DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSED DEVELOPMENT FOLLOWING THE DEMOLITION OF AN EXISTING BUILDING CONTAINING A FAST FOOD TAKE-AWAY OUTLET AND ATTACHED DWELLING AND IT'S REPLACEMENT WITH TWO NEW BUILDINGS, ONE FORMING A BEAUTY SALON AND THE OTHER A DETACHED DWELLING WITH INTEGRAL GARAGE

Site of 131, High Street, Royston, Barnsley S71 4RR

This design and access statement is a revised version of one submitted with an earlier application for a detached building with a beauty salon at ground floor and apartment at first floor and which was subsequently approved under approval reference 2013/1043 on the 7th November 2013
For clarity, this new application is submitted in two separate parts, one for the dwelling and one for the beauty salon but the applications are submitted at the same time and therefore the D and A statement relates to the overall development.

ASSESSMENT OF CONTEXT

Physical

Surroundings
The location is within an established mixed use settlement of both residential and small scale commercial outlets. Residential use predominates. There is an existing mini-market to one side of the site to the east and a dwelling immediately to the west. A recent development of two storey dwellings are immediately to the north of the site. Houses also exist to the south of the site on the opposite side of High Street.
Site
The site has no special designation and is not within a conservation area.
The buildings originally on the site and which have now been demolished were a fast-food Chinese take-away outlet with an attached two storey dwelling. The dwelling had a drive accessed directly from High Street and the take-away had a forecourt hard standing/parking area.
The site is essentially level and contains no significant landscape features.
The proposal is to construct two separate buildings on the site, one being a new purpose-built salon to allow our clients to re-locate an existing business and the second, a dwelling for their own occupation.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it. The applicant has a beauty salon located further along the High Street. It is the intention to relocate that business to the new premises which will be purpose built providing improved facilities for customers and staff. The removal of the former take-away outlet and it's replacement with a beauty salon would probably be considered an improvement in respect of the local environment.

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Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, (builders, builders merchants and suppliers) and in the long term of course the proposed improved business premises can only be seen as a positive aspect in relation to the continued viability of the commercial interests in Royston.

Planning Policies

We consider the proposal complies with national and local planning policies and the development essentially, in terms of it's use is no different to that already approved.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances etc between the new buildings and adjacent properties.

DESIGN

Use

The proposal following the demolition of the existing building group, is to erect a new purpose built salon that will contain the re-located beauty salon business.
The adjacent proposed dwelling will be occupied by the applicants who will have the advantage of close proximity to their business. The dwelling will have an integral garage and dedicated off-street parking spaces will also be provided in conjunction with the new salon.

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Amount

The proposal creates two separate buildings.
The dwelling on plot 'A' will have two bedrooms and an integral garage, will be detached and two storey.
The beauty salon on plot 'B', will also be detached and two storey with an overall internal floor area of approx 123 sq m.
The building will have five beauty rooms with a reception area, nail bar and a number of rooms providing supporting facilities.

Layout

The proposed buildings will be constructed generally on the site of the buildings now demolished. The main elevation to both the salon and the dwelling will face the High Street. Windows on the rear elevations of the buildings will be roof-lights only on the upper levels to maintain privacy for both the residents of the dwellings behind the site and also for the occupants of the new buildings.
Off street parking will be provided to the forecourt area in front of the salon and also on the drive that serves the dwelling.
The dwelling will have a private garden space to the rear of the dwelling.
There will also be a yard/garden area to the rear of the salon.

Scale

The new buildings will be two storey in height with pitched roof structures. However it can be seen from the detailed drawing that the overall height of the buildings are both considerably lower than the building that was originally approved under ref: 2013/1043. The scale of the new buildings therefore are considered proportionate to the surroundings and should sit comfortably within the existing street-scene.

Landscaping

There are no existing soft landscape features on the site other than modest grassed areas.
The proposed development will have some planted verges to the front of the site but the private garden space associated with the dwelling will be located to the rear. Driveways will be constructed in appropriate harmonising materials.

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Appearance

The external built form will be of good quality facing brick with brick or stone detailing. The roof will be concrete tiles or slate to LPA approval. Windows and door materials are yet to be determined but will be either of pvcu or coloured aluminium, the whole harmonising with surrounding properties.

Access

The existing access to the dwelling will be modified to provide off-street parking in front of the proposed garage.
Off-street parking will be provided to the front of the salon, designed in such a way that cars will be able to enter and leave the site in a forward gear.
The drive and forecourt area will be surfaced and sealed and will have no excessive gradients.
Access into the salon and the dwelling will be designed to be compliant with the Approved Document M.
Any boundary walls will be constructed to a height that does not impede visibility and any security gates provided will remain open and will only be secured at close of business each day.