

JRB DESIGNS Ltd.

1 Saville Street,
Cudworth,
Barnsley,
South Yorkshire,
S72 8LT.

Registration No.
3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed change of use to residential from A1 retail of the former managers bungalow of what used to be the Longbow public house.

1.0 Physical context

1.1 Surrounding:

The site is located on Dartree Walk Darfield & lies approx 4 mile East of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near the bus route between Barnsley & outlying areas..

1.2 Site:

The host property is a large site which has a large brick built public house to the right of the site and large car park to the left with an overgrown beer garden to the rear. The site lies in a Housing Policy Area.

There are no natural features such as trees or hedges within the site that need to be removed or cut back.

2.0 Social Context:

The property development is for the proposed change of use to residential from A1 retail. The existing Bungalow was previously used as residential accommodation tied to the former public house. Residential rates have been applied to the property since 1996 until now. Planning permission has also been granted for a residential development to the side of this site. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring back into use a disused part of the former public house site that was converted to shop use. The bungalow to the side of the shop has been boarded up since the shop was converted.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policies ED9.

5.0 Involvement of community members:

The scheme has implications for general community other than making a big visual improvement to the neighbourhood.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed renovation of the site.

7.0 Design principles:

7.1 Use:

The proposed development is justified particularly as it makes better use of a part of the site that has remained unused for several years, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a change of use to residential from A1 retail of the former managers bungalow of what used to be the Longbow public house.

The access to the building is through the existing front doors. New white upvc windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:

The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles.

7.3 Scale:

The proposed development makes only minor changes to the side of the existing envelope.

7.4 Landscaping:

New landscaping will be supplied to the property along with the front garden being fenced off along the new curtilage.

7.5 Appearance:

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

7.6 Access:

It is possible to achieve a disabled access to the building.