Darton Darby and Joan Club
Church Street
Darton
Barnsley
S75 5HQ

July 2015

Ref 15.18

DESIGN AND ACCESS STATEMENT

This statement is prepared in support of a detailed planning application for the erection of 3No single storey secure storage buildings to the rear of the existing premises.

1.0 Background

The Darton Darby and Joan Club is a volunteer run community facility located in a detached single storey building to the rear of retail premises in the centre of Darton Village adjacent to the Co-operative food store.

The site has pedestrian access via a private road serving a public car park to the rear of the co-op which also serves the adjacent Park.



Fig 01. View from access at north east corner, looking south west.

2.0 Use

The site is assessed as D2 Assembly and Leisure Use. The existing building has a central hall, kitchen and toilet facilities including disabled toilets, a stage and dressing rooms and a small external storage building formally a garage.

The building is regularly used by local community groups including Slimming World, martial arts classes; dog obedience classes, various community projects including a Youth Theatre. It is also regularly let for parties and special occasions although the premises are not licenced.

3.0 Proposals

The club has a need to provide various groups with storage space which is not currently available without compromising the internal areas. They would like to erect 3No independent storage buildings so that groups that use the facilities can benefit from their own secure storage.



Fig 02. View of site for storage buildings to rear of club, looking north.

4.0 Design

Use: The new buildings will be used for secure storage in conjunction with the community facilities of the club.

Amount: 2No single storey steel storage sheds – 1.85 x 2.75 x 2.2m high
1No single storey steel storage shed – 3.05 x 5.8 x 2.4m high

Layout: The buildings are grouped together and positioned at the rear of the Club where they will be hidden from general view and will not be seen from the main access road serving the adjoining park. They are separated from the residential flats to the west by semi mature landscaping. Drawing No BP1 shows the position and size of the proposed storage buildings.

Scale: The buildings are small scale and single storey. The ridge height of the proposed buildings (2.4m max) will be lower than the eaves height of the existing club building which is 3.4m to eaves and 5.2m to ridge level.

Landscape: Additional hard or soft landscaping is not necessary as part of these woks. New buildings will be located onto concrete bases.

Appearance: New buildings are functional and based upon modular construction so that they provide the secure storage required but are relatively inexpensive and simple to erect. They will be in hot dipped galvanise steel with a powder coated finish with grey/green walls and a grey roof. Doors will match the appearance of the external walls.

5.0 Access

The site is located in the centre of Darton Village close to local shops and amenities and with excellent public transport links.

The existing building is accessible for wheel chair users. The new buildings are not specifically designed for disabled access but they are on a level site and could be accessed if necessary.

MBooth Design