

DESIGN & ACCESS STATEMENT

1.0 Proposals

- 1.1 The proposals relate to the Change of Use of first floor rooms above the Post Office and Tea Rooms from offices (B1 Business) to a hairdresser (A1 Shops).

2.0 Location

- 2.1 Wortley Post Office and Tea Rooms is located at the junction of Park Avenue and Church View (A629).
- 2.2 A Site Location Plan is included on drawing No. S1 Survey.

3.0 Assessment

- 3.1 The existing use is Offices. A survey plan with photographs of the building is included as part of the application documents Ref S1 Survey (A3) LR. The layout comprises staircase access from a lobby at ground floor level to three rooms and two toilets. Within the corner of Room 1 is a small kitchen area.
- 3.2 The building is not Listed but is located within the Conservation Area. It requires no alteration or extension to the external elevations as part of the Change of Use.
- 3.3 The existing office use has no allocated car parking although visitor parking spaces are available for short term stay on Park Avenue opposite the Post Office.
- 3.4 Wortley Village currently has many facilities including a Church, Public House, Hotel and Restaurant, Post Office, Guest House, Tea Rooms, Farm Shop and a members club all within or close to the village centre. The proposed hairdresser is located at the heart of the village and will provide a service for local residents as well as those from further afield.
- 3.5 Drainage connections are available. There is no alteration to the provision of surface water drainage and foul water will connect to existing drains and sewers. There are no issues with regard to flood risk.

4.0 Evaluation

- 4.1 The building has been used as offices on an occasional basis for the last 12 months and the former tenant vacated the property in May 2012. It is ideally located and suited to use as a hairdressers shop. The use is compatible with the ground floor Shop, Post Office and Tea Rooms and is seen as an asset to the village.
- 4.2 The building requires no structural alteration or extension to accommodate the new use and adequate services are already available.

5.0 Design

- 5.1 Use
The first floor will be subject to Change of Use from B1 Business to A1 Shops.
- 5.2 Amount
The total floor area of the first floor is 85.2m². This does not include the staircase which will give access to the first floor and also provides access to a staff toilet for the ground floor tea rooms.
- 5.3 Layout
A layout plan and illustrative photographs have been provided on drawing No S1.
- 5.4 Scale

The existing building is two storey. The proposals have no impact on the scale of the existing building.
- 5.5 Landscaping
There are no implications to landscaping.
- 5.6 Appearance
There are no alterations proposed to the external elevations and therefore there are no implications to the appearance of the building for outside.

6.0 Access

- 6.1 It is anticipated that most customers will live in the village and will not require the use of a car. For those that do there is visitor parking on Park Avenue opposite and it is unlikely that customers visiting by car will generate any more vehicle numbers than the previous use.

- 6.2 Access to the building is available from the public highway for Fire Appliances. Existing provisions for refuse disposal will be maintained.
- 6.3 Public access to the first floor will be via the existing stairs. There is no lift access and there are no disabled facilities at first floor level.

7.0 Summary

- 7.1 The proposals have the potential to provide additional facilities within the centre of the village giving easy access for local residents which will be an asset to the local community, providing employment opportunities and utilising vacant office space. The change of use is compatible with other uses within the building and locally and we look forward to receiving the local authorities support with regard to these proposals.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal flourish and a period.

MBooth Design Ltd