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PLANNING STATEMENT FOR 6 Markey St, BARNSELY, S74 9QR.

Planning Statement.

This planning statement has been prepared by **363 Architecture** on behalf of our client to provide sufficient information to accompany a planning application. In order to gain a full overview of the project, this report should be read in combination with all related documents.

The proposal is to make changes to the 'O'yle In Wall Pub on 6 Market St, Barnsley. The scheme includes the change of use of the first floor into a one-bedroom flat and the ground floor into Class E use classification. The amendments also contain creating a single shopfront to the main façade of the building.

The ground floor has been vacant, with the previous use as a pub. It is proposed to change the ground floor to Class E(a) barbers shop. The only proposed external change will be to merge the two windows into a single shopfront within the front façade of the building. No other external changes are proposed as part of the application. The single shopfront will provide the building with a commercial outlook, given it a aesthetic outlook from the street scene. The opening hours are proposed at:

- Monday, Tuesday, Wednesday and Thursday between 09:00 and 18:00.
- Friday and Saturday between 09:00 and 19:30.
- Sunday and bank holidays between 10:00 and 17:00

The first floor currently contains storage and toilet facilities as part of the ground floor pub use. The application proposed to convert the first floor into a one-bedroom flat. The entrance to the Class E unit and first floor flat will be via the main entrance lobby. Given the central location of the site, no car parking space is proposed as part of the change of use. The site is local to many modes of public transport and local amenities, negating the need for a car.

All bin storage will be placed within an alley to the side of the building. This area is secured via a metal gate to prevent any unauthorised access. All bins for the new Class E(a) use and flat will be placed within this area for ease of access and collection.

In conclusion, the scheme aims to change the use of the ground floor into Class E(a) use and the first floor into a single bedroom flat. The only external changes involve merging the two windows into a single shopfront. All bins are to be stored within a dedicated space located in an alleyway between the neighbouring building. No car parking space is proposed as part of the scheme. A vehicle will not be required given the central location of the flat to local modes of public transport and amenities.

We trust this is sufficient detail for a planning, design and access statement for the proposed amended layout. However should you require any further details please do not hesitate to contact **363 Architecture**.