

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A 'CHANGE OF USE' APPLICATION FROM A1 TO B1/B2 USE,
FORMER 'THACKRAY HEALTHCARE BUILDING,
CORNER OF CARR GREEN LANE/BLACKER ROAD,
MAPPLEWELL, BARNSELY.**

ASSESSMENT OF CONTEXT

The site is an existing single storey building formerly occupied by Thackray Healthcare. The building has also previously had a B1 use approval. The site is a corner location at the junction of Carr Green Lane (a 'stopped up' road) and Blacker Road in Mapplewell, with the benefit of an off-road parking/service area.

ECONOMIC

The applicant has to vacate the premises he currently occupies elsewhere in the locality but clearly wishes to remain in the village where the business has become established. There are of course added benefits in the present economic climate to this currently empty building having a new occupier.

PLANNING POLICIES

The building was formerly occupied by Thackray Healthcare but is now vacant. The building has in the past had a B1 use. This 'change of use' application seeks approval for B1/B2 use and is generally consistent with local planning policies.

EVALUATION

The proposed building/site will be suitable for the 'low key' operations associated with the applicant's business which is the application of tinted films to windows.

The applicant currently rents facilities elsewhere in the locality, but will need to vacate the existing accommodation in the near future.

DESIGN

USE

The existing buildings and associated yard area will remain unchanged in respect of the built form and with the exception of external non-illuminated signage, the only physical alteration to the building will be the installation of a 'domestic' scale sectional overhead door in the existing south west facing gable wall. The building will be occupied by a company that applies tinted films to windows. The tints can be applied to any type of windows including vehicles and although the majority of tints will be applied off site, there will be occasions when a customer will bring a vehicle to the premises for tinting to be carried out. The company will also need the capability of parking a vehicle overnight in the building within the workshop/storage area that will be located just inside the proposed sectional o/h door.

AMOUNT

The proposed building size will remain unchanged but will be altered to allow the parking of a vehicle inside the building.

LAYOUT

The application site is bounded to the north east and north west by Blacker Road and Carr Green Lane respectively. The immediate locality is generally residential in nature.

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SCALE

As the built form of the building is to remain, there will be no change to the relationship with surrounding property.

LANDSCAPING

It is not proposed to introduce any landscaping as part of this proposal.

APPEARANCE

The only change to the appearance of the existing building will be the introduction of the new sectional o/h door and the signage, the approval of which is sought within the scope of this application.

ACCESS

Access to the site remains unchanged and will be from the short length of Carr Green Lane which is served from Blacker Road. The site and yard areas have no excessive gradients and again these will remain unchanged.

It is anticipated that the average number of vehicular movements each day will be four.