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CORPORATE MAIL ROOM

Design & Access Statement Kirbys Kitchens & Bathrooms, Proposed Car Sales Area and Car Repairs related to car Sales area. Barnsley Road, Wombwell

Physical Context:

The site is located on Barnsley Road, Wombwell & lies approx 5 miles to the south of Barnsley town centre. The neighbourhood generally consists of residential properties being of terrace type houses and larger semi detached properties adjoining the terraced properties. The site is bounded by domestic properties directly across the road and to one side of the site with a car sales area and on the other side of the boundary with a commercial development.

Schools, recreational facilities and other local services are all within reasonable distance of the site. The site is not located within a conservation area. The site affords good transport links as it lies near a main bus/railway route between Wombwell, Barnsley & Sheffield. The shopping centre of Wombwell is within a short walking distance.

Site:

The site is currently used as a commercial premise which sells kitchens and bathrooms. Part of the basement of the building will be converted into a car repair business which will also use the car sales area on the front elevation of the premises.

The property as two stories the front elevation is single storied with the rear elevation having two stories there are two entrances and exits to the site which are both currently used by the client and by adjoining owners who have rights of way across the site.

The site as a steep gradient away from the public footpath/highway which allows access to the rear of the property where the car repair section of the application will take place.

Social Context:

The property was previously used as a car sales and car repair business prior to the current use as stated above. There is no potential overlooking or substantial overshadowing issue from the site. There will be no adverse impact on the existing local services.

Economic Context:

The development will bring in potential income from the occupants with there spending capabilities benefiting the local economy as well as construction work during the development.

Planning Policies:

No planning policies have been referred to before this application was deposited.

Involvement of Community Members:

The scheme has no implications for the general community; and adjoining owners have not been consulted.

Evaluation:

See above

Design Principles:

Use:

The proposed development is justified particularly as it brings better use the existing plot which currently as a large number of vacant car parking spaces to the front of the property.

Disabled access to the car repairs section is via a level access to the rear of the property

Layout:

The layout of the development is simply a car sales area which as level access from the road and the car sales area to the front of the property. The car repair section is via a steep gradient to the rear of the property.

Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

There will be no new landscaping within the development.

Appearance:

No new construction work will be taking place that will have any visual effect on the external appearance of the existing building.

Access:

Vehicular access is catered for by an existing road which runs completely around the building.