

DESIGN AND ACCESS STATEMENT

Pontefract Road, Barnsley, South
Yorkshire, S72 8QP

To be read in conjunction with the detailed planning application for Change of use of ground floor to a retail shop and first floor residential flat.





1.0 INTRODUCTION

1.1 The statement is written in support of the detailed planning for the proposed development for:

To remove all walls internally on ground floor on first floor create 1.No Flats – with 3 bedrooms one retail unit (One Stop).

1.2 The layout and massing of the development will remain as existing. No external changes to the building. comprised of one new large retail unit

1.3 In addition to this planning statement and DAS the proposal is supported by drawings by Dans Architectural Services.

1.4 The residential units are 1.No flats with three bedrooms. Also 2.No lounges, 1.No Kitchen & Bathroom

2.0 SITE AND SURROUNDINGS

2.1 The site is situated in the heart of Barnsley's S72 district.

2.2 The application site is located centre of Pontefract road & Weetshaw close.
Existing parking to the public at the end of Weetshaw close



2.3 Close proximity to Barnsley town centre and surrounding villages
- Good access to the A628 and M1 motorway (approx. 10 minutes' drive)
- Nearby residential developments and passing trade.



2.4 The site is currently unoccupied from a Pub building - ground floor and first floor.

2.5 The proposed three bedroom flat located on the first floor is accessed by the fire staircase on the left of the building at the side towards Pontefract road

2.6 Rear of the building is a dead-end Weetshaw close, with parking allowed to one side of the road, also parking space 6 number for the public under restricted hours



2.7 Road access to the rear of the foot pathway. Gate access with boundary fencing



2.8 The building on site is not listed and not considered to be of any architectural merit.

3.0 THE PROPOSAL

3.1 The proposed scheme has been designed to optimise the potential of the site, whilst acknowledging the clear constraints of the existing roads and surrounding context.

3.2 In this respect, the issues relating to traffic management, scale and mass, overlooking, design and use remains as per the previous scheme. We intend to make the extra parking space at the existing seating area at the front, optional for 1.No disabled space.

3.4 The proposed scheme is based on the consented scheme with changes to the ground floor development. One large retail unit will now occupy the ground floor with 1. No flat above.

3.5 The residential units on first floor – 2. No lounges, 1. No kitchen, 3. No bedrooms and 1. No bathroom, coving the whole of first floor

3.6 Minor changes to the external elevations adding signage and shop logos. One main change with be removing both chimneys for the building. This idea may change depending on structural engineer and cost.

3.7 Higher density mixed-use development is allowed in suitable areas to improve transport access and promote sustainability. The site falls within Barnsley's development boundary, and the retail component aligns with the Council's policy to support town centre viability.

3.8 The location is well served for transport, schools and residentially aligned services and the site is deemed to be sustainable.

3.9 The property would continue to have a single residential unit. A spacious flat is planned for the first floor, consisting of three bedrooms.

3.10 Due to site constraints, on-site amenity spaces this is at 60 Sq. Mt, also adding a bike shelter and a waste bin area.



3.11 .

3.12 A secure cycle store will provide for 5 cycles and is situated at the rear of the building on ground floor, next to the waste bins, which will be accessible via the side footpath.

3.13 The proposals make every effort to sensitively refer to the existing environment so the addition will blend in effectively with the traditional character of the building. Space, forms, scale, height, colours, materials, and details have been chosen to blend effectively with the existing building.



4.0 ACCESS

4.1 There is three main access point into the building, two at the rear and one at the front. The residential units will be access via the side Entrance external staircase, which is separate to the ground floor retail unit. The entrance will remain in the same location as existing. Provisions of external lighting at the entrance provide a safe and secure access.

4.2 Residential units are Lifetime homes compliant.

4.3 The scheme will allow for level access whilst was not possible with the existing out-building, thus this enhances the standard of access.

4.4 The proposals will conform to all necessary building standards and regulations including details of design such as colour, materials, and finishes.



5.0 CONCLUSIONS

5.1 After thorough research and investigation in plan, built form, accessibility and architectural style we have designed a scheme that we feel will add to the listed status of buildings within the area.

5.2 The location is residential and well served by transport, shops, schools and residential infrastructure. The site is sustainable.

5.3 Whilst the existing building is of little architectural merit, the site itself is prominent and a valuable part of the local urban context. The new construction respects the neighbouring properties and enhances the existing urban context in terms of mass, heights, materials, and use.

5.4 The proposal will provide a high quality and well-designed mix-used development, with a varied dwelling mix, that sits comfortably on the site.

5.5 The existing building is of no architectural merit and needs considerable refurbishment.

5.6 The site is not in a Conservation Area and there are no nearby listed buildings.

5.7 The proposed design will be in keeping with the local context and there is no negative impact on adjoining or neighbouring properties.



6.01 HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal.

6.02 TREES and HEDGES

There are no trees and hedges within the site, flat land hardcore the site is to be retained as existing. It is suggested that no further landscaping is necessary. (Please see car park plans)

6.03 FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

6.04 POLICIES

N/A.