

REF: 2031-01-15-P6

DESIGN AND ACCESS STATEMENT, INCORPORATING SUSTAINABILITY & HERITAGE COMMENTARY

for

PROPOSED ALTERATIONS TO BANK FENESTRATION & ASSOCIATED IMPROVEMENT WORKS

for

YORKSHIRE BANK

Executive Summary

This Planning Application is for alterations to an existing frontage (front & side elevation) of a Yorkshire Bank retail unit, to rationalise windows & provide better facility for client's marketing requirements, together with general improvements/repairs to the external of the branch. The building is not listed, does not fall within a Conservation area and is of limited architectural merit. The purpose of the fenestration alterations is to enhance the services already provided to the local community by the Yorkshire Bank branch.

This document has been written in cognisance of Paragraphs 62 & 77 of Circular 0106 DCLG Guidance on Changes to the Development Control System and follows Local Government Templates.

1.0 - Type of Application

The Planning Application which this document is to accompany is a Full Planning Application.

2.0 - Location of Proposed Development

The development which is this statement & accompanying application refers to is at the following address:

Yorkshire Bank, 56 High Street, Wombwell, Barnsley, S73 8DA.

3.0 - Description of Proposed Development

The proposed development comprises the modification of existing glazed units to the front & side facades, and refinishing of these units to provide a more modern aspect to the Bank. The design of the windows will be in an alternate colour/finish, with the appearance to be sympathetic to the existing building frontage, with construction & detailing such that the remainder of the existing frontage façade remains largely unaffected by these proposals. This will be the only visible change to the external appearance of the building (replacement/refurbishment of signage subject to separate Advertisement Consent applications by others).

4.0 - Date of Preparation

This Design & Access Statement is dated 30th April 2013. Any revision to this document will be recorded & scheduled at the end of this document if it is reissued.

5.0 - Date of Amendments

Any revisions to this documents are to be recorded at the end of this document and are to include the following:

Amendment letter.

Date of amendment.

Detailed description of the amendment.

6.0 - Applicant

This statement refers to details submitted on behalf of the applicant – Yorkshire Bank, who have a short leasehold interest in the site & accordingly relevant notice has been issued to the owner/ landlord.

7.0 - Agent

The agent working on behalf of the applicant is:

Vaughan Monckton Architecture,
105 Long Row,
Horsforth,
Leeds, LS18 5AT.
Tel: 01132 253 530.
Fax: 01132 253 722
E-mail: peterb@vaumon.co.uk

8.0 - Assessing the Context of the Site

Assessment - the site is a 'typical' part single, part two storey corner Bank building (ground floor retail use with ancillary accommodation under), and surrounded mainly by other retail/ commercial uses, and the limited fenestration amendments will ensure that the facilities already available to the local and broader community will be maintained & enhanced to encompass all. The proposed window modifications/ refinishing are to be sympathetic to the existing facade, with the remainder of the facade adjacent to remain unaltered by these proposals and the proposal is therefore considered wholly to be in context with its surroundings.

9.0 - Design Principles & Concepts applied to the Proposals

The building's main frontage with existing entrance is of limited architectural value and the ground floor fenestration modifications applied for here look to minimise any impact for the proposals considered. The building is not listed &

does not fall within a conservation area. The location, design & materials considered for the new entrance have been carefully considered to be sympathetic to the existing building.

Evaluation – the applicant, being aware of the location of the building & the character of the area in general is very keen not to impact on the building or its setting.

Design – due to the limited nature of the proposed works it is felt that the proposed replacement windows into the existing retail elevation will cause limited impact on the frontage. The great majority of the original elevation will remain undisturbed as at present. The design & materials of the windows will be in keeping with the existing building, which incorporates durable materials/finishes & associated fixtures chosen to match the current details/specifications.

Siting - the location of the windows are within existing openings, with no new modification to the existing structure proposed.

Landscaping – not relevant to this Application, the area immediately adjacent to the branch frontage is of a paved level walkway arrangement, for ease of use and access and will remain so.

Access – The existing public entrance remains, which affords level access into the branch & provides an easily accessible premises for all prospective users.

10.00 – Climate Change Mitigation/ Sustainability Statement

Where possible any required materials for the proposed are to be sourced locally, consideration of the environmental impact of the detail design to be part of the final selection process & where possible low energy fixtures & fittings to be incorporated.

11.0 - Philosophy & Approach to creating an Accessible Development

The intention is that the alterations will not comprise the building or its setting, while the existing level entrance will provide access for all.

12.0 - Key access issues of the design including the nature & impact of any constraints

These are that the proposed fenestration modification will not comprise the building or its setting, with no impact on the accessibility of the building.