

**JRB DESIGNS  
Ltd.**

**1 Saville Street,  
Cudworth,  
Barnsley,  
South Yorkshire,  
S72 8LT.**

Registration No.  
3372719  
TEL. 01226 383542  
MOB. 07970541192  
e-mail  
john@jrbdesigns.co.uk

Design & access statement for proposed building of an annex containing two respite care apartments at the former Gate Inn Barnsley Road Dodworth.

## 1.0 Physical context

### 1.1 Surrounding:

The site is located on Barnsley Road Dodworth & lies approx 1.5 mile West of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near the bus route between Barnsley & outlying areas. It is within half a mile of Dodworth train station and is also within half a mile of junction 37 on the M1 motorway.

### 1.2 Site:

The host property is a large site which has a large brick built former public house soon to be a care home, to the right of the site and large car park to the left with an overgrown beer garden to the rear. The site lies in a Housing Policy Area.

There are no natural features such as trees or hedges within the site that need to be removed or cut back.

## 2.0 Social Context:

The property development is for the proposed building of an annex containing two respite care apartments at the former Gate Inn Barnsley Road Dodworth.. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

### 3.0 Economic context:

The development will make use of the disused beer garden at the former public house creating much needed facilities for people with disabilities.

### 4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policies ED9.

### 5.0 Involvement of community members:

The scheme has implications for general community as the current situation with the site being vandalised & used for delinquent activity is not good for the community; the local residents & local authority have been consulted on this development and the current proposal has been agreed as the best way forward for this site.

### 6.0 Evaluation:

The adjoining owners have no concerns about the proposed renovation of the site.

### 7.0 Design principles:

#### 7.1 Use:

The proposed development is justified particularly as it makes better use of a large site that has remained unused for several years, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a proposed building of an annex containing two respite care apartments at the former Gate Inn Barnsley Road Dodworth.

The access to the building is through a new front door. New white upvc windows are proposed throughout which are to be sympathetic with the surrounds

#### 7.2 Layout:

The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles.

### 7.3 Scale:

The proposed development is a large building to the rear and side of the existing building. Due to the site layout most of the building is not visible from the road.

### 7.4 Landscaping:

New landscaping will be supplied to the property.

### 7.5 Appearance:

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

### 7.6 Access:

It is possible to achieve a disabled access to both apartments.