

DESIGN AND ACCESS STATEMENT

**PROPOSED LINK BRIDGE
BETWEEN 19 & 21 VICTORIA ROAD
BARNSELY**

PREPARED FOR

**GIBSON BOOTH CHARTERED ACCOUNTANTS
15 VICTORIA ROAD
BARNSELY
S70 2BB**

PREPARED BY

**NUTTALL YARWOOD & PARTNERS LIMITED
THE GROVE, HIGH STREET
DODWORTH
BARNSELY
S75 3RQ**



**April 2009
NYP Ref 37/43**

1. INTRODUCTION

This Design and Access Statement is submitted on behalf of Gibson Booth Chartered Accountants in support of a full planning application and a full planning application in a conservation area for the proposed link bridge between no 19 and no 21 Victoria Road, Barnsley.

This statement is to be considered in conjunction with the following documentation as submitted in support of both planning applications.

- Nuttall Yarwood & Partners drawings ref nos:
37/43/05B Plan, Elevations, Site Plan & Location Plan as proposed

2. THE SITE AND SURROUNDINGS

The site is situated within the Barnsley town centre conservation area on Victoria Road.

The immediate surrounding context of the site on Victoria Road comprises of a mix of office, residential and a childrens day care nursery. They range in scale including three storey terraced and detached offices and residential buildings.

The topography of the site is generally on an even slope.

3. DESIGN

The proposed link bridge has a floor area of 4.5m².

The external design of the link bridge will be modern in design but complimentary to the existing buildings on Victoria Road.

The link bridge is set back from the main elevation to Victoria Road.

The Planning Authority have been contacted regarding the design of the link bridge. We received a letter of support for our proposal and comments regarding materials from Mrs Kathy Driver ref DC/KMD/SG/BA.

4. LANDSCAPING

No landscaping alterations are proposed.

5. ACCESS

It is intended that all relevant elements will comply with the guidance in Building Regulations Approved Document Part M.

The application is committed to a policy of equality, inclusion and accessibility to the provision of facilities to visitors and in the employment opportunity afforded to employees.

The site is located within 5 minutes walking distance of Barnsley Town Centre and transport links.

Access is to be maintained between no 19 and no 21 Victoria Road for Yorkshire Electricity to access/maintain underground electricity cables running between the properties.

The link bridge is designed to give enough ground clearance for Yorkshire Electricity plus mechanical plant to access between the properties.

We have written to Yorkshire Electricity's Wayleave Department and have obtained written consent for the proposed link bridge.