

DESIGN & ACCESS STATEMENT

Premises at 8, High Street, Royston, Barnsley. Proposed Alterations to Building to form Hot Food Take-Away,

Applicant: Mr A Platt.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip. URP. of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development, together with the means of access to serve the premises. The statement looks at the proposed alterations to the building and its relationship with the adjacent buildings and the character of the wider area. In terms of the shop front of the building it should be noted that permission has been granted previously to alter the front elevation with the insertion of an additional doorway. However, it has been decided to retain the existing shop front as it is considered that such an arrangement better suits the existing character of the street scene along High Street. The statement also highlights the particular characteristics of the existing access arrangements and their relationship to the proposed development.
- 1.3 The proposed development involves alterations to the openings in the two-storey projection to the rear of the main part of the property. The proposed alterations will all be carried out using materials that match those on the existing building.

3. Access Considerations.

3.1 - In terms of the access that will serve the proposed development there is currently one existing pedestrian access and egress door from and to High Street, as shown on the attached plans. The site currently operates without having a detrimental impact on highway or pedestrian safety in terms of pedestrian access and also parking and deliveries. The existing access facilities to this building work very effectively and it is considered that the proposed alterations to the access door at the rear of the building are acceptable and they do not affect the interests of highway safety.

3.2 It is considered that moving the access door into the rear extension as shown on the submitted plans will not have any material detriment on the amenities of the neighbouring land uses or the interests of highway or pedestrian safety. As this part of the proposal is exactly the same as when the previous planning application was granted by the LPA it is considered that there should be no objections to the proposed development from a highway safety viewpoint. The amenities of adjacent residents will also be improved, compared with the existing access arrangements to the rear of this shop, by moving the access door from the side elevation round to the rear elevation as proposed.