

Design and Access Statement

Royston Clinic, Church St, Royston, Barnsley S71 4QU

Introduction

This statement is intended to support the application for an extension to Royston Clinic, Church St, Royston, Barnsley S71 4QU. It will address the proposal, use, access, scale and design of the extension to demonstrate how its implementation can aid the intended use of the site while mitigating any potential negative externalities.

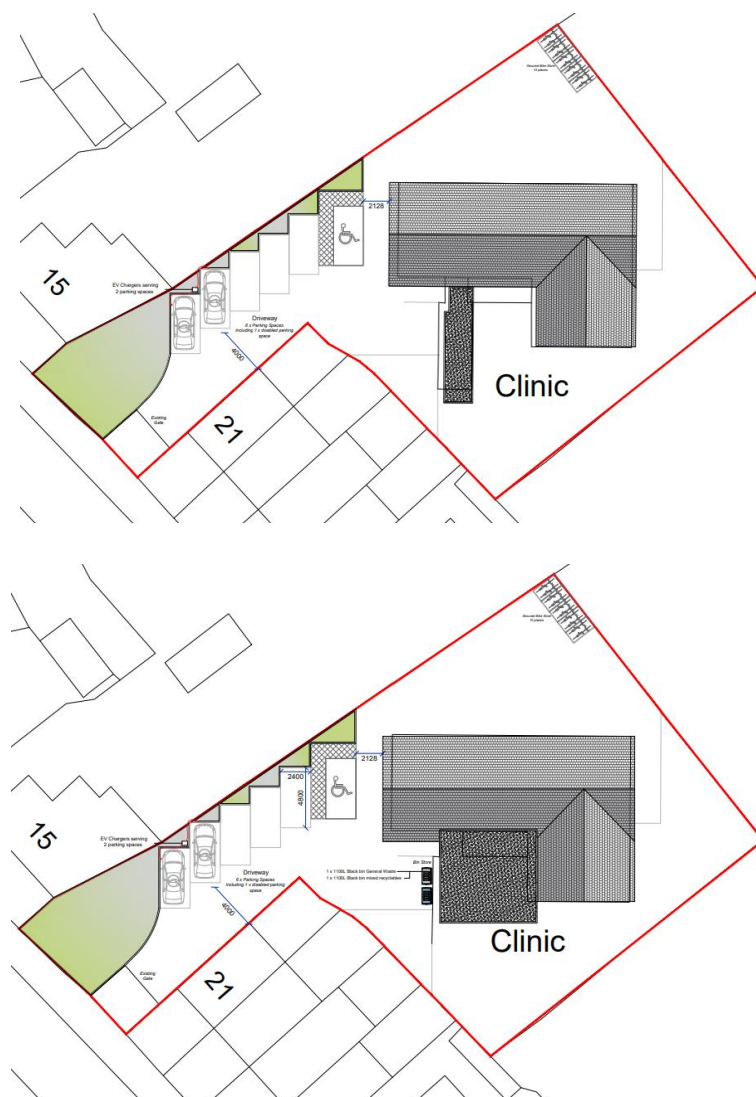


Figure 1: Top – Pre-existing site plan with no extension, Bottom – Existing site plan with the extension, HAD&CO 2025

Proposal

This proposal relates to an extension to the property that has been thoughtfully designed to utilize the existing features of the building to reduce its overall impact.

The extension includes the existing partially enclosed area that stretches away from the main building (figure) and utilizes this to form an additional room within the building by spanning the distance between the partially enclosed area and the main building (figure 1).

Use

This property was granted permission under permitted development to become a kickboxing club. As part of the renovation and to make the space more suitable for this use, the extension plays an important and necessary role to accommodate the activity within. The additional training space that it will create allows the club to serve more people in a flexible space, for example when separating age groups for different classes. Where a situation like this may have been an issue in the past without the extension, the additional space will mitigate this and make the running of the facility significantly easier.

Access

In terms of access, this extension has no impact on access to the overall site or to the building itself. The car parking spaces to the front of the site are not impeded, entrances to the building are to remain the same and access to the cycle store is also unchanged.

Scale

The scale of the extension is proportionate to the existing building, providing an additional 41.6m² of training space to add to the already existing 118.6m².

Design/appearance

The extension is to be clad in black UPVC cladding with double glazed windows and a breathable felt roof.

Conclusion

Overall, the extension is sympathetic in terms of design as to make as little impact as possible and it will retain the existing accessibility of the site and the building. The extension brings a clear advantage in terms of the use of the building as a kickboxing club, with the space it will provide essential to the club's function.