# *236-238 Barnsley Road, Cudworth, Barnsley*

Design and Access Statement
*Change of use, Furniture shop to Gymnasium*

Prepared on behalf of:

*Be-Fit*

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## 1.0 Introduction

- This design & access statement is submitted for the change of use of 236-238 Barnsley Road, Cudworth, Barnsley, from a furniture shop into a ground floor gym with first floor beauty/treatment rooms.

- 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.

- The proposal is to refurbish the existing furniture shop.

## 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 History

- The site is situated on Barnsley Road, Cudworth.
- Located 4.2 miles/6.8Km north east of Barnsley. The site provides a number of transport links for wider access to Barnsley town centre and beyond.







- Roberts of Cudworth is a family run company which supplies high class furniture, from many of the UK's top manufacturers as well as several within the EU.

- The family business itself was established in Cudworth around 1918 and the limited company was established in 1967.

2.3 Planning History

Pre-App advice was sought from Georgina Whitehouse and no issues came to pass.

## 3.0 Evaluation of the context

### *3.1 Identification of opportunities*

- Parking access located at the rear of the building.
- The redevelopment of the shop front will improve the aesthetical quality of the road as the site poses good visuals from the main road (Barnsley Road).
- Change of use will provide an alternative to other gymnasium facilities in the immediate area. Other alternative gym facilities, Burntwood Court and Dorothy Hyman Stadium, provide luxury and local authority facilities. Be-Fit will be aiming to slot somewhere in the middle between the two conflicting alternative facilities, bridging the gap between the two.
- The redevelopment will open up 3 (approximately) new jobs in the local area.

### *3.2 Identification of constraints*

- None

## 4.0 Design of the scheme

***Amount***

- The scheme aims to provide a new ground gymnasium and first floor beauty/treatment rooms.
- *The gross area is 350m/2*

***Layout:***

- The ground floor gym provides an open plan feel with the main entrance located on the Barnsley Road façade of the development.
- The beauty/treatment rooms located on the first floor are accessed via a existing stairs.
- The development will incur no increase in size due to proposed works.

***Scale:***

- No change in scale.

***Landscaping:***

- None.

***Appearance:***

- The building's interior will be refurbished and a new shop front will be applied to the Barnsley Road façade.

## 7.0 Concluding Statement

7.2 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

7.3 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.