



**EXTENSION TO EXISTING BUILDING
106 ROTHERHAM ROAD, SMITHIES,
BARNSELEY,
S71 1UT.**

DESIGN AND ACCESS STATEMENT

**SEPT 2020
REF: 201916 DAS
REV: 0**

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 This statement has been prepared as a proportional assessment of the design in support of an application for planning permission for the extension of the existing building and is to be read in conjunction with any associated statements/reports that have or will be provided, if necessary.

2.0 Assessment

2.1 Physical Context



A view of the existing building.

The existing building is a detached single-storey structure with a mix of painted rendered and brick walls under a plain grey interlocking concrete tiled pitched roof with anodized aluminium framed glazed shopfront facing Rotherham Road and painted timber fascias and soffits and “matchboard” gable ends.

It is located towards the north-western end of Rotherham Road between its junctions with Carlton Road and Chatsworth Road with Farm Foods to south and No.108 Rotherham Road to north and accommodates a beauticians comprising a reception area leading to a number of treatment rooms and staff accommodation and toilet at the rear. To front and side are informal parking areas on tarmac hardstanding alongside access to site from Rotherham Road itself.

2.2 Social & Economic Context

The socio-economic context of the proposal appears relatively limited; however, it will enable the owners to relocate their current dispensary from Chatsworth Road and expand its services and facilities to serve the longer term needs of its local community, having outgrown their current premises.

2.4 Planning Policy Context

With the building being located in the “Urban Fabric” of Smithies/ Monk Bretton/ Athersley and New Lodge to the north of Barnsley town centre the relevant planning policies relate to existing Urban Fabric and the associated guidance on existing uses alongside the more general requirements of the Local Authority’s current Local Plan and the National Planning Policy Framework which have been material considerations during the design phase of the proposals and the preparation of this statement.

It has also been noted that the building is in an area of very low risk of flooding from either rivers/sea or surface water flooding in this vicinity.

Historic mapping dating back to 1854 appears to indicate the site/building in rural land and woodland north of Barnsley town centre in the late 19th and early 20th centuries until Barnsley began to expand with the industrialisation and urbanisation of Smithies in the early 20th century followed by the development of Athersley North and South in the mid-20th century and although there are indications of industrial/mining development to the west site, the site itself seems not to have been used in such an intensive manner that might present significant environmental risks to current or future users.

3.0 Evaluation

- 3.1 The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

4.0 Design

4.1 Use

The property is currently used as a beautician and will be converted/extended by the owners to enable the relocation/expansion of their existing/local dispensing chemists.

4.2 Amount

The extensions provide approximately 51M² or 548 sq ft of additional accommodation to supplement/expand the existing accommodation of 80.8M² or 870 sq ft thus giving a total floor area of approx. 131.8M² or 1,418 sq ft.

4.3 Layout

With this being an existing property with only relatively small scale and/or infill extensions between the existing buildings the overall layout of the site remains effectively the same with the buildings “hugging” the southern boundary of the site and the access the northern boundary with parking to the frontage and to the side of the buildings between them and the access as you will see on the site layout plan accompanying this application.

4.4 Scale

The building is single-storey and will remain so with only entirely subservient extensions.

4.5 Landscaping

With the building and surrounding hardstanding essentially occupying the plot there is no landscaping on the site nor is there any notable landscaping on adjoining land.

4.6 Appearance

The building will be extended with a matching dual-pitched single-storey structure to the front and a flat roofed infill extension to rear with parapet style walls with matching materials throughout including plain interlocking concrete tiled and GRP roofs, facing brick and rendered masonry walls and powder coated glazed shopfront with painted steel ancillary doors as shown on plans and elevations

4.7 Access

Vehicular and pedestrian access to the site will be directly from Rotherham Road as existing.

5.0 Summary

By using matching design and materials and enabling the continued and expanded similar use of the building it is felt that the proposals are entirely complimentary to their setting and will enhance the buildings viability and contribution to the locale, and, therefore, it is hoped that the scheme of extension/conversion can be viewed favourably during the planning application process.

Signed for and on behalf of

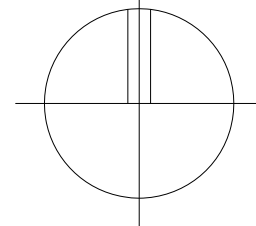
J E Architectural Ltd

APPENDIX A

SITE LOCATION PLAN



North



0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm

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SMITHIES, BARNSELY,
S71 1UT.**

SITE LOCATION PLAN

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Building Design Services

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Ref: 201916

Date: SEPT 2020

Scale: 1:1250 @ A4

Drwg No: 04

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