

DESIGN & ACCESS STATEMENT

FOR

**CHANGE OF USE FROM SHOP
TO HOT FOOD TAKE AWAY
WITH FLAT ABOVE & PART
DOUBLE PART SINGLE
STOREY EXTENSION TO REAR**

at

**35 HIGH STREET
GREAT HOUGHTON
Nr BARNESLEY
S72 0AA**

DESIGN & ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR CHANGE OF USE FROM
SHOP TO HOT FOOD TAKE AWAY WITH FLAT ABOVE & PART
DOUBLE, PART SINGLE STOREY EXTENSION TO REAR

@ No 35 HIGH STREET, GREAT HOUGHTON, S72 0AA

1 ASSESSMENT OF CONTEXT

1.1 PHYSICAL CONTEXT

SURROUNDING

- 1.1.1 USES: The surrounding area consists of a mix of residential & commercial uses. The area within which the site is located lies within a 'Housing Policy Area' on the Barnsley Unitary Development Plan (Adopted December 2000).
- 1.1.2 BUILDINGS/CHARACTER: Surrounding buildings consist of a mix of detached, semi-detached & terraced properties; along with some commercial units. The majority of properties in the immediate area are constructed of brick with tile or slate roofs, however there are exceptions. Most buildings have white p.v.c. windows & doors, although some still retain original painted windows & doors. There is no over riding characteristic for the surrounding buildings.
- 1.1.3 SPACES: Immediately to the South-West of the site are residential properties. To the North-West is an open area of land then Milton Street, to the North-East is High Street, both with residential properties beyond. To the South-East are commercial properties.
- 1.1.4 ACCESS ROUTES: The site lies on High Street, the main highway through Great Houghton.
- 1.1.5 ACCESS TO LOCAL SERVICES/TRANSPORTATION: The site lies within easy walking distance of local amenities. There are bus stops very close to the site giving excellent access to the public transport network.

1.1.1.6 ANY SPECIAL DESIGNATION: There are no Conservation Areas, Listed Building or any Green Belt land close to the site.

SITE

- 1.1.1.1 USES: The site is currently wholly commercial in use. The existing building being used as a shop (general store). The site is in a 'Housing Policy Area' on the Barnsley U.D.P (December 2000).
- 1.1.1.2 BUILDINGS/CHARACTER: The existing building is constructed of rendered masonry to the front & rear elevations and red brickwork to the side elevation, with a grey slate roof. Windows & doors are painted wood.
- 1.1.1.3 SPACES WITHIN SITE: The site has a good sized garden area to the rear, a path to the side & fronts onto the highway footpath to the front.
- 1.1.1.4 ACCESS THROUGH SITE: Access through site is afforded by a pedestrian access situated on the North-West boundary. The property has hardened surfaces leading to the front entrance.
- 1.1.1.5 NATURAL FEATURES: The only natural features on site are the weeds in the overgrown rear garden. The South-Eastern boundary (joint with No 33) is a 2.0m high block wall. The South-Western boundary (rear) is a 2.0m high concrete panel fence. There is currently no boundary treatment to the North-Western boundary - 2.0m high close boarded fence to be erected. The North-Eastern boundary is the front wall of the building, adjacent to the highway footpath.
- 1.1.1.6 TOPOGRAPHY/GRADIENTS: The site is essentially level throughout.
- 1.1.1.7 ANY SPECIAL DESIGNATION: The site does not lie within a Conservation Area or on Green Belt Land & is not within the grounds of a listed building.

1.2 SOCIAL CONTEXT

- 1.2.1 IMPACT ON LOCAL SERVICES: Given the small scale of this development it is considered that there will be

limited impact on local services, facilities & amenities.

1.2.2 EFFECT FROM LOSS OF EXISTING USES: The scheme involves the loss of some land to the rear, which is currently overgrown with weeds. Some land to the rear will be retained for storage of waste bins.

1.2.3 OVERLOOKING/OVERSHADOWING FROM SITE: The scheme has been designed to overcome any potential overlooking issues. Rear windows are non-habitable rooms & face the bottom part of an adjoining extensive rear garden area. There are no habitable room windows to the side elevations. The development is part double storey (3.0m projection) & part single storey (5.0m projection) & has been designed to minimise any potential overshadowing.

1.3 ECONOMIC CONTEXT

1.3.1 JOBS CREATED: The development will generate jobs during construction, with the long-term prospect of employment for at least one cook & at least one sales staff.

1.3.2 BUSINESS SUPPORTED: The development will support local business during construction, however long term commercial benefit is likely to be very limited.

1.3.3 EFFECT ON AREA TO POTENTIAL INVESTORS: The development will overall have little effect on making the area attractive to investors. One benefit may be that investors may be encouraged to purchase similar dilapidated properties within the area in the hope of developing them in a similar limited way, thus stimulating the property market & consequently making the area sustainable.

1.4 PLANNING POLICIES

H5B As a flat the development constitutes affordable housing & housing for rent.

H8 The development is an extension to an existing use & is therefore compatible with the area.

H8B (A) The development will not have an unduly harmful impact on neighbouring & nearby residents.

(B) There will be no unduly harmful visual impact on the character of the area. All existing boundary treatments are to be retained. The proposed extension is sited to the rear, is small in scale & is to be constructed of materials to match the existing building.

(C) Existing highway standards are to be maintained.

(E) There is no conflict with other policies of the plan.

H8E Although the property is not a dwelling, it is adjacent to dwellings. Therefore the development has taken account of this policy. The proposed extension:-

(A) harmonises with the existing building, being small in scale & constructed of materials to match.

(B) does not adversely affect the amenity of the neighbouring properties being a small, part double, part single storey & to the rear. It will also be partly screened by the existing boundary treatments.

(C) does not affect the character of the street scene.

(D) has no impact on highway safety.

ED4 The proposed extension:-

(A) will create no pollution at all

(B) will create no more noise than already exists - this is minimal.

(C) will create no visual intrusions.

ED10 The proposed extension will not affect the amenity of neighbouring properties, highway issues are to remain unchanged & the design is of a good standard.

GS22 No trees or hedgerows will be affected by the development.

BE6 The extension has good design standards.

(A) the development is small scale.

(B) land around the development will not be affected.

(C) materials are to match the existing building & the design is in keeping.

(D) sustainability will not be affected.

BE6B The development seeks to improve accessibility for all users.

(A) site is very close to public transport.

(B) the scheme allows access & circulation for disabled people.

(C) no car parking exists within the site.

(D) a level access exists to the front entrance door.

T2 The development will have no detrimental affect on the highway network.

T14 The site is easily accessible to public transport users.

T17 Car parking arrangements are to be maintained.

T22 Car parking, servicing & manoeuvring arrangements are to remain unchanged.

T27 The needs of pedestrians are adequately served.

2 INVOLVEMENT OF COMMUNITY MEMBERS

Neighbours have been consulted in accordance with the Councils policy.

Letters were sent to adjacent neighbours and site notices were posted to inform nearby residents & the wider community of the proposed development.

The application will also be subject to statutory Local Planning Authority consultation.

It is our opinion that considering the small scale of the development the steps taken are in line with the Council's Statement of Community Involvement.

No adverse comments or objections were raised by anyone either verbally or in writing.

3 EVALUATION

3.1 COMMENTS TAKEN INTO ACCOUNT: Although no adverse comments or objections were received, the scheme has been designed to protect the residential amenities of all who may be affected by adhering to the Council's design guidance.

3.2 WHY NOT: No comments received.

3.3 PHYSICAL/SOCIAL/ECONOMIC CONSTRAINTS: We consider there are no physical, social or economic restraints that apply to the development.

3.4 POLICY CONSTRAINTS: The site is not subject to any policy constraints as it is within a 'Housing Policy Area' on the Barnsley UDP.

4 DESIGN OF THE SCHEME

4.1 USE

4.1.1 JUSTIFIED - SITE & SURROUNDINGS: The site itself has a commercial use, being a shop. The site lies within a mixed use area, primarily residential with some commercial buildings close by. The site is situated within an existing settlement, close to public transport links & all local amenities. The site has no overlooking or overshadowing issues with neighbouring properties.

4.1.2 JUSTIFIED - LAND USE POLICIES: The site is in a 'Housing Policy Area', has an existing commercial use within a primarily residential area & constitutes previously developed land; ie already occupied by a permanent structure & associated fixed surface infrastructure. The best use for the site is therefore considered to be a mix of commercial & residential.

4.2 AMOUNT

4.2.1 HOW MUCH DEVELOPMENT: The site is situated in a good location with regard to accessibility, being close to public transport links & local amenities. The development is small in scale compared with the host building & the land within which it lies. It is therefore considered the amount of development is appropriate for the site & the area, and would have no detrimental impact on the locality or neighbours.

4.2.2 DISTRIBUTION ON SITE: The area to be developed is currently an overgrown rear garden. It is considered a part double storey, part single storey extension would be a suitable development. The distribution of the

development is influenced mainly by the availability of space & the layout of the existing building.

4.2.3 RELATION TO SURROUNDINGS: The proposed development is part double storey, part single storey & is designed to have as little impact on the host property & adjacent properties as possible. The overall height of the development is equal to original property for the initial 3.0m & sub-ordinate to the host property & surrounding buildings for the remaining 2.0m. The nature of the development is intended to limit any overshadowing or overlooking issues & the existing boundary treatment will assist in screening much of the extension.

4.3 LAYOUT

4.3.1 RELATIVE LOCATIONS OF DIFFERENT USES: The location of the proposed development has been determined by the availability of space & the existing layout. The area to be developed can be done without any loss of amenity to host & adjoining residents. Car parking arrangements will be unchanged.

4.3.2 ACCESSIBILITY & TRAVEL DISTANCES: Accessibility to the building is adequate for all users as access around the site essentially level. The building will be accessed by customers from external via the existing front door, which has a level approach. The existing means of access to the building has historically not proved to be an issue for disabled people. The new rear external door will also have a level approach. Furthermore the new shop is to be designed with particular regard to disabled use - space for wheelchair manoeuvre being the main consideration along with strategically positioned switches, sockets, equipment etc.

4.3.3 GRADIENTS & TOPOGRAPHY: The immediate area around the site is generally level. This will provide safe access & external circulation area for all users.

4.3.4 CRIME PREVENTION MEASURES: A low level security lighting & alarm system is to be installed. British Standard locking mechanisms are to be provided to doors & windows. These measures along with the existing & proposed residents occupancy will provide adequate crime prevention measures.

4.4 SCALE

4.4.1 SIZE OF BUILDINGS IN RELATION TO SURROUNDINGS: The extension has been designed to take into account the amenity of host & adjacent residents. It is part double storey, part single storey & in character with adjacent buildings. The extension will be no higher than the original building at it's highest & much lower than the host property & surroundings for the rest, so it does not become an overbearing feature. Given that the extension is partly equal to & partly sub-ordinate to the host building & surroundings and that there are no over looking or overshadowing issues, it is considered that the scale of development is acceptable.

4.4.2 SIZE OF ENTRANCES/FACADES IN RELATION TO HUMAN SCALE: The entrances/facades are in line & in keeping with the host building & therefore their scale is not an issue.

4.5 LANDSCAPING

4.5.1 LANDSCAPING PRINCIPLES & DETAILS: The area of the site to be developed is at present an area of overgrown rear garden. Some rear garden area will be retained as hard standing for the storage of waste bins. Surrounding trees will be unaffected by the development. Therefore there will be no loss of visual amenity of the occupiers, neighbours or the wider public.

4.5.2 FUTURE MAINTENANCE DETAILS: All landscaping & amenity areas are to be maintained by the existing occupiers.

4.6 APPEARANCE

4.6.1 ARCHITECTURE/STYLE DESIGN/DETAIL: The extension has been designed to be in keeping with the host dwelling & surroundings. The walls are to be brickwork, the roof is to be slates, doors & windows are to be white p.v.c. & all other finishing details are to match existing.

4.6.2 MATERIALS, COLOURS, TEXTURES: All materials are to match the host building. Smooth red brickwork to the walls, grey slates to the roof, white p.v.c. windows & doors.

4.6.3 LIGHTING: A low level lighting system is to be installed.

4.6.4 HOW ACCESSIBILITY AFFECTED: The small level of development has no detrimental effect on accessibility within the site or the wider area.

4.7 ACCESS

4.7.1 EQUAL & CONVENIENT ACCESS: The existing access arrangements are to be maintained. The new front external door is to be fitted with a low threshold sill for ease of wheelchair access. The site is level & will be easily negotiated by wheelchair users. Convenient access to all local amenities & facilities along with nearby public transport links ensure sustainable development.

4.7.2 IF NOT - JUSTIFY:

5 OTHER MATTERS

The small scale of this development would have no significant visual, amenity or economic impact on the area. However by providing a new facility/service for the community and providing affordable housing, it is considered it will have a beneficial social impact.

Mr. H. MAHMOODZADEGAN
MANOR FARM
WEST END ROAD
NORTON
Nr DONCASTER
DN6 9DH

NOTICE OF PROPOSED DEVELOPMENT

Mr. H. MAHMOODZADEGAN HEREBY GIVES
NOTICE OF THE INTENTION TO SUBMIT A
PLANNING APPLICATION

TO

BARNSLEY METROPOLITAN BOROUGH COUNCIL

FOR

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S72**

IF YOU WISH TO MAKE ANY COMMENTS REGARDING THE PROPOSAL THEY SHOULD BE SENT IN WRITING TO THE ABOVE ADDRESS BY **FRIDAY 20th NOVEMBER 2009**. ANY COMMENTS YOU MAKE WILL BE TAKEN ON BOARD & INCORPORATED IN THE DESIGN OF THE SCHEME. PLEASE NOTE THAT ANY COMMENTS YOU MAKE WILL BE INCLUDED IN A DESIGN & ACCESS STATEMENT, WHICH IS A PUBLIC DOCUMENT.

DATE OF THIS NOTICE: **26th OCTOBER 2009**