PROPOSED DEMOLITION OF EXISTING BUILDING AND RECONSTRUCTION TO FORM TREATMENT ROOM TO EXISTING HAIR & BEAUTY SALON

2 GREENWOOD TERRACE
BARNSLEY

For

HAIR BY EID

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The proposal is for the demolition and rebuilding of an existing single storey store to form a Treatment Room to be used in conjunction with the existing business. The proposal is NOT for an independent use.

2 THE SITE

The site is situated at 2 Greenwood Terrace Barnsley and lies on the edge of the Huddersfield Road Conservation Area

The building is sites to the rear of the existing Salon and is currently used as a store.

The outbuilding comprises and in-situ concrete roof with waterproof membrane (type not known) laid to fall and supported on very corroded steel beams.

The concrete deck is exposed at the edges and underside and is spalling due to corrosion of the steelwork and reinforcement.

There is a low brickwork parapet to sides and rear which is dilapidated and uneven. The frontage is in natural stone with returns on the corners. The frontage is dominated by an old garage type door with an exposed and corroded steel lintol over the opening. There ism a stone coping to the frontage which is becoming loose, unsightly and dangerous.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is to demolish the existing building with the natural stone to the front retained, cleaned and stored for re-use.

All other materials arising from the demolition are to be removed from site

The new building will be constructed on the same footprint and height as the existing.

The walls, floors and roof will be constructed to modern standards and in accordance with Building Regulations requirements.

The palette of materials will match those of the existing building and will be entirely in keeping with neighbouring properties and it' setting in the Conservation area.

4 SOCIAL & ECONOMIC CONTEXT.

Due to the modest scale of the development there will be no significant impact upon local services.

4 ACCESS

There are no proposals to change the vehicular access.

The new building will be designed to meet the requirements of Part M of the Building Regulations

7 CONCLUSIONS

The existing building requires significant repair and remedial works to return it to a condition that is safe, visually acceptable and usable.

The proposal to rebuild in materials complementary to surrounding properties is entirely compatible with it's setting in a conservation area.

The proposal will make a significant improvement to the street scene.

There will be no significant loss of amenity to the neighbouring properties.