

PROPOSED NEW PHARMACY AND FLATS

LAND ADJACENT TO WEST STREET/BADEN STREET,
WORSBOROUGH, BARNSELY, 435786E, 403689N

FOR SKF LO (CHEMIST) LTD

DESIGN & ACCESS STATEMENT



REF: 1209-3A

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General:

This Design and Access Statement is to be read in conjunction with TP Architecture drawings numbered:

- 1209.001 existing site plan
- 1209.002A proposed site plan
- 1209.003A proposed floor plans
- 1209.004A proposed east and south elevations
- 1209.005A proposed west and north elevations
- 1209.006A proposed sections A – A and B - B
- 1209.007 site plan indicating landscape zones and boundary treatments
- 1209.008 location plan

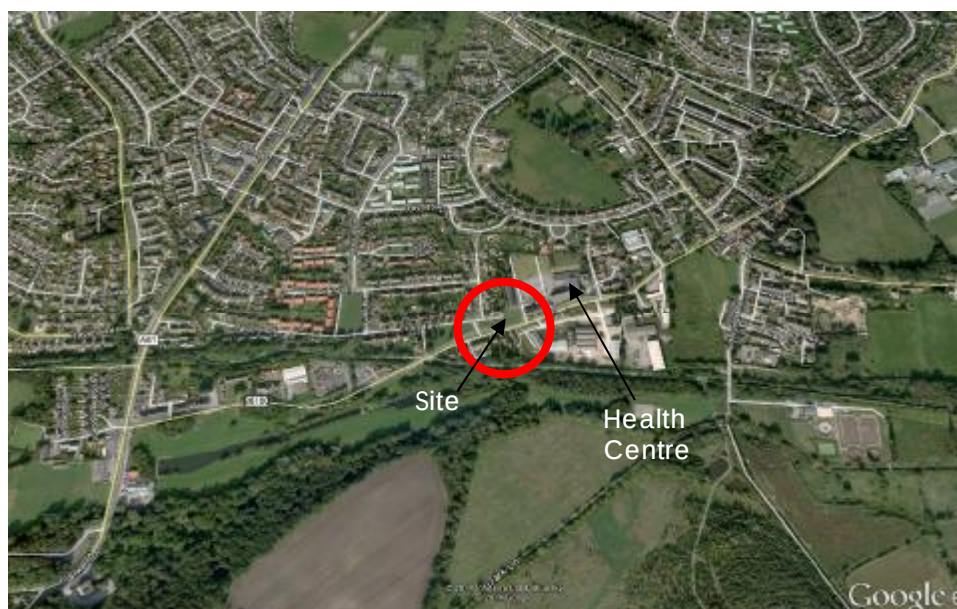


Site:

The site is located towards the southern end of Worsborough approximately two miles south of Barnsley town centre and is easily accessible from the M1 which sits to the west within a mile of the site.



The site itself is currently open space at the junction of West Street and Baden Street. It is generally surrounded by existing residential properties of varying styles to the north, east and west whilst some industrial units as well as more residential properties sit to south of West Street. A large multi practice Health Centre sits close by to the north east of the site and its car park borders Baden Street less than 50m from the site. The site is approximately 0.2 acres (0.08 hectares).



Planning history:

Whilst the site is currently open space it has been sold by the Local Authority to the applicant on the basis that it can be developed for the intended use. The pharmacy as a commercial occupier will clearly sit comfortably alongside the nearby Health Centre, whilst the new flats will not be out of place in what is still a predominantly residential environment.

The Proposals:

The proposal is to construct a new pharmacy of approximately 140 sq m (1515 sq ft) at ground floor level with two new 2 bedroom flats at first floor level. The flats will be accessed from a separate staircase which will sit outside the footprint of the pharmacy below towards the rear of the site. Access into the site will be from Baden Street and the building entrance will also face onto Baden Street, where it is envisaged most people will approach from the Health Centre direction.

The buildings are to be constructed in a combination of good quality facing brickwork with complementing detailing with white PPC aluminium framed shop front style windows to the pharmacy and flat entrance and white UPVC windows at first floor level. The roofing will be grey concrete roof tiles. Colour coated external security shutters are to be provided at ground floor level to the pharmacy. The building will sit within its own clearly defined demise which will be bounded by a combination of new waist height brickwork walls and fencing. These walls/fences will sit as an attractive feature within the landscape providing a positive edge between the site and the surrounding areas.



The building will sit towards the rear of the site with its frontage kept relatively open to provide parking and landscaped zones up against West Street and Baden Street. The scale of the building will ensure it sits comfortable alongside the surrounding properties and will not cause any overbearing of the same.

The area has a variety of dwelling and building types and it is considered that the layout, siting, design and materials to be adopted will relate well to the adjacent properties and the character of the area as a whole.

Site access/highways:

West Street and Baden Street are adopted highways. A new access will be formed into the site from Baden Street, which is a relatively quiet side street in comparison with West Street which is one of the main roads through Worsborough.



The new access will comprise a 5.5m wide roadway into the site and all the highway works will be designed in accordance with the requirements of the Local Highway Authority.

The proposal includes for 11 car parking spaces which will provide a generous level of parking for the building. However it is anticipated that many of the users will arrive direct from the Health Centre and thus may well be parked in their car park.

Access:

The site is well served by the public highway system and thus easy pedestrian and vehicular access is available to the development. It is also understood that there are a number of local bus services in the vicinity and thus reasonable public transport provision is available.

Secure cycle parking is to be provided for both the residential occupiers and the pharmacy.

Level access will be provided to the entrance of the pharmacy to facilitate access for all. All the development will be designed to comply with the requirements of the current Building Regulations Approved Document M.

Summary:

In conclusion it is considered that the proposed development will provide good quality well designed commercial and residential accommodation to serve local demand and bring this vacant plot into use. It will provide an attractive development, which will sit comfortably alongside and complement the existing properties in the vicinity.