

To further clarify the physical context of the building/site a few photos are inserted below.

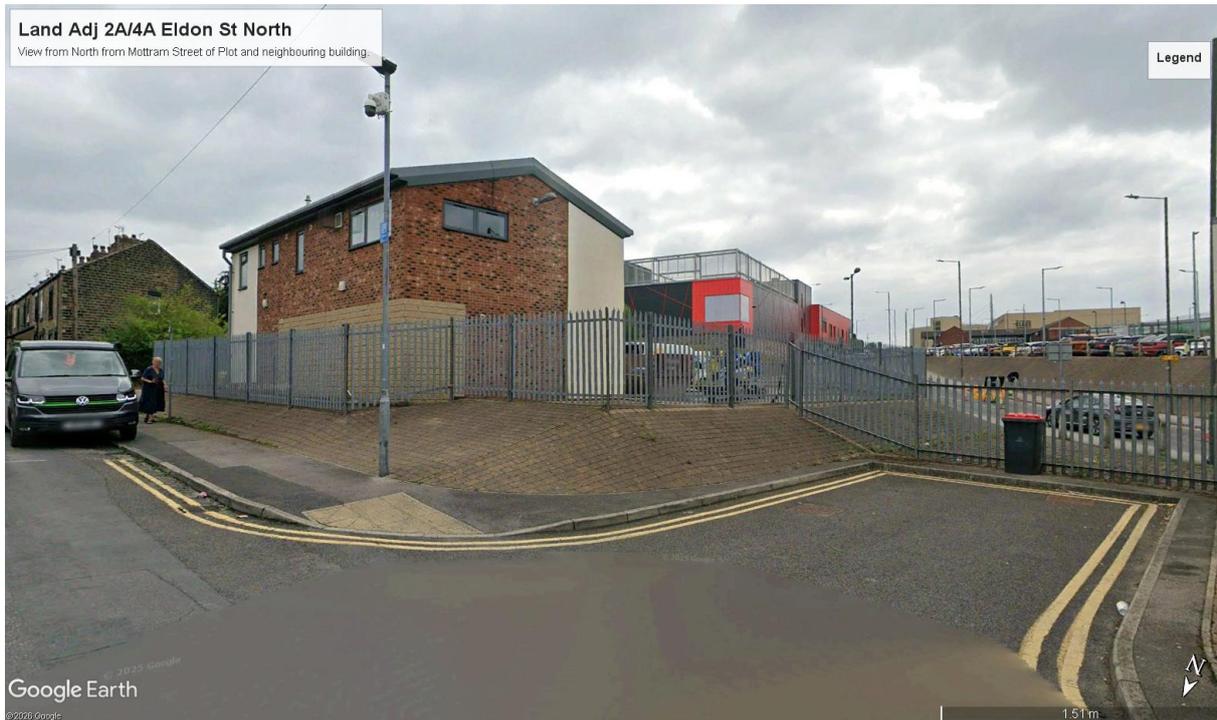


An aerial view of the existing building with plot outline.



A Street view from south from Schwabisch Gmund Way.





A street view from North from Mottram Street of site and neighbouring building.

Socio-economic Context

The proposed extension will allow the Hairdressers to expand their services to meet client demand and allow them to train and employ more stylists and assistants and provide the associated management and staff facilities thus allowing their continued and enhanced contribution to the local economy and the vitality and viability of the Town Centre.

Planning Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework that seem to include the following.

Section 2: Achieving sustainable development.

Section 4: Decision-making.

Section 7: Ensuring the vitality of town centres.

Section 9: Promoting sustainable transport.

Section 12: Achieving well designed places

At a local level the current Local Plan and associated SPD's and the relevant policies on Design, Sustainability and Transport with the site being in the existing "urban fabric" of central Barnsley which seems to include the following policies. See over

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Policy SD1: Presumption in favour of Sustainable Development.
Policy TC1: Town Centres.
Policy GD1: General Development.
Policy T3: New Development and Sustainable Travel.
Policy T4: New Development and Transport Safety.
Policy D1: High quality design and place making.
Policy BIO1: Biodiversity and Geodiversity

Planning history for the site has also been reviewed and this revealed that the site has been the subject or part of several applications as follows.

Application Number: B/03/1889/BA **Development Description:** *Redevelopment of Transport Interchange (Urban Renaissance - Scheme B).*

Application Number: B/04/2214/BA **Development Description:** *Amendment to Conditions 11, 16 & 23 of Planning Consent B/03/1888/BA – Redevelopment of Transport Interchange (Department for Transport Scheme)*

Application Number: B/04/2168/BA **Development Description:** *Erection of new single storey betting office A2*

Environmental Context

Flood plans have been reviewed, and this has highlighted that the site is in Flood Zone 1 and thus has a low probability of flooding as can be seen on the attached report/map. Also, there are no obvious signs of any protected/priority species on the site with the buildings having modern well-sealed roof and walls and limited entry or roosting points in this urban setting and the site of the proposed extension being wholly hard surfaced with concrete block pavers.

Involvement

Previously, prior to the extension land being acquired, Pre-application enquiries were made in late 2021 and early 2022 with the Planning Department to help evaluate the addition of a first floor over the existing Salon and although there were adverse comments on the design at the time, the fundamental query of whether a two-storey structure would be acceptable wasn't unduly criticized and these comments have been used to help inform the extension arrangements and its design and materials to best integrate the extension with the existing building and its setting.

Evaluation

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design process discussed further in the remainder of this design and access statement.

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Design

Use – The extended building will continue to be used as a Hairdressers Salon with the benefit of a dedicated wash area and separate staff and management accommodation to enable the optimized and rationalized use of the existing/ main salon area

Amount – Footprint of the extension will be approximately 54.7M² giving an internal area of about 45.6M² across each of the 2No floor levels.

Layout - The internal layout will be rationalized and optimised to make the best use of the existing accommodation and to enable access to the proposed extension to the south/east with the dedicated ancillary, staff and management accommodation previously described.

Scale - The proposed extension, although two-storey internally will appear to be only one and a half storeys externally due to the rising ground levels across the site and the use of a rotated asymmetrical roof to compliment the existing roof/ aesthetics.

Landscaping - There is and will be no landscaping opportunities on site due to its location and surroundings.

Appearance – The extension will be constructed in a matching palette of materials to the existing building with mid-grey sheeted roof over textured art-stone walls with render panels alongside facing brickwork to the “link” section of the extension to differentiate this part of the extension and give reference to the adjoining “sister” building to the east with matching powder-coated aluminium framed glazing to new windows and doors to complement the existing “shopfront”.

Access - The property will continue to be accessed by pedestrians via the “level” approach from Eldon Street North to give access to the existing salon and the extension via the “link” between the existing and proposed accommodation and the general use and accessibility of the property will be enhanced by the provision of the accessible toilet facility at the rear of the existing premises as shown on the design proposals. There is no vehicle access and parking on the site and this will remain the case post-extension and as existing, clients are encouraged to use public transport and the adjacent transport interchange, however, where this is not possible car-parking is available in close proximity on The Seam Car Park on County Way and/or in the nearby Market Gate Car Park off Pontefract Road, easily accessed from Harborough Hill Road.

Summary

As outlined previously the extension will allow the Salon to meet the increased demand for their services and allow them to maximize the potential of the salon and the employment and training opportunities this allows generally in accordance with the ethos of local and national planning policy and design guidance in a highly sustainable location in central Barnsley to continue to contribute to the vitality and vibrancy of the Town Centre and all its amenities and take advantage of the adjoining public transport links and offer an increasing contribution to the local economy. Therefore, we hope that our application can be viewed favourably during your considerations and its decision.

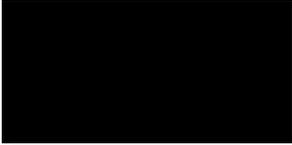
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Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further, please don't hesitate to get in contact.

Yours faithfully,



Mr. John Early
For JE Architectural Ltd.



Flood map for planning

Your reference
202502

Location (easting/northing)
434746/406729

Created
10 January 2026 15:46

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
202502

Location (easting/northing)
434746/406729

Scale
1:2,500

Created
10 Jan 2026 15:46

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

