

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT FOLLOWING DEMOLITION OF
AN EXISTING BUILDING CONTAINING A FAST FOOD TAKE-AWAY
OUTLET AND ATTACHED DWELLING AND IT'S REPLACEMENT WITH A NEW
BEAUTY SALON (plot 'B'), LOCATED ALONGSIDE A DETACHED DWELLING NOW
CONSTRUCTED ON plot 'A' AND PREVIOUSLY APPROVED UNDER AN EARLIER
APPLICATION.

Site of 131, High Street, Royston, Barnsley S71 4RR

This design and access statement is a revised version of one submitted with an earlier application for a detached beauty salon building which was approved under approval reference 2014/1531 on the 28th January 2015. There was also an approval at that time for a detached dwelling on the adjacent plot which is not affected. (That application was approved under ref: 2014/1532).

For clarity, this application relates only to the amended design for the beauty salon located on plot 'B'. This D and A statement also makes reference to the dwelling but only for the purposes of context.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established mixed use settlement of both residential and small scale commercial outlets. Residential use predominates. There is an existing mini-market to one side of the site to the east and a dwelling immediately to the west. A recent development of two storey dwellings are immediately to the north of the site. Houses also exist to the south of the site on the opposite side of High Street.

Site

The site has no special designation and is not within a conservation area.

The buildings originally on the site and which have now been demolished were a fast-food Chinese take-away outlet with an attached two storey dwelling. The dwelling had a drive accessed directly from High Street and the take-away had a forecourt hard standing/parking area.

The site is essentially level and contains no significant landscape features.

The proposal is to construct a detached salon on plot 'B'. (The dwelling originally approved on plot 'A' has now been built.)

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it.

The applicant has a beauty salon located further along the High Street. It is the intention to relocate that business to the new premises which will be purpose built providing improved facilities for customers and staff.

The removal of the former take-away outlet and it's replacement with a beauty salon would probably be considered an improvement in respect of the local environment.

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Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, (builders, builders merchants and suppliers) and in the long term of course the proposed improved business premises can only be seen as a positive aspect in relation to the continued viability of the commercial interests in Royston.

Planning Policies

We consider the proposal complies with national and local planning policies and the development essentially, in terms of its use is no different to that already approved.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances etc between the new buildings and adjacent properties.

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DESIGN

Use

The proposal following the demolition of the existing building group, is to erect a new purpose built salon that will contain the re-located beauty salon business.

The adjacent proposed dwelling (now built), will be occupied by the applicants who will have the advantage of close proximity to their business. The dwelling will have an integral garage and dedicated off-street parking spaces will also be provided in conjunction with the new salon.

Amount

The proposal creates two separate buildings.

The dwelling on plot 'A' now built, will have two bedrooms and an integral garage, will be detached and two storey.

The beauty salon on plot 'B', will also be detached and one and half storey with the upper level contained within the roof void. The salon will have an overall internal floor area of approx 118 sq m.

The building will have five beauty rooms, a reception area, nail bar and rooms providing supporting facilities.

Layout

The proposed buildings will be constructed generally on the site of the buildings now demolished. The main elevation to both the salon and the dwelling will face the High Street. Windows on the rear elevations of the buildings will be roof-lights only on the upper levels to maintain privacy for both the residents of the dwellings behind the site and also for the occupants of the new buildings.

Off street parking will be provided to the forecourt area to the salon and also on the drive to the dwelling.

The dwelling will have a private garden space to the rear of the dwelling.

There will also be a yard/garden area to the rear of the salon.

Scale

The earlier approved dwelling is now built and is two storey. However this revised application for the salon actually considerably reduces the height from that previously approved, by providing the upper level of accommodation within the roof void. The benefit of this change in relation to adjacent properties will be two-fold. The impact of the proposed building on the existing town houses to the rear will be reduced and the overall height of the salon building will relate more satisfactorily to the adjacent single storey general store.

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Landscaping

There are no existing soft landscape features on the site other than modest grassed areas. The proposed development will have some planted verges to the front of the site but the private garden space associated with the dwelling will be located to the rear. Driveways will be constructed in appropriate harmonising materials.

Appearance

The external built form will be of good quality facing brick with brick or stone detailing. The roof will be concrete tiles or slate to LPA approval. Windows and door materials are yet to be determined but will be either of pvcu or coloured aluminium, the whole harmonising with surrounding properties.

Access

The existing access to the dwelling has been modified to provide off-street parking in front of the garage. Off-street parking will be provided to the front of the salon, designed in such a way that cars will be able to enter and leave the site in a forward gear. The drive and forecourt area will be surfaced and sealed and will have no excessive gradients. Access into the salon will be designed to be compliant with the Approved Document M. Any boundary walls will be constructed to a height that does not impede visibility and any security gates provided will remain open and will only be secured at close of business each day.

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