



Design & Planning

t: -07940047391 -07939071737

e: info@jmdesignandplanning.com

w: www.jmdesignandplanning.com

48 Little Horton Lane, Bradford, BD5 0BA

DESIGN AND ACCESS STATEMENT FOR PROPOSED WORKS AT 23
RACECOMMON ROAD, BARNSELY, S70 6AA.

Introduction

This design and access statement is in relation to the building at 23 Racecommon Road, for a change of use application from a residential building to a mix use commercial and flat. For a complete overview of the proposal, this statement should be read in conjunction with all related documents submitted to the Planning Department.

Existing

The site currently stands as a residential property and is located within an established commercial area on Racecommon Road. The site stands as a corner plot, amongst a row of terraces. Within the immediate location of the site are many businesses ranging from food outlets, dentist, M.O.T. stations etc.

The building does not suffer from any overshadowing from nearby buildings and more importantly does not create a hindrance in terms of privacy or sunlight to surrounding properties.

The site is ideally placed to benefit from motor access from the main road A628 (Townend Roundabout) and Plumber Street. It is also able to benefit from good links to public transport via Racecommon Road and the A628. Located near the site on Racecommon Road are 1 hour free parking spaces and become free after 17:00.

The building's outer shell is constructed with textured stone and contains double glazing within UPVC frames. It currently stands as a double storey construction with a timber frame roof, finished in slate tiles.

The site is not located within a conservation area and there are no known listed buildings within the immediate vicinity of the site.

Proposed

It is proposed to change the use of the existing residential building to a bakery at the ground floor and flat at the first floor. To achieve this, many internal and external changes are anticipated.

Internal

The ground floor stairs are to be re located to provide the space for the bakery. All partitions will be fire rated to provide fire protection to escape routes and other rooms.

External

The majority of the external changes will be made to the front elevation. The front door and ground floor window are to be replaced with a single entrance to allow access into the proposed shop. This entrance will be constructed from a white UPVC frame with solid side panels. This is to allow the building to fit into the existing commercial street scene on Racecommon Road.

The proposal will cater to walk in trade, diminishing the need for car parking for customers. The existing building is located with a good transport/bus route for easy access into and out to several areas within Barnsley, also abating the need for car parking for employees.

Conclusion

It is felt that the proposed change of use would not significantly impact the street scene on Racecommon Road. The proposal will allow for the property to be fully utilised and increase the trade hub currently present.

We trust that the above is sufficient and hope the proposal can be viewed in a favourable manner.

Rashid Moghul

JM Design & Planning

