DESIGN & ACCESS STATEMENT

FOR

CHANGE OF USE FROM DWELLING TO SHOP

at

5 CLARENDON STREET
BARNSLEY
S70 6AH

DESIGN & ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR CHANGE OF USE FROM DWELLING TO SHOP (BEAUTY SALON)

@ No 5 CLARENDON STREET, BARNSLEY, S70 6AH

1 ASSESSMENT OF CONTEXT

1.1 PHYSICAL CONTEXT

SURROUNDING

1.1.1 USES: The surrounding area consists of a mix of residential & commercial uses. The area within which the site is located lies within a 'Housing Policy Area' on the Barnsley Unitary Development Plan (Adopted December 2000).

1.1.2 BUILDINGS/CHARACTER: Surrounding buildings consist primarily of terraced properties, there are some semi-detached & a few detached properties. Most buildings are residential, interspersed with some commercial units. Buildings in the area are a mix of stone or brick walls with slate roofs, although some have been re-roofed with concrete tiles. Most buildings have white p.v.c. windows & doors, although some still retain original painted windows & doors. There is no over riding characteristic for the surrounding buildings.

1.1.3 SPACES: Immediately to the North of the site is a parking bay & Clarendon Street. To the East is Clarendon Street. To the West are adjoining properties. To the South are back yards. A mix of residential & commercial properties, as already described, surround the site.

1.1.4 ACCESS ROUTES: The site is on Clarendon Street, just off Racecommon Road, a main highway leading to the nearby town centre.

1.1.5 ACCESS TO LOCAL SERVICES/TRANSPORTATION: The site lies within easy walking distance of local amenities. There are bus stops very close to the site giving excellent access to the public transport network.

1.1.6 ANY SPECIAL DESIGNATION: There are no Conservation Areas, Listed Building or any Green Belt land close to the site.

SITE

1.1.1 USES: The site is currently wholly residential in use. The site is in a 'Housing Policy Area' on the Barnsley U.D.P (December 2000).

1.1.2 BUILDINGS/CHARACTER: The existing building is constructed of stonework to the front elevation and red brickwork to the side & rear elevation, with a grey slate roof. Windows & doors are white p.v.c. with black painted lintels, sills & jambs.

1.1.3 SPACES WITHIN SITE: The site has a yard to the rear for storage, and the highway footpath to the front & side.

1.1.4 ACCESS THROUGH SITE: Access through site is afforded by a front & rear door & a pedestrian access to the rear yard on the Southern boundary. The property has hardened surfaces leading to both entrances.

1.1.5 NATURAL FEATURES: There are no natural features on site. The Eastern boundary (side) is a 1.4m high stone wall. The Southern (rear) & Western (side) boundary is a 1.4m high brick wall.

1.1.6 TOPOGRAPHY/GRADIENTS: The site is level throughout.

1.1.7 ANY SPECIAL DESIGNATION: The site is not within a Conservation Area or on Green Belt Land & is not in the grounds of a listed building.

1.2 SOCIAL CONTEXT

1.2.1 IMPACT ON LOCAL SERVICES: Given the small scale of this development it is considered that there will be limited impact on local services, facilities & amenities.

1.2.2 EFFECT FROM LOSS OF EXISTING USES: The scheme involves the loss of a residential unit, which has been on the property market for over a year, thus indicating a lack of demand for this type use in this area.

1.2.3 OVERLOOKING/OVERSHADOWING FROM SITE: There are no overlooking or overshadowing issues.

1.3 ECONOMIC CONTEXT

1.3.1 JOBS CREATED: The development will generate jobs during the conversion works, with the long-term prospect of employment for at least one full-time & at least two part-time staff.

1.3.2 BUSINESS SUPPORTED: The development will support local business during conversion works, however long term commercial benefit is likely to be very limited.

1.3.3 EFFECT ON AREA TO POTENTIAL INVESTORS: The development will overall have little effect on making the area attractive to investors. One benefit may be that investors may be encouraged to purchase similar properties within the area in the hope of

developing them in a similar limited way, thus stimulating the property market & consequently making the area sustainable.

1.4 PLANNING POLICIES

H8 The development is a small scale commercial development, similar to others in the locality & is therefore compatible with the area.

H8B (A) The development will not have an unduly harmful impact on neighbouring & nearby residents.
(B) There will be no unduly harmful visual impact on the character of the area. All existing boundary treatments are to be retained. All materials & architectural features are to be maintained or replicated.
(C) Existing highway standards are to be maintained.
(E) There is no conflict with other policies of the plan.

ED4 The proposed conversion :-
(A) will create no pollution at all
(B) will create no more noise than already exists - this is minimal.
(C) will create no visual intrusions.

ED10 The proposed conversion will not affect the amenity of neighbouring properties, highway issues are to remain unchanged & the design is of a good standard.

GS22 No trees or hedgerows will be affected by the development.

BE6 The conversion has good design standards.
(A) the development is small scale.
(B) land around the development will not be affected.
(C) materials & architectural features are to match the existing building & the design is in keeping.
(D) sustainability will not be affected.

BE6B The development seeks to improve accessibility for all users.
(A) site is very close to public transport.
(B) the scheme allows access & circulation for disabled people.
(C) car parking exists within the site (Garage) & directly in front in the existing car parking bay.
(D) a low level access is to be provided to the replacement front entrance door.

T2 The development will have no detrimental affect on the highway network.

T14 The site is easily accessible to public transport users.

T17 Car parking arrangements are to be maintained.

T22 Car parking, servicing & manoeuvring arrangements are to remain unchanged.

T27 The needs of pedestrians are adequately served.

2 INVOLVEMENT OF COMMUNITY MEMBERS

Neighbours have been consulted in accordance with the Councils policy.

Site notices were posted to inform nearby residents & the wider community of the proposed development.

The application will also be subject to statutory Local Planning Authority consultation.

It is our opinion that considering the small scale of the development the steps taken are in line with the Councils Statement of Community Involvement.

No adverse comments or objections were raised by anyone either verbally or in writing.

3 EVALUATION

3.1 COMMENTS TAKEN INTO ACCOUNT: Although no adverse comments or objections were received, the scheme has been designed to protect the residential amenities of all who may be affected by adhering to the Councils design guidance.

3.2 WHY NOT: No comments received.

3.3 PHYSICAL/SOCIAL/ECONOMIC CONSTRAINTS: We consider there are no physical, social or economic restraints that apply to the development.

3.4 POLICY CONSTRAINTS: The site is not subject to any policy constraints as it is within a 'Housing Policy Area' on the Barnsley UDP.

4 DESIGN OF THE SCEME

4.1 USE

4.1.1 JUSTIFIED - SITE & SURROUNDINGS: The existing use of the site is residential, however the property has not been lived & has been for sale for over a year. The site lies within a mixed use area, primarily residential with some commercial buildings close by. The site is situated within an existing settlement, close to public transport links & all local amenities. The site has no overlooking or overshadowing issues with neighbouring properties.

4.1.2 JUSTIFIED - LAND USE POLICIES: The site is in a 'Housing Policy Area', however there are numerous small commercial uses within the immediate area & constitutes previously developed land; ie already

occupied by a permanent structure & associated fixed surface infrastructure. As the property has been unoccupied for some considerable time, it is therefore considered the best use for the site is commercial.

4.2 AMOUNT

4.2.1 HOW MUCH DEVELOPMENT: The site is situated in a good location with regard to accessibility, being close to public transport links & local amenities. The development is small in scale. It is therefore considered the amount of development is appropriate for the site & the area, and would have no detrimental impact on the locality or neighbours.

4.2.2 DISTRIBUTION ON SITE: The area to be developed is currently a residential property. The distribution of the development is influenced by the existing building.

4.2.3 RELATION TO SURROUNDINGS: The proposed development is designed to have as little impact on adjacent properties & their amenities as possible. The nature of the development creates no overshadowing or overlooking issues.

4.3 LAYOUT

4.3.1 RELATIVE LOCATIONS OF DIFFERENT USES: The location of the proposed development has been determined by the existing building. The area to be developed can be done without any loss of amenity to adjacent residents. Car parking arrangements will be unchanged.

4.3.2 ACCESSIBILITY & TRAVEL DISTANCES: Accessibility to the building is adequate for all users as access around the site is level & hard surfaced. Customers will access the building via the replacement front door, which has a level approach & will have a low threshold sill. The existing means of access to the building has historically not proved to be an issue for disabled people. The new rear external door also has a level approach. Furthermore the new shop is to be designed with particular regard to disabled use - space for wheelchair manoeuvre being a primary consideration along with strategically positioned switches, sockets, equipment etc.

4.3.3 GRADIENTS & TOPOGRAPHY: The immediate area around the site is generally level. This will provide safe access & external circulation area for all users.

4.3.4 CRIME PREVENTION MEASURES: A low-level security lighting & alarm system is to be installed. British Standard locking mechanisms are to be provided to doors & windows. These measures along with the existing & proposed residents occupancy will provide adequate crime prevention measures.

4.4 SCALE

4.4.1 SIZE OF BUILDINGS IN RELATION TO SURROUNDINGS: The conversion has been designed to take into account the amenity of adjacent residents. Any alterations are to be in character with the existing & adjoining buildings. There are no overlooking or overshadowing issues. Therefore it is considered that the scale of development is acceptable.

4.4.2 SIZE OF ENTRANCES/FACADES IN RELATION TO HUMAN SCALE: The entrances/facades are in line & in keeping with the existing building & therefore their scale is not an issue.

4.5 LANSCAPING

4.5.1 LANDSCAPING PRINCIPLES & DETAILS: There are no landscaping issues. A rear yard exists & will be used for the storage of waste bins. Surrounding trees will be unaffected by the development. Therefore there will be no loss of visual amenity of the occupiers, neighbours or the wider public.

4.5.2 FUTURE MAINTENANCE DETAILS: All amenity areas are to be maintained by the existing occupiers.

4.6 APPEARANCE

4.6.1 ARCHITECTURE/STYLE DESIGN/DETAIL: The conversion has been designed to be in keeping with the existing building & surroundings. Lintels, sills, jambs etc are to be re-used or replicated. All other finishing details are to match existing.

4.6.2 MATERIALS, COLOURS, TEXTURES: All materials are to match the existing building. White p.v.c. windows & doors, black painted sills, lintels, jambs etc.

4.6.3 LIGHTING: A low level lighting system is to be installed.

4.6.4 HOW ACCESSIBILITY AFFECTED: The small level of development has no detrimental effect on accessibility within the site or the wider area.

4.7 ACCESS

4.7.1 EQUAL & CONVENIENT ACCESS: The existing access arrangements are to be maintained. The new front external door is to be fitted with a low threshold sill for ease of wheelchair access. The site is level & will be easily negotiated by wheelchair users. Convenient access to all local amenities & facilities along with nearby public transport links ensure sustainable development.

4.7.2 IF NOT - JUSTIFY:

5 OTHER MATTERS

The small scale of this development would have no significant visual, amenity or economic impact on the area. However by providing a new facility/service for the community, it is considered it will have a beneficial social impact.

The change of use will create a small sized commercial unit, similar in nature, scale, appearance & use to other commercial premises in the locality sited within a primarily residential use. All architectural features & construction materials are to match the existing & adjoining buildings. There are no amenity, highway, overlooking or overshadowing issues.

It is therefore considered that this development will fit nicely into the existing environment.

Mrs. R. COOPER
HIGH GREEN
PONTEFRACT ROAD
HEMSWORTH
Nr PONTEFRACT
WF9 5LW

NOTICE OF PROPOSED DEVELOPMENT

Mrs. R. COOPER HEREBY GIVES NOTICE OF THE INTENTION TO SUBMIT A PLANNING APPLICATION

TO

BARNSLEY METROPOLITAN BOROUGH COUNCIL

FOR

CHANGE OF USE, DWELLING TO SHOP (BEAUTY SALON)

AT

5 CLARENDON STREET
BARNSLEY
S70 6AH

IF YOU WISH TO MAKE ANY COMMENTS REGARDING THE PROPOSAL THEY SHOULD BE SENT IN WRITING TO THE ABOVE ADDRESS BY **TUESDAY 1ST DECEMBER 2009.** ANY COMMENTS YOU MAKE WILL BE TAKEN ON BOARD & INCORPORATED IN THE DESIGN OF THE SCHEME. PLEASE NOTE THAT ANY COMMENTS YOU MAKE WILL BE INCLUDED IN A DESIGN & ACCESS STATEMENT, WHICH IS A PUBLIC DOCUMENT.

DATE OF THIS NOTICE: **9TH OCTOBER 2009**