Design and Access Statement

The Priory Arms, RotherhamRoad, Barnsley

The property is currently derelict after being partially set on fire by vandals recently. The public house was vacated earlier in the year as a result of the general lack of trade in the older type of public house.

The property was purpose built as a public house with living accommodation on the first floor. The property is surrounded by a tarmacadam surface formerly used for outside seating and car parking. The property is situated off a busy roundabout on a maim link into the town centre.

Planning Policy

Planning policy is contained within the Barnsley UDP and the Local Development Framework. We have considered all documents and conclude that our proposals comply with relevant policies.

Access and Highways

The proposal is to form an additional ground floor retail unit and form two first floor flats. The site as existing car parking for up to 20 cars and good loading facilities. It is considered that the proposals will generate less vehicular movements than the previous user.

The site location adjoins a major highway with excellent public transport facilities providing a sustainable unit for the residential occupants.

Design

The proposal forms a change of user only/External changes are minimal and include sealing existing windows on the rear elevation for security reasons.

Assessment

The proposed users do not have any effect on the local environment or Planning Policies. The proposed users comply with Local Planning Policies. The proposed first floor accommodation would be let to Local tenants providing good accommodation within a budget. The building presently forms an eye sore on this busy location. The use will maintain the building in use and provide a facility for the local community as well as additional residential accommodation. It is therefore concluded that our submission complies with Local Authority Guidelines.