DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS TO 36B SHAMBLES STREET
BARNSLEY, SOUTH YORKSHIRE S70 2SH

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1.0 Assessment

1.1 Physical context

The building is located in central Barnsley off Shambles Street and comprises a traditional three storey stone "warehouse" style building under a slate roof within a small "yard" surrounded by a mix of similar traditional stone and brick built buildings under slate/tiled roofs, apart from to the South, where it is abutted by a new retail/car park development.

1.2 Social context

The building and its proposed new pedestrian access should not have any significant effect on its environs and, as far as we are aware, there are no other particular aspirations for this site.

1.3 Economic context

At present, the ground floor of this building is unused and boarded up due to the lack of an appropriate/apparent access and as a result looks unattractive and uninviting, detracting from its surroundings. The restored accessible building should enhance its surroundings and improve both its own and adjoining buildings' values.

1.4 Planning policy context

The building stands within an existing commercial district of Barnsley town centre where the existing policy/uses are predominantly to remain and the proposals are entirely consistent with these aspirations.

2.0 Involvement

Due to the minimal scale of the proposals, outside involvement was not felt necessary, although, during the course of the design stage, the effects the initial replacement stair design would have had upon the adjacent parking and access and egress to it were discussed and an alternative stair design is now incorporated.

3.0 Evaluation

Having assessed the building's overall context, the provision of a more appropriate and apparent access point to enable the restoration of this building to use would appear entirely consistent with its surroundings and will allow this under-used and unappealing accommodation to become a fully serviceable asset.

4.0 Design

4.1 Description and use

Traditional stone "warehouse" style building under a pitched, slate roof with timber windows and doors encompassing existing office uses.

4.2 Access

The building is accessed directly from Shambles Street via an existing shared access, shared with 36, 36a and 38 Shambles Street at a gradient that is estimated in the region of 1 in 6 due to the existing topography and already necessitating assistance for the less ambulant. The proposed pedestrian access will be a continuance of this and will not exacerbate the situation.

4.3 Appearance

The existing appearance is generally to remain unaffected maintaining the overall vernacular aesthetic with the only modifications to this being the inclusion of traditional painted timber doors and sliding sash windows to complement those that exist in previously boarded/built up openings, and the fabrication of a new "iron" stair painted black to afford access to the upper levels whilst enabling access to the lower, ground floor level and maintaining the traditional appearance of the building.

4.4 Layout

The overall layout remains mostly unchanged with the exception of the access arrangements discussed above and remains entirely in keeping.

4.5 Scale

The scale of the building is unaffected.

4.6 Landscaping

The building is surrounded by hard standing due to the necessity for both vehicular and pedestrian access all around this building to it and the adjoining buildings, and remains generally unchanged, apart from the reduced level access which will be formed in matching surfacings surrounded by a low level retaining wall in matching natural stone with sawn stone copings.

5.0 Summary

By improving accessibility to this unused and unappealing accommodation, it will be possible to restore this building to good use, adding "value" to this and adjoining assets and is entirely consistent and in keeping with its surroundings.

Signed .....

FOR CHRIS CARR ASSOCIATES