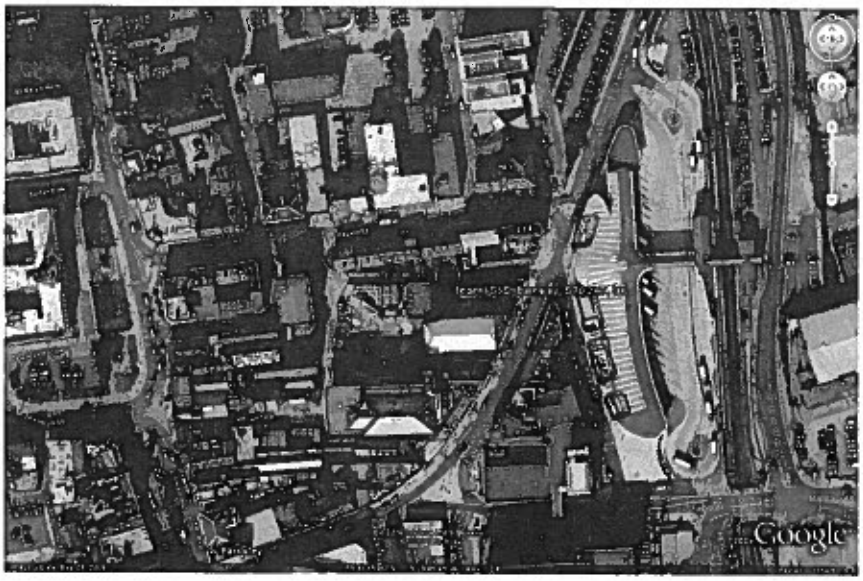
2.2 **Physical**

The existing first floor 138m² office unit is of a Victorian era construction that is located in the heart of Barnsley town centre just 100m away from Barnsley's transport interchange that provides the town with transport links to national destinations.

The existing vacant office block is situated on the first floor above two occupied units, Class A1 and Class A3. Access to the office unit is located through an entrance on the west elevation which leads to an internal stairwell.

The office unit has an entrance hallway that 2 offices are accessed off, a smaller one to the front and the main office to the rear to which the proposed windows are required. Also off the entrance hallway is an existing WC, and store cupboard leading off it.

The aerial pictures below shows the site in context.





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2.3 **Access audit**

The proposed work will not affect any of the existing access points.

2.4 **Social**

The addition of the new windows will provide much needed daylight and natural ventilation into the rear office area, this will improve the working environment of the employees that will inhabit the space. The fenestrations to the east and west elevations will not cause any detriment to the visual amenity of the neighbouring properties.

2.5 **Economic**

The scheme aims to improve the working environment of an existing office unit improving potential employees' health by increasing daylight and natural ventilation into the building.

3.0 Relevant planning policies

3.1 The development will comply fully with all requirements of the SPG document. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Evaluation of the context

4.1 **Identification of opportunities**
There will be a significant gain in visual amenity by sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The development also aims to provide a much better office environment that will be sustainable for many years.

4.2 **Identification of constraints**
The development should be sympathetic to the surrounding area and properties.

5.0 Design of the scheme

Amount: The proposed development will create natural daylight and ventilation into an existing office space.

Layout: N/A

Scale: The scale of the windows will be in keeping with the existing window found on the west elevation.

Landscaping: N/A

Appearance: The proposed window systems will be in keeping in scale and shape of the existing. The windows will be white UPVC units.

Access: N/A

6.0 Concluding Statement

6.1 This design and access statement has been written in support of a planning application for 10 Regent St South Barnsley. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

6.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

Working environment
Safety and security
Sustainable development through the re-modelling of the existing property
Visual amenity

6.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.