

Design And Access Statement

For

Extension to existing shop and first floor living accommodation + Introduction of Asian Takeaway.
25 Highstone Road
Worsborough Common
Barnsley
S70 4DD

Companion information.— Refer to companion drg Nos SS /01 + Block Plan

Proposed Development— Shop extension
Ground Floor Takeaway premises
Two first floor bedrooms

General.

25 Highstone Road is a detached property at the corner of Highstone Road and Crown Close.

The shop provides general store supplies to the local community.

The location of this property should facilitate the takeaway with limited local impact.

The underside of the first floor above the extension shall have a new separation floor to provide additional sound insulation to satisfy the relevant building regulations.

When complete the proposed change of use will not effect the first floors.

Objective.— To create the extension and new takeaway, providing additional local services whilst having nominal adverse effects to the surrounding areas.

Site/ development - Most of the trade is and is anticipated to be foot traffic however there is ample street parking for both premises.

Appearance—The existing building is an interesting shape.—the corner has been chamfered and roof parapet created to suite the acute corner angle.

After consideration it is proposed that the extension follow the same lines as the existing.

All roof lines shall be extended accordingly..

The street scene is already established, the proposed development shall merely mirror the existing.

Existing signage shall be extended to incorporate the new development

Disabled Access—A ramp shall be provided to the main entrance of the Takeaway providing a flush threshold.. Entrance door to be 775 clear opening.

Created by Steve Camps

Date 9.2.10



SDC Projects