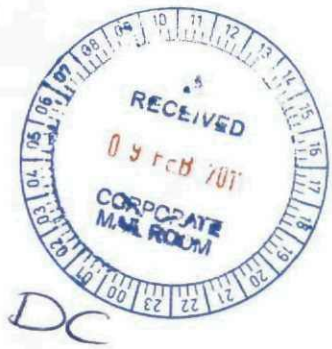
Mr. K. Pulford & Miss Clare Pulford

36, Snape Hill Road, Darfield, Barnsley, S73 9JU

K + V Pulford
004761
£670.00



DC

Change of Use application

Design and Access Statements

History of the Building

The property built in approx 1901 comprises of an end of terrace. There is a shop to the ground floor with a self contained flat to the rear and a further self contained flat occupying the entire first floor.

The Property is constructed of 9" solid brick walls with slate pitched roof and small return elevation. The shop unit has the original single glazed timber window frame, the doors and windows have external shutters to the ground floor. The windows to the flat units are UPVC double glazed units.

To the best of our knowledge

The property has been used for many years, on and off as and A1 retail shop and the 2 residential flat units.

In May 1994 the property was purchased by Mrs J. Roe of Darfield who rented it out to various businesses and tenants in the flats known as numbers 36A & 36B.

In 2004 Clare Pulford took over the tanning salon to the present day

From 2004 Onwards the Flats 36A & 36B were used as offices by Darfield community centre, for which Planning Permission was granted. This use ceased in February 2009 (approx). The flats have remained unoccupied ever since.
Property purchased by Mr. K. Pulford & Miss Clare Pulford on the 16/09/2010

Car Parking

The only available car parking would be on Snape Hill Road and surrounding residential streets. There is no scope for providing any off street parking on the site or in the local area due to the density of the development. There are no parking restrictions on the surrounding streets that i am aware of.

Waste Bin Storage and collection

Waste bins can be easily stowed in the rear garden and brought round to the front on collection day

Access

Access to the shop is through the front door, and the 2 flats via the side and back passage ways.

External Appearance of the Building

There are no changes to the external appearance of the building.

Internal Design

There are no internal changes required to the property.

Application - Change of Use

Due to the present state of economy this would be the most practical use of the building,

And would stop the building falling into disrepair.

The situation would then be:

36 - Snape Hill Road ....Clare's Tan & Beauty Salon to A1 - change of use - retrospective

36B - Ground floor 1 bedroom flat. To Residential (Was Offices D2)

36A - First floor 3 bedroom flat. To Residential (Was Offices D2)