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Design & access statement for proposed change of use of the former warehouse at New Street to a hand car wash & valeting facility.

1.0 Physical context

1.1 Surrounding:

The site is located on New Street Barnsley opposite the New Street Medical Centre. The neighbourhood generally consists of demolished warehouses with the medical centre opposite.

1.2 Site:

The site was formerly a large warehouse complex that has been demolished. Part of the site to the rear is being used as an all day car park the rest of the site is undeveloped.

There are no natural features such as trees or hedges within the site. The site lies in an development area & is identified as TC58/23.

2.0 Social Context:

The property development is for the conversion of the warehouse into a hand car wash & valeting facility. It is also proposed to bring a portacabin onto the site to provide shelter for the workers. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in use a disused commercial unit & provide a useful service to the local community & passing traffic.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as the UDP policies ED5 & ED8

5.0 Involvement of community members:

The scheme has no implications for general community & they have not been consulted.

6.0 Evaluation:

There are no adjoining residents to have concerns about the proposed development.

7.0 Design principles:

7.1 Use:

The proposed development is justified particularly as it brings back into use an existing site falling into dereliction maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is not in a conservation area. There are no significant changes to existing physical envelope of the host site.

The property development is for the conversion of the warehouse into a hand car wash & valeting facility. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

7.2 Layout:

The layout of the site will generally remain the same with the addition of portacabin to provide shelter for the workers & a new exit from the site onto Joseph Street.

7.3 Scale:

The proposed portacabin is small in scale terms to the existing building.

7.4 Landscaping:

There is no landscaping to the site.

7.5 Appearance:

There is very little change from the existing site however the walls to the boundaries will be made good .

7.6 Access:

Access is from the existing entrance on New Street & exit via a new entrance to Joseph Street.