PROPOSED ALTERATIONS AND EXTENSIONS TO FORM SHOP & FLAT

at

8 BLACKER ROAD MAPPLEWELL BARNSLEY

For

PRICE & BRETTON

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the extension and alterations to No 8 Blacker Road, Mapplewell, Barnsley to convert an existing shop into a shop with a self contained flat over.

2 THE SITE

The site is located in close proximity to the junction of Spark Lane, Greenside, Towngate and Blacker Road.

This junction is effectively the Mapplewell village centre.

The property is currently a two storey property in traditional construction with stone faced external walls to the front elevations and red brick walls to other elevations. The main pitch roof has a slate covering with a flat, felt covered roof to the two storey annex at the rear

The whole property is currently a retail unit with access to the shop area directly from Blacker Road at ground floor level. Pedestrian access is via a right of way over adjacent properties to a rear entrance door.

The area has a mix of commercial, retail and residential uses. The UDP shows the site within a principal shopping and commercial centre. Many of the surrounding properties have commercial/retail uses at ground floor with living accommodation above and/or to the rear

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals include the enlargement of the existing two storey flat roof 'off shot' at the rear of the property to enclose a new access stair to serve the new flat. It is proposed that the existing ground floor areas will remain as retail areas together with the front section of the existing first floor. The rear section of the existing first floor will be converted into living accommodation with a stair leading into the roof space that is to be converted for residential use.

The alterations to the existing rear extension will not cause an unacceptable level of overlooking or overshadowing of adjacent properties and will not cause any loss of privacy.

The size and accommodation proposed for the flat is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of new windows has been determined with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features and Building Regulations requirements.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access, existing rights of way and separation distances to surrounding dwellings

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The architectural style reflects that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses. Although the total retail area will be reduced, the unit will remain viable as a shop.

Any potential for overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings and orientation of windows to habitable rooms.

Due to the modest scale of the development there will be no significant impact upon local services.

5 PLANNING POLICY

The site is within the central areas of Mapplewell and the mixed use of the site is totally compatible with the area and other uses in the locality

In accordance with H8D the development will not cause any significant harm to the local environment or amenities of adjoining residents.

The requirements of Policy T2 are met as the development will not be detrimental to highway safety.

6 ACCESS

Access to the shop units will be directly from the pedestrian footway and will remain unaltered.

Access to the flat will be via an existing right of way over adjoining properties. This route currently serves as the rear access to the shop unit and will remain available for this purpose.

Because of the central location in relation to shops and other facilities as well as good public transport links on-site parking has not been provided.

Entrance doors, and the internal layout of the flat will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly

7 ASSESMENT

The proposal is within an existing settlement and therefore complies with local and national policies relating to residential and retail development.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The site is within walking distance of small local shops and commercial areas and public transport links are close by.

Dwellings and small shops of the type proposed are fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.