

**LAND ADJACENT TO 1A HIGH STREET
SHAFTON
BARNSELEY
S72 8QB**

Document Ref:- 103-16-P-D&A

31st July 2016

DESIGN AND ACCESS STATEMENT

Current Situation

At the current time, the only property on the land which is the subject of this planning application is a Hair Salon (Majenta) which is owned and run by the applicant. The salon itself has recently been granted planning approval for a small single storey extension to the front (2015/0588).

The land to the right (when viewed from High Street) of the salon is in the freehold ownership of the applicant's husband namely Mark Haworth whilst the remainder of the land within the curtilage delineated by the red line on the location plan and the block plan is in the joint freehold ownership of the applicant (Joy Haworth and her husband Mark Haworth). The applicant also owns 1 High Street.

The land in question, which is delineated by the red line shown on the location plan, is currently cleared but derelict. The boundaries to the perimeter of the land are a variety of concrete post fencing with timber infill panels and palings. Immediately behind the salon and the proposed commercial units there is a tract of land used by a scaffolding company which has a further fence within its curtilage constructed from solid corrugated sheet metal.

The land in question lies within an area designated as 'Employment' on the local authority UDP. In particular, it satisfies **Strategy Objective 2.33 (Employment)**

2.33 Concentrate employment development where it will:

- a) Provide employment opportunities for local communities, especially where there are high levels of unemployment*
- b) Reduce journey to work distances*
- c) Link to public transport and lorry routes*
- d) Use derelict, degraded or vacant land, or where such land is unavailable, greenfield sites*
- e) Meet the needs of major employment creating industries.*

Design

The proposal is for a single pair of semi-detached, two storey, high quality, commercial units which could be used for planning category A1 activities. The external materials will be red brick walls, concrete tile roof, white PVCu (or white powder coated aluminium) doors and fenestration and car parking for staff and visitor vehicles. The use of gable roofs for the building design will allow it to be contemporaneous with the adjacent salon and make it distinct from the residential hipped properties.

The internal design may vary from that shown as it depends on the type of businesses which are attracted to use the building(s). However, the preference is A1 class use as this will generate much needed employment in the area.

Access

There is currently a wide access to and from the Hair Salon from High Street and this will be improved and used as access only for the existing salon and the new commercial units. Also within the site and nearer to 1 High Street, there are some gates in the boundary fence adjacent to High Street which will be removed and the ensuing gap used as a means of egress from the site to High Street. This proposal creates a one way traffic system within the site thus ensuring delivery and service vehicles are able to enter the site and leave the site by the use of forward gears only.