



Design and Access Statement for Change of Use to Suis Generis at the following address:
Taylor's Newsagents, Grimethorpe, Barnsley, S72 7LP

PP Ref: PP-13872256

Application Nr: TBC

1. Introduction

This Design and Access Statement has been prepared in support of a Change of Use application for the premises at Taylor's Newsagents, Grimethorpe, Barnsley, S72 7LP. The proposal seeks approval for internal changes to the existing building only, with no alterations to the external appearance or access arrangements. The change of use is intended to accommodate a new business operation: a Micro Pub under the Suis Generis use classification within the current structure, maintaining the essential functions of the building while improving the internal layout.

2. Site and Surrounding Area

The site is located within the village of Grimethorpe, Barnsley, and is situated along a main thoroughfare, providing good accessibility to local residents and businesses. The property was previously used as a newsagents and convenience shop. The nearby post office and convenience stores have made Taylor's Newsagents surplus to the local requirements. The surrounding area comprises a mixture of residential, commercial, and public service buildings.

The property benefits from existing transport links, with nearby bus stops, parking, and pedestrian routes ensuring ease of access for all users.

3. Proposal

The proposed change of use will involve internal alterations to the existing premises to accommodate the intended new use. The layout will be reconfigured to improve the flow of customers and enhance the functionality of the space, with the aim of creating a more efficient and user-friendly environment. These changes are entirely internal and will not alter the building's external appearance or impact its structural integrity.

Key internal modifications may include:

- Reconfiguration of shelving and display areas to create a bar.
- Alteration of internal partitions to create separate customer and staff areas, improving operational efficiency including the addition of a toilet.

No changes will be made to the external fabric of the building, and the existing access points, including doors and windows, will remain unchanged.

4. Access

There will be no change to the access arrangements for the premises. The existing points of access, including pedestrian entrances, will remain the same.

- Vehicular Access: The site remains accessible via the existing road infrastructure, with parking facilities available nearby.
- Pedestrian Access: The building retains a fully accessible pedestrian entrance, suitable for customers with mobility impairments.
- Public Transport: The property is well-served by nearby bus routes, providing good public transport access to the site.

The development does not propose any modifications to the existing access points, and all current access provisions comply with the relevant standards for accessibility.

5. Design Considerations

The design approach prioritises minimal disruption to the existing building. The internal changes are intended to enhance the building's functionality without requiring any structural or external alterations. The overall design respects the original character of the property, ensuring it remains compatible with the surrounding area.

The interior improvements focus on:

- Enhancing the operational layout of the premises.
- Creating a safe and pleasant environment for customers and staff.
- Making efficient use of space while maintaining a clear, straightforward flow for customers.

6. Sustainability

The proposed internal changes are intended to improve the operational efficiency of the business, reducing waste and improving the use of available space. There are no external changes proposed, and no significant increase in energy usage is anticipated as a result of the internal alterations.

7. Conclusion

The proposed change of use and internal alterations at Taylors Newsagents will improve the functionality of the premises while maintaining its existing external appearance and access arrangements. The changes are modest, respecting the character of the building and the surrounding area. The proposed development will provide a more efficient and accessible environment for the intended new use, benefiting the local community and contributing positively to the area's economy.

We respectfully request that planning permission is granted for the proposed change of use and internal alterations.

End of Statement

Northern Planning & Design
Loxley Design Ltd
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