JRB DESIGNS Ltd.
1 SAVILLE STREET,
CUDWORTH,
BARNSLEY,
SOUTH YORKSHIRE,
S72 8LT.

Registration No. 3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed change of use of the former factory on Grange Lane Stairfoot to a hand car wash & valeting facility.

1.0 Physical context

1.1 Surrounding:

The site is located on Grange Lane Stairfoot opposite Carrwood Road. The neighbourhood generally consists of open fields factory/warehouse units & an adjacent roe of terraced

1.2 Site:

The site was formerly a factory unit with two access gates but has been demolished & left derelict for many years.

There are natural features such as trees or hedges within the site but these will not be affected by the development.

2.0 Social Context:

The property development is for the conversion of the former factory site into a hand car wash & valeting facility. It is also proposed to bring a portacabin onto the site to provide shelter for the workers. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in use a disused commercial unit & provide a useful service to the local community & passing traffic.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as the UDP policies ED5 & ED8

5.0 Involvement of community members:

The scheme has no implications for general community & they have not been consulted.

6.0 Evaluation:

There are no adjoining residents to have concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings back into use an existing site which has fallen into dereliction maximising the properties potential for occupancy, whilst being sympathetic to the host site & the surrounding area. The site is not in a conservation area. There are no significant changes to existing physical envelope of the host site. While it is recognised that the site would be better served with a more traditional employment type of development, in the current financial situation this unlikely to occur.

The property development is for the conversion of the former factory site into a hand car wash & valeting facility. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

7.2 Layout:
The layout of the site will generally remain the same with the addition of portacabin to provide shelter for the workers.

7.3 Scale:
The proposed potacabin is small in scale terms to the existing site.

7.4 Landscaping:
There is no landscaping to be added to the site.

7.5 Appearance:
There is very little change from the existing site other than the addition of the portacabin.

7.6 Access:
Access is from the existing entrance on Grange Lane.