

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF USE FROM FORMER BETTING SHOP TO COFFEE SHOP AND TEA ROOM AT THE DETACHED PROPERTY TO THE SIDE OF THE GAWBER ROAD WORKING MENS CLUB 113 GAWBER ROAD BARNSELEY

This design statement has been prepared in support of the attached Change of Use Planning Application and should be read in conjunction with all submitted application documents

The detached building is owned by the Gawber Road Working Mens Club and through agreement by both parties is to be leased to the applicant. Within the terms of the lease all parking facilities around the WMC can be used by the new traders and customers of the new coffee shop and tea room.

Currently the former betting shop is empty and has been empty for a long period of time due to possible recessionary circumstances that remains prevalent in most areas. Given that the former betting shop is currently empty its conversion and refurbishment to form the coffee shop and tea room will provide an appealing small business opportunity that will add to and compliment the immediate area and stop any further minor vandalism incidents due to anti-social behaviour.

The detached property is bounded on the front by a car park area and beyond that the main Gawber road, at one side is a car parking area and beyond that the Rowland road / Gawber Road junction and on the other side is the vehicular access to the rear WMC car parking areas. Directly to the rear of the property is the rear garden area belonging to 84 Rowland Road. The proposed coffee shop and tea room conversion works is considered sustainable in that it will provide a high quality alternative business usage suitably blending in with and adding to the general character of the immediate area.

The existing access off Gawber Road into the WMC car park is more than adequate for visitors to the coffee shop and tea room through the day. The existing access and car parking areas are both durable and usable by the customers. It is therefore the intension of the new business owners to carry out all the necessary works required to provide a fresh and well laid out establishment. Visitors will therefore be able to safely use any of the WMC car parking areas during their visit to the coffee shop and tea room. The scheme will also be designed all in accordance with and in pursuance of safety required under any appropriate core strategy policy. Any planning conditions imposed will also be observed and complied with in full.

Access into the new coffee shop/tea room is level and levels from the surrounding car park areas are also level and sustainable in terms of ease of access and disabled access.

In terms of social and economic impact on the community from this development it will be negligible. There will be no significant additional traffic impact on the Gawber Road area due to this change of use. In the interest of amenity, any Unitary Development Plan policies will be fully complied with.

A flood risk assessment is not considered necessary due to the schemes existing status and previous usage.

A neighbour consultation survey is not considered necessary given the nature of the works.

The proposed development site is considered level and is completely bounded by perimeter walls on the front and side elevations with a break within for vehicular access into the car park areas

The immediate area is also served by regular bus services with links into other areas of Barnsley. A Bus stop is located within 150m of the development making the development sustainable in terms of travel links and dropping in usage

In terms of other local services there are convenience stores, off licence, a post office, other food outlets and the Barnsley General Hospital all within close proximity of this change of use opportunity. The immediate area also has its own recreation fields including a children's play area all within close proximity of this development where accompanying parents and visitors to the other nearby services will provide possible passing trade and use of the coffee shop and tea room

In terms of the development and its impact on the local area it will not have any detrimental effects as having its own existing safe access and egress and not relying on access through any new or extended development areas.

Due to the nature of the proposed change of use it will continue not to overlook or overshadow any of the adjacent properties nor restricting the right of light to them.

The minimal extent of conversion works will therefore have no detrimental impact on other properties in the immediate locality

There is no economic impact on the immediate vicinity due to this development.

An existing sustainable drainage system is present and in use serving the building.

From our evaluation of the development it would suggest that the proposed change of use development will simply continue to blend in with the immediate local amenity in terms of a sustainable coffee shop and tea room provision. The proposed development therefore can only enhance the character of the area.

The overall conversion works will transform and maintain a good balance with the existing surrounding properties in terms of its change of use, user levels and its appearance. The overall scale and size of the proposed alteration works is considered minor and maintains its balance with adjacent property sizes.

Due to the proposed change of use conversion works bringing back into use a empty property it will embrace good crime preventative measures in that consideration has been given to creating a safer and sustainable lock up shop outlet as empty buildings that stand for a long period of time do attract vandalism and anti social behaviour.

In the event of fire or any other emergency, access to the building by any of the emergency services would be relatively easy given its position and layout.

Visitors are also provided with an easy and convenient access to it

The existing pedestrian access route outside the boundary along Gawber Road will be maintained at all times providing a sustainable link to other near by facilities.

The proposal is generally considered not contrary to any sections of and therefore will fully comply with all sections under the Statutory Planning Framework and Policies.

In order to comply with any Planning Policy Statement requirements the proposed conversion works has emerged from a full assessment of the site's circumstances and characteristics including its relationship with the existing built character of the surrounding area.

The coffee shop and tea room also proposes to serve hot and cold sandwiches and pies including cakes etc in order to take advantage of passing take away trade from the hospital and other near by businesses.