



A DESIGNS
ARCHITECTURE | INTERIORS

2024

DESIGN AND ACCESS STATEMENT

Site: 49 & 49A Rowland Road,
Barnsley
S75 2PF

Prepared for: Mr Navinth Ravikumar

Prepared by:
A Designs LTD
205 Regent Street,
London,
England,
W1B 4HB

1. Introduction

This Design and Access Statement (DAS) is submitted in support of a planning application for the proposed change of use at 49 & 49A Rowland Road, Barnsley.

The project involves repurposing the basement area of Rowland Express, currently operating as a corner shop on the ground floor, into a separate commercial unit with its own independent side entrance.

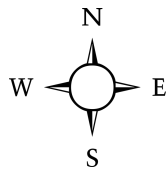
The proposal aims to maximize the potential of the existing building while maintaining the character and integrity of the surrounding area. By utilizing the basement for additional commercial purposes, the design seeks to contribute to the local economy and provide an enhanced use of the property.

The proposed changes have been carefully planned to ensure no adverse impact on neighboring properties, pedestrian access, or parking availability. The new side entrance has been strategically positioned to maintain the privacy and functionality of Rowland Express, ensuring smooth operations for both units.

This statement demonstrates how the proposed development aligns with local planning policies and contributes positively to the character and functionality of the area.

Site

**49 & 49A Rowland Road,
Barnsley
S75 2PF**



2. Site Context and Analysis

49 & 49A Rowland Road are located on a prominent corner plot in a mixed-use area of Barnsley. The site currently houses Rowland Express, a corner shop occupying the ground floor, with additional unused basement space. The surrounding neighborhood features a combination of residential and commercial properties, contributing to a vibrant streetscape.

The property benefits from its strategic position at the corner of Rowland Road, offering excellent visibility for commercial use. The immediate vicinity includes small businesses, terraced housing, and public amenities, creating a diverse and dynamic local context.

The proposed change of use for the basement seeks to align with the evolving character of the area by introducing an additional commercial unit. The design ensures the new side entrance for the basement unit is both functional and discreet, maintaining a clear distinction between it and the Rowland Express shopfront.

This carefully planned proposal considers accessibility, privacy, and parking needs to minimize any potential impact on neighboring properties. The introduction of a new commercial unit will enhance the site's utility while contributing to the local economy and ensuring compatibility with the surrounding area.

3. Design Proposal

3.1. Overview

The proposal seeks to repurpose and enhance the existing basement space at 49 & 49A Rowland Road to create a new, independent commercial unit. This involves establishing a dedicated side entrance to ensure clear separation between the new unit and the existing Rowland Express shop on the ground floor.

The design prioritizes functionality and accessibility, with the side entrance positioned to minimize disruption to the existing operations and pedestrian flow. The new commercial unit will utilize the basement space efficiently, with internal modifications to ensure compliance with current building standards for safety, ventilation, and accessibility.

Materials for the entrance will match the existing façade, ensuring the overall aesthetic remains cohesive with the building and the surrounding streetscape. The proposed changes will retain the character of the property while enhancing its utility, aligning with the mixed-use nature of the area.

The proposal also considers parking and access, ensuring that the development will not negatively impact neighboring properties or local infrastructure. By adding a separate commercial unit, this design enhances the functionality of the property and contributes to the economic vibrancy of the neighborhood.



Proposed front elevation (not to scale)



Proposed side elevation (not to scale)



Proposed rear elevation (not to scale)

3.2. Design Objectives and Principles

The key objectives of the proposed development for 49 & 49A Rowland Road are as follows:

- **Optimize Commercial Use:** Repurpose the underutilized basement space into a functional and independent commercial unit, providing additional business opportunities within the property.
- **Preserve Local Character:** Ensure the design and materials of the proposed side entrance and any modifications to the façade align with the architectural character of the existing building and surrounding streetscape, maintaining visual harmony.
- **Minimize Visual Impact:** Position the new side entrance and any external alterations discreetly, ensuring they do not dominate the streetscape or detract from the aesthetic appeal of the existing structure.
- **Enhance Accessibility:** Design the separate entrance to be functional and user-friendly, complying with modern accessibility standards, while ensuring the independence of the new commercial unit from the Rowland Express shop on the ground floor.
- **Maintain Neighboring Amenity:** Ensure the proposal does not negatively affect neighboring properties in terms of light, privacy, or noise. The discreet location of the side entrance minimizes disruption to surrounding properties and pedestrian traffic.
- **Support Local Economy:** Create a new commercial unit to encourage economic activity, contributing to the vitality of the area while ensuring that the mixed-use nature of the property is respected.

This thoughtful approach ensures that the development fulfills its objectives while respecting the broader character and function of the local area.

3.3. Design Rationale

The proposed modifications for 49 & 49A Rowland Road aim to complement the existing architecture and enhance the functionality of the property while respecting the surrounding environment. Key design considerations include:

- **Massing and Scale:** The proposed side entrance for the new commercial unit has been designed to integrate seamlessly with the existing building. Its discreet placement and minimal external modifications ensure it is subordinate to the main property, preserving the character of the streetscape. The alterations are designed to have minimal visual impact, maintaining the rhythm and cohesion of the surrounding area.
- **Plot Utilization:** The property at 49 & 49A Rowland Road is well-suited to accommodate the proposed changes. The addition of a separate commercial unit in the basement optimizes the use of the available space while maintaining the functionality of the existing ground-floor shop and residential spaces.
- **Materials and Details:** Materials for the new entrance and any additional external modifications will match the existing structure, including brickwork, render, and finishes, ensuring consistency in appearance. This approach helps preserve the visual integrity of the property and its compatibility with neighboring buildings.
- **Accessibility Adjustments:** The new side entrance will provide independent access to the basement commercial unit. Designed with accessibility standards in mind, it ensures the unit is user-friendly for occupants and customers alike, supporting functional and equitable use.
- **Privacy and Neighboring Amenity:** The placement and design of the new entrance have been carefully considered to minimize any disruption to neighboring properties. The discreet location reduces visibility from the street and neighboring homes, ensuring privacy and maintaining a harmonious environment.
- **Parking and Access:** The proposal does not necessitate significant changes to existing parking or access arrangements. The side entrance will not impact vehicular or pedestrian flow, and the current parking provisions will remain sufficient to accommodate the property's mixed-use functionality.

This carefully considered design ensures that the proposed changes enhance the usability and value of the property while maintaining its architectural harmony with the local area.



Existing entrance for Rowland express

In the image provided, it is evident that the current property includes significant frontage and spacing, making it suitable for the proposed excavation and boundary modifications. Unlike neighboring developments, our proposal prioritizes maintaining privacy and minimizing any visual or spatial disruption.

While other properties in the area may include windows that overlook adjacent sites, our design has ensured there are no side windows in the proposed basement shop, adhering strictly to privacy regulations and planning guidelines. Additionally, the compact and efficient nature of the proposed alterations demonstrates our commitment to a modest, functional development that respects the character of the neighborhood and the surrounding context.

4. Design Details

4.1. Scale and Massing

The proposed alterations for 49 & 49A Rowland Road have been carefully designed to respect the proportions and character of the existing building while integrating the new commercial entrance discreetly.

The side entrance to access the basement commercial unit has been positioned to minimize its visual impact and harmonize with the existing architectural language. The modifications ensure that the additions are subordinate to the main structure, maintaining the established rhythm and character of Rowland Road.

This thoughtful design approach helps preserve the site's architectural integrity and ensures the alterations fit seamlessly within the surrounding streetscape.

4.2. Materials and Appearance

The proposed changes will employ high-quality materials to ensure visual cohesion with the existing property. The specified materials include:

- **Brickwork:** Matching the existing brick type and color to ensure a harmonious transition between old and new.
- **Render:** White render on the upper floor, in keeping with the current exterior finish for consistency.
- **Windows:** Aluminium-framed windows, matching the existing frames in style, color, and finish, to maintain a uniform aesthetic.
- **Doors:** Aluminium-framed doors, designed to complement the windows and existing façade, adding a modern yet cohesive element to the property.

The use of these materials ensures that the alterations blend seamlessly with the existing building, enhancing the functionality of the site while maintaining its architectural character.

4.3. Landscaping and Boundary Treatments

To accommodate the proposed parking spaces and enhance the functionality of the site:

- **Parking Spaces:** The area in front of the basement on the side of Rowland Express will be excavated to create two parking spaces, one on either side of the new basement shop entrance. These spaces will provide convenient access for customers without affecting the main road or obstructing pedestrian pathways.

- **Boundary Walls:**
 - The existing boundary wall for Rowland Express will be relocated to the left to accommodate the new parking arrangement.
 - A new boundary wall will be constructed on the right side of the basement shop entrance, extending in line with the rear of the shop. This new wall will delineate the separate commercial spaces clearly and maintain a cohesive appearance while ensuring privacy and security for both units.

These modifications aim to optimize the site's layout, provide practical parking solutions, and maintain the overall aesthetic and functionality of the property.

5. Access

5.1. Vehicle and Pedestrian Access

To accommodate the new commercial unit in the basement:

Vehicle Access and Parking:

- The area in front of the basement shop entrance on the side of Rowland Express will be excavated to create two on-site parking spaces, one on either side of the new entrance. These spaces will enhance the convenience for customers and staff while maintaining traffic flow in the area.

Boundary Wall Adjustments:

- The boundary wall for Rowland Express will be shifted to the left to align with the new parking configuration.
- A new boundary wall will be constructed to the right of the basement shop entrance, extending in line with the shop's rear, clearly delineating the separate commercial units.

Pedestrian Access:

- Pedestrian access will include a dedicated side entrance for the new basement shop, ensuring it operates independently from Rowland Express. This separation supports functionality and provides easy and safe access for customers visiting the new unit.

These adjustments ensure efficient access and parking arrangements without negatively impacting the surrounding streetscape or neighboring properties.

5.2. Inclusive Access

The proposed design ensures safe and convenient access for all users, complying with current accessibility and building regulations.

- The new basement shop entrance will provide level access where feasible, allowing for ease of movement for all users, including those with limited mobility.
- Future adaptability has been considered in the design, ensuring that any additional accessibility needs can be accommodated as required.

By addressing both vehicle and pedestrian access needs comprehensively, the proposal supports the efficient operation of the site while respecting the needs of all users.

6. Environmental Considerations

The proposed modifications for 49 and 49A Rowland Road incorporate several key environmental considerations to ensure sustainability and compliance with current standards:

Energy Efficiency:

- The new commercial unit will comply with modern building regulations for energy efficiency. High levels of insulation will be incorporated into the walls, floors, and ceilings to enhance thermal performance. Energy-efficient glazing for the aluminium-framed windows and doors will reduce heat loss, while sustainable heating systems will be considered to minimize energy consumption.

Sustainable Materials:

- All materials used for the new construction will be sustainably sourced and selected for durability and minimal environmental impact. Where possible, locally sourced materials will be prioritized to reduce the carbon footprint associated with transportation.

Waste Management:

- During the construction process, a comprehensive waste management plan will be implemented. This plan will focus on minimizing waste, sorting materials efficiently, and recycling where possible to reduce landfill contributions.

Water Efficiency:

- The new unit will feature water-efficient fixtures, such as low-flow taps and toilets, to conserve water and promote sustainable usage within the property.

7. Community Engagement and Feedback

The proposal has been developed with consideration for community input and the surrounding context:

- Extensive discussions have been held with neighbors and other stakeholders to address potential concerns and gather feedback.
- The new design ensures that the changes remain consistent with the character of the area, minimizing disruption to neighboring properties and preserving community harmony.

These measures reflect a commitment to environmental responsibility and fostering positive relationships with the local community while delivering a functional and sustainable commercial addition to the site.

8. Conclusion

The proposed modifications at 49 and 49A Rowland Road represent a well-considered development aimed at maximizing the potential of the site while respecting the existing context and character of the area. The proposal carefully balances functionality with sensitivity to its surroundings, ensuring it aligns with planning guidelines and enhances the property's contribution to the local community.

Key aspects of the proposal include:

Design and Scale:

- The design ensures the new commercial unit is integrated seamlessly into the existing building structure, with minimal visual impact. The excavation to create a dedicated entrance and parking spaces for the basement unit maintains the balance between functionality and aesthetics while ensuring the scale remains appropriate for the site and its surroundings.

Privacy and Accessibility:

- The proposed adjustments to the boundary walls and the creation of a separate entrance for the new commercial unit ensure clear delineation between the two businesses. This not only enhances privacy but also provides independent access for both units, improving functionality without disruption to neighboring properties.

Parking and Boundary Adjustments:

- The introduction of two new parking spaces flanking the basement entrance and the realignment of the boundary walls provide practical solutions for site accessibility and vehicle accommodation. These changes are designed to be efficient and minimally intrusive, maintaining harmony with the streetscape and local traffic flow.

Environmental Considerations:

- The development prioritizes sustainability, with measures to ensure energy efficiency, waste management, and the use of durable, sustainable materials. These considerations align with modern environmental standards and demonstrate a commitment to long-term sustainability.

Community Engagement and Support:

- The proposal has been designed to meet local needs and expectations, with no objections raised by neighbors or stakeholders. This positive reception underscores the development's suitability within the local context and its potential to enhance the area's commercial viability.

In conclusion, the proposed changes to 49 and 49A Rowland Road will optimize the site's usage by creating an additional commercial unit while ensuring the development respects the existing character and context of the neighborhood. The proposal addresses key considerations, including design, accessibility, parking, and environmental sustainability, and reflects a thoughtful approach to site improvement.

We trust that this application meets the necessary planning criteria and respectfully request favorable consideration for approval. A site visit is recommended to fully appreciate the design's sensitivity to its context and its potential to enhance the local area.