

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT INVOLVING THE DEMOLITION OF
AN EXISTING BUILDING CONTAINING A FAST FOOD TAKE-AWAY
OUTLET AND ATTACHED DWELLING AND IT'S REPLACEMENT WITH A NEW
BUILDING TO PROVIDE A BEAUTY SALON AT GROUND FLOOR AND AN
APARTMENT AT FIRST FLOOR. IN ADDITION, A DETACHED GARAGE TO SERVE
THE APARTMENT IS ALSO PROPOSED.**

Site of 131, High Street, Royston, Barnsley S71 4RR

This design and access statement is a revised version of the one submitted with an earlier application. The earlier application was withdrawn pending some adjustments to the design.

For clarity, where the D and A statement has been revised from the original, the relevant statements have been highlighted in bold *italic* text.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established mixed use settlement of both residential and small scale commercial outlets. Residential use predominates. There is an existing mini-market to one side of the site to the east and a dwelling immediately to the west. A recent development of two storey dwellings are immediately to the north of the site. Houses also exist to the south of the site on the opposite side of High Street.

Site

The site has no special designation and is not within a conservation area.

The buildings currently on the site and which have remained unoccupied for a number of months contain a fast-food Chinese take-away outlet with an attached two storey dwelling. The dwelling has a drive accessed directly from High Street and the take-away has a forecourt hard standing area.

The site is essentially level and contains no significant landscape features.

The proposal is to demolish the existing buildings and construct a new purpose-built structure to allow our clients to re-locate an existing business and provide an apartment for their own occupation. A garage for use of the apartment is also proposed.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it.

The fast food outlet has been closed for many months.

The applicant has a beauty salon located further along the High Street. It is the intention to relocate that business to the new premises which will be purpose built providing improved facilities for customers and staff.

The loss of the take-away outlet and it's replacement with a beauty salon would probably be considered an improvement in respect of the local environment. The loss of this food outlet will have little effect as there are numerous fast food outlets elsewhere in Royston.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect.

There will however be the potential for certain local businesses to be supported by this project in the short term, (builders, builders merchants and suppliers) and in the long term of course the proposed improved business premises can only be seen as a positive aspect in relation to the continued viability of the commercial interests in Royston.

Peter Dimberline Limited

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Planning Policies

We consider the proposal complies with national and local planning policies and the development is essentially replacing the use on a 'like for like' basis.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances etc between the new building and adjacent properties.

DESIGN

Use

The proposal is to demolish the existing building group and to erect a new purpose built structure that will contain the re-located beauty salon business on the ground floor with an apartment at first floor that will for the foreseeable future be occupied by the applicants so that they have a permanent presence on the premises. It is also proposed to erect a detached garage building for the use of the apartment.

Dedicated off-street parking spaces will also be provided for both customers visiting the salon and for the residents of the apartment.

Amount

The proposal creates a beauty salon on the ground floor with a floor area of approx 131 sq m and containing four beauty rooms with reception, nail bar and a number of rooms providing supporting facilities. The apartment which has a separate entrance, will have 3 bedrooms and appropriate reception rooms etc.. There is also included as part of this application a number of windows in the roof structure which will illuminate a future roof void with potential for further accommodation.

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Layout

The proposed building will be constructed on the site of the buildings to be demolished. The main elevation to both the ground floor salon and the first floor apartment will face the High Street. Windows on the rear elevation of the apartment will be no nearer to adjacent dwellings than the windows that exist currently on the buildings to be demolished. ***However approximately 50% of the rear wall at first floor level will be set back from the remaining portion by 1100mm. This will create a greater separation distance between the rear boundary and this part of the building, breaking up and reducing the scale and mass when viewed from the dwellings to the rear. The overall roof height has also been reduced and a window to a habitable room has been omitted from the rear elevation.*** Off street parking will be provided to the forecourt area in front of the salon and also on the drive that serves the apartment. ***The garage serving the apartment has also had an earlier side wall re-aligned which has reduced the overall width of this building resulting in more open space between built structures when viewed from the rear.*** Private garden space will be provided behind the new building.

Scale

The new building will be two storey with potential future roof void accommodation within the pitched roof structure. The building that is to be demolished is also predominantly two storey with single storey elements dedicated to the former take-away facility. The scale of the new building will be proportionate to the surroundings and should sit comfortably within the existing street-scene.

Landscaping

There are no existing soft landscape features on the site other than modest grassed areas. The proposed development will have some planted verges to the front of the site but the private garden space associated with the apartment will be located to the rear. Driveways will be constructed in appropriate harmonising materials.

Appearance

The external built form will be of good quality facing brick with stone detailing. The roof will be concrete tiles or slate to LPA approval. Windows and door materials are yet to be determined but will be either of pvcu or coloured aluminium, the whole harmonising with surrounding properties.

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Access

The existing access to the apartment will be modified to provide off-street parking in front of the proposed garage building.

Off-street parking will be provided to the front of the salon, designed in such a way that cars will be able to enter and leave the site in a forward gear.

The drive and forecourt area will be surfaced and sealed and will have no excessive gradients.

Access into the salon will be designed to be compliant with the DDA regulations.

Front boundary walls will be constructed to a height that does not impede visibility and security gates will be provided that can be secured once the business is closed for the day.