

DESIGN STUDIO TAMEER

10 ELECTRIC PARADE
SEVENKINGS RD.
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Proposed development at

39-43 MARKET STREET, BARNSELY. S70 1SN

DEVELOPMENT

PROPOSED EXTENSION OF EXISTING PART TWO / THREE STOREY BUILDING TO
A FOUR STOREY BUILDING TO HOUSE THREE UPPER FLOORS WITH 9
RESIDENTIAL FLATS.

Introduction

The proposal is to for an extension of an existing part two / three storey building to a four storey building to house three upper floors with 9 residential self contained flats along with the existing commercial units on ground floor.

Site and Location

The proposed development is set to be constructed on a site with a total area of 304.40 square meters. The site is located in the Barnsley town center.



LOCATION PLAN

The Barnsley train station is about 15 minutes walk from the site.

All the civic facilities are available on a walking distance and transport connections are available for most of the localities from here.

The Market Street itself is a pedestrian only street, however car-parking facility is right adjacent to the site towards the North side of the development.

Number 45 Market Street



Front View 45 Market Street



View of 45 Market Street from the rear of 39-43 Market Street

Number 45 Market Street is the adjacent building towards the South of the proposed development. Number 45 also envelops around the proposed building towards the rear as well. This building is part old and the rear section is a new extension. It is a four-story building and the proposed structure on 39-41 Market Street is going to be of similar height.

Proposal & Design

The proposal to extend the existing building by adding two more floors to the already existing Ground, First and part Third floors of the structure.

The existing building has commercial units on ground and first floor, whereas part of the first and second floor is used as residential units. The existing second floor is only on the one third of the total floor area of the building, which is number 43 Market Street.

The proposal is for nine flats with 3 units on each floor above ground floor.

The entrance to the residential units is via the existing stair hall that will be extended to the new floors.

The building height of the proposed structure is going to be similar to the adjoining building at 45 Market Street.

The materials on façade are going to be matching to the existing materials including the windows.

The Architectural elements are going to be either repeated or re composed to give a façade close to the existing one.

Refuse Bin

A new Refuse bins storage has been created from the existing ground floor toilets facility for the commercial unit.

The commercial units already have their refuse storage at the rear of the building.

Mix

Three x 3 Bedroom Units

Four x 2 Bedroom Units

Two x 1 Bedroom Units

The proposal gives a very good mix of units.

From couples and small to large families have been catered for in this proposal with the mix.

Sustainability

A lot of importance has been given to make this development sustainable. During the design process emphasis was placed on providing day light to all the areas where possible. With the provision large windows it has been made sure that more natural light is used. Not only the habitable areas are very well lit, also the common areas are in such positions that natural light is directly coming in.

Access

As the proposed development is an extension to the existing structure therefore no lift has been proposed. However the existing stair hall will be re built and steps will be re done to cater for all kind of users.

There is car parking adjacent to the development site which can be used by the residents if the council permits so.

Conclusion

The development, as proposed, will be an efficient use of a site that has been under utilized for a number of years. It will not only provide much needed high standard housing stock but will also add visual balance to the existing skyline of this part of the street.

It is considered that the proposals put forward in this application are in accordance with the policies of the council. The building will be well designed and respectful to the amenities that neighbouring residents can, quite reasonably, expect and continue to enjoy.

The development is considered to be appropriate for this site and the Council is requested to grant planning permission for it.