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**PROPOSED CAR PARKING**

on

**SITE OF  
THE ROYAL ARMS  
PUBLIC HOUSE  
WAKEFIELD ROAD  
BARNSELY**

For

**MR ERIC LIDSTER**

**DESIGN AND ACCESS STATEMENT**

Prepared by

**WHITE AGUS PARTNERSHIP**

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## **1 BACKGROUND**

The application is for development comprising the formation of a car parking area, boundary fencing, access and security cameras.

## **2 THE SITE**

The site lies on the western side of Wakefield Road approximately 1 mile from Barnsley Town Centre.

Wakefield Road is a main route leading into Barnsley Town Centre. It is the main route from Barnsley to Wakefield, excluding the motorway link.

The site is brownfield and was formerly occupied by The Royal Arms Public House.



The Public house had not been operating for a number of years and since its closure the building had been vacant and fallen into disrepair.

Town & Country Planning approval has been granted for the redevelopment of the site with a scheme for five dwellings

Following approval for residential development all buildings on the site were demolished. Currently the site is vacant.

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Site details, prior to the demolition works are shown on the submitted drawings including boundary fences

Opposite the site to the east are established residential properties.  
To the north is a car valeting/sales business.  
There are open fields to the west with a transport depot to the south.



**UN-KEPT AREA TO THE REAR OF THE SITE**

### **3 THE PROPOSALS & DESIGN CONSIDERATIONS**

The site proposed for the car park is 'brown field' and considered suitable for the development proposed.

Access to the site will be via the existing site access. This is situated at the northern end of the site and will avoid conflict with the nearby bus stop.

The parking has been laid out in accordance with standard 2.5x5m spaces for cars with associated manoeuvring and access routes

A strip of land for screen planting/landscaping has been provided between the footway and boundary fencing along the Wakefield Road frontage. Additional planting around the remainder of the site perimeter is not considered necessary.

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