**DESIGN AND ACCESS STATEMENT**
28th June 2015

**Alterations to**
**210 Pontefract Road**
**Barnsley**
**S71 5QP**

Client:
Taylor Made Signs and Banners

## 1. Introduction

### 1.1 The Site

The property at 210 Pontefract Road is situated in Lundwood directly adjacent to the Cundy Cross roundabout lying about three miles east-north-east of Barnsley town Centre in a densely populated area. The area is made up of mainly residential properties with some small shops and conveniences.

Taylor Made Signs and Banners are a company that designs and manufactures good quality signage working from its premises based at 210 Pontefract Road which is the subject of this planning application

### 1.2 Proposal Description

Our clients at Taylor Made Signs propose to extend the existing premises to create a much needed workshop and vehicle bay which will be accessed from Rotherham Road. The premises currently does not meet the needs of the business and the proposals will ensure a more efficient and streamlined work process.

## 2. Design Principles and Concepts

### 2.1 Amount

There will be an additional 46sqm floor area created at the side of the building in the form of a new single storey flat roof extension.

### 2.2 Scale

All new elements that have been provided have been designed with the existing building in mind. We feel that it is our responsibility that any additions to the building are in keeping with the original sensibilities of the design and therefore the scale of the new extension has been designed to mirror lines dictated by the original structure but still retaining the features and characteristics of the existing architecture.

### 2.3 Appearance

The extension will form an irregular shape dictated by the boundary of the site and will incorporate a flat roof. Facing brickwork is to be installed and will match and tie into the existing brickwork. A full height roller shutter door is to be installed overlooking Rotherham Road which will provide vehicle access and safe secure overnight parking.

## 3. Access

### 3.1 Inclusive Access

All accesses into the building have been created to ensure that all people and staff can use the facilities provided by our client. This is a user friendly site for abled and disabled and any improvements comply with both the local planning policy and the Disability Discrimination Act (DDA) 1995

The alterations are to retain equal access for all ensuring at that it is inclusive regardless of ability. The existing internal fire evacuation route including all fire equipment will be extended as part of the refurbishment, but fundamentally the changes will not affect accesses in any case where the fire brigade are required.

The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by Barnsley Metropolitan Borough Council – The Barnsley Local Development Framework supplementary documents ' Residential Amenity and the Siting of Buildings' and 'Parking', both adopted March 2012.

## 4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However to this point, no verbal objections have been raised by any of the neighbouring properties. In addition, a pre application submission has been carried out. It was acknowledged that Highways raised objection to the proposal, especially given the recently approved amendments to the roadway immediately adjacent, however, given the existing and proposed parking and delivery situation, the planning authority have confirmed it would be difficult to sustain a refusal on highways grounds.