

DESIGN AND ACCESS STATEMENT REF.
PROPOSED STORE
CROWN BATHROOMS LIMITED
10 METRO TRADING CENTRE
BARUGH GREEN ROAD
BARUGH GREEN,
BARNESLEY,
S75 1JT

NYPAS 02-26-DA 01

In terms of the proposed development, it consists of a single storey flat roofed building measuring approximately 12.3m wide, 3m deep and 3m high. It would be located in an existing storage area which is currently occupied by a storage container and bins. There is an existing flat roofed building to the South of the site and a retaining wall to the West and North. An access runs along the East with the main building beyond. There are a number of residential properties within close proximity to the West built, on a higher level and separated from the site by a footpath.

The store building would not be in a highly visible location and would only be 1.5m higher than the adjacent public footpath. Views from the adjacent residential properties of the development would be minimal given the level differences and the mature planting on the rear boundaries of the rear amenity spaces which back onto the footpath. Furthermore, it would be adjoining an existing flat roofed structure and within close proximity of the main building.

As the area is currently used as an external storage area the use of the storage bays would not significantly increase noise and disturbance, and, the development would arguably improve visual amenity as materials would be stored in the bays rather than externally within the yard.

In terms of Highway Safety, the building would not project beyond the existing flat roofed building or the adjacent retaining wall, it would simply infill an existing cut out in the banking. As such, it would not impede the existing vehicular access past the Western elevation of the building. In addition, as the area is used for storage, there would be no loss in parking or manoeuvring space.