

Design and Access Statement
56 Sheffield Road Barnsley
22 April 2009

The Nature of Use Proposed

The proposed extension is related to an existing use of the site.
The existing use is a leisure club. The building is within a terrace of similar buildings affronting directly on to the pavement of Sheffield Road . The majority are stone two storey building with pitch roof , many with loft conversions with rear extensions . All have a commercial use with unattended rear spaces.

The Amount of Development Proposed

It is proposed to build over the exist ground floor extension at the rear in order to extend the first floor. The ground floor extension covers all the rear space except for a very small yard at the very end.
All foul and storm drainage are on site and no alterations will be necessary.
There is pedestrian access from Quarry Street to the side and Doncaster Road at the rear .
A bus stop is directly out side the site.

Proposed Layout

The proposed development is at first floor .There is no amenity space .the site is fully developed with its foot print hence no car parking space.

Scale of Proposed Building Works

Similar to the scale of adjacent buildings at 48,50,52 and 58. The extension will neither impose or be subordinate to its surrounding.

Landscaping

The existing long terrace of commercial properties have no hard or soft landscaping and the site can not accommodate any.

Appearance

The roof will be flat as is the ground floor rear extension and it lower than the eaves existing pitched roof of the main building .
The new first floor wall will be facing brickwork to match the existing extension.

Access

The site is directly off one of the main artery road to Barnsley centre A road at the rear and footpaths are well established.

Consultation

Letter from Planning and Transportation dated 14th March 2001. Copy enclosed.

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Planning and Transportation Service

Assistant Director, Planning and Transportation: Martin Kimber BA. DipTP. MRTPI
Central Offices, Kendray Street, Barnsley, S70 2TN
Tel: (01226) 770770 Fax: (01226) 772599
E-mail Address: developmentcontrol@barnsley.gov.uk

My Ref. DC/KMD/LH/SG/BA 1A/01/431

Your Ref.

Date 14th November 2001

Enquiries to Mrs K M Driver

Dial Direct (01226)772586

Dear Sirs

EXTENSION TO COMMERCIAL PREMISES
56 SHEFFIELD ROAD, BARNLEY

I refer to your letter and plan of 5th November and would advise you the proposals are acceptable in principle. The adjacent buildings are three storey and abut the back lane.

I enclose planning application forms for your use in submitting an application.

'The views expressed in this letter are the informal opinions of officers based on the information available at present. They are not binding on the Council, who will determine any subsequent formal planning application.'

Yours faithfully



for and on behalf of
Assistant Director
Planning and Transportation

R J Latham
Architects and Surveyors
12 School Road
BREWOOD
Staffordshire ST19 9DS

Please address all correspondence to the Assistant Director, Planning and Transportation