DESIGN AND ACCESS STATEMENT

ALTERATION WORKS TO THE EXISTING SHOP FRONTAGE AND THE PROPOSED FIRST FLOOR FLAT EXTENSION ABOVE THE EXISTING EMPTY SHOP PREMISES FORMERLY THE SEWING BOX AT 49 CHURCH STREET ROYSTON BARNSLEY SOUTH YORKSHIRE S71-4QU.

This design statement has been prepared in support of the attached Planning Application and should be read in conjunction with all submitted application documents

Currently the retail shop unit is empty and has been empty for a long period of time due to the current recessionary circumstances that is now prevalent on most high streets. Given that the shop unit is currently empty its refurbishment and the addition of a first floor flat above will provide both an appealing commercial shop premise including a flat above adding to the much needed flat accommodation within the Royston Area.

The proposed premises are bounded on the front by Church Street, at one side a Chinese take away and the other side by access to the rear of Lane cottages culminating in a cul-de-sac with car parking provisions along. Directly to the rear of the property is no 9 Lane cottages. The proposed self contained flat above the proposed shop conversion is considered sustainable in that it will provide a high quality much needed self contained flat accommodation suitably blending in with and adding to the general character of the immediate area.

The existing access off Church Street including the provision of off street parking is already serving the former shop and residents along lane cottages. The existing access and parking areas are both durable and usable by the owners but will need some repair and remedial works to be carried out at the access position immediately of Church Street. It is therefore the intension of the developer to carry out these works in conjunction with the proposed flat extension works. Visitors will therefore still maintain the use of off street parking as is the current situation. The scheme will also be designed all in accordance with and in pursuance of safety required under any appropriate core strategy policy. Any planning conditions imposed will also be observed and complied with in full. The proposed parking space indicated for the flat will no impede any access or egress to lane cottages.

Access into the refurbished shop unit, will be considered in which levels from Church Street to the entrance door will be made sustainable in terms of ambulant and disabled access all in line with current D.D.A requirements,

In terms of social and economic impact on the community from this development it will be negligible. There will be no additional traffic impact on the village due to this development. In the interest of amenity, any Unitary Development Plan policies will be fully complied with.

A flood risk assessment is not considered necessary due to the schemes existing status

and previous usage.
The proposed development site is considered level and is completely bounded by a pavement and access area. The development site will be off Church Street as existing and will be in accordance with any planning/highways policy guidance.

The village is served by regular bus services, all running along Church street with links into both West & South Yorkshire. A Bus stop is located within 150m of the development making the development sustainable in terms of travel links.

In terms of local services there are several public houses/WMCs, convenience stores/off licence, a post office and a village hall serving the community together with a Methodist Church all within close proximity of this development. The village also has its own recreation field including a children's play area all within close proximity of this development.

In terms of the development and its impact on the local area it will not have any detrimental effects as having its own existing access from church street and not relying on access through any new or extended development areas.

Due to the nature of the proposed works it neither overlooks or overshadows any of the adjacent properties nor restricting the right of light to them. The conversion works will therefore have no detrimental impact on other properties at all in the immediate locality

There is no economic impact on the immediate vicinity due to this development.

An existing sustainable drainage system is present and in use.

A neighbour consultation survey is not considered necessary given the nature of the works.

From our evaluation of the development it would suggest that the proposed development will simply blend in with the immediate local amenity in terms of a sustainable housing provision. The proposed development therefore can only enhance the character of the area.

The overall alteration and extension works do transform and provide a good balance with the existing surrounding properties in terms of usage & occupancy and its appearance. The overall scale and size of the proposed alteration works is also in keeping with adjacent property sizes.

As levels would suggest on site the development is considered a level site and therefore maximises ease of accessibility.

Due to the proposed refurbishment and extension works it will embrace good crime preventative measures in that consideration has been given to creating a safer and sustainable crime prevention area as empty buildings do attract vandalism and crime. In the event of fire or any other emergency, access onto the development site by any of the emergency services would be relatively easy given its position and layout.

Visitors are also provided with an easy and convenient access to it

The existing pedestrian access route along Church Street will be maintained at all times providing a sustainable link to other near by facilities on Church Street.

The proposal is generally considered not contrary to any sections of and therefore will fully comply with all sections under the Statutory Planning Framework and Policies.

In order to comply with any Planning Policy Statement requirements the proposed development has emerged from a full assessment of the site's circumstances and characteristics including its relationship with the existing built character of the surrounding area.