

Shop Frontage Amendments and Envelope Repair 12 – 18 Eldon Street, Barnsley Design and Access Statement

March 2022

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12 – 18 Eldon Street, Barnsley

Design and Access Statement

1.	Response to context
	Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.
	<p>The proposal submitted is designed to offer an improvement of the shop frontage and overall external appearance of a centrally located, historic building, now utilized as a retail store.</p> <p>Care has been taken over the consideration of proposed materials to match those of not only the existing building, but the original materials of the building and where appropriate, to represent the modern nature of the conversion.</p> <p>Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both the existing building and neighbouring properties and is of a scale and appearance that suits its location, setting and use.</p>
2.	Use
	Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.
	The use of the building is not proposed to be amended and to be retained as a retail store
3.	Amount, Layout, Scale & Appearance
	<p>The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development; this means the proposed floor space for each proposed use.</p> <p>Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained clearly in the design and access statement.</p> <p>The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.</p> <p>Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams is encouraged to assist in explaining this.</p> <p>Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2003).</p> <p>Scale is the height, width and length of a building or buildings in relation to its surroundings.</p> <p>Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.</p> <p>Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.</p> <p>Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.</p>

Creative Conservation - Inspiring Design

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	<p>The proposal has been put together to offer an improvement of the external frontage and envelope of the existing building.</p> <p>The interior of the building has been amended according to the proposed retail unit usage though care has been taken to retain where possible all structural walls to minimize structural intervention. There are no internal features of particular historic note.</p> <p>All materials have been specified to meet the requirements of their use, meet the requirements of the Building regulations approved documents and match the materials of the existing building where possible in order to allow as minimal visual impact on the building frontage as possible.</p>
4.	Landscaping & Access to the development
	<p>Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.</p>
	<p>There is no external landscaping to the site given the central location. There are therefore also no amendments proposed to the access to the site</p>

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