

## DESIGN AND ACCESS STATEMENT

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### 1.0 Description

This statement has been prepared in support of an application for Full Planning Permission for the erection of a mixed-use commercial building to provide retail and office accommodation on an existing commercially used site.

### 2.0 Location

The site is located on Church Street close to the centre of Mapplewell. The owner of the site owns the adjacent property to the south and the west which is edged blue on the indicative plan below. A formal Site Location Plan is included with the application documents.

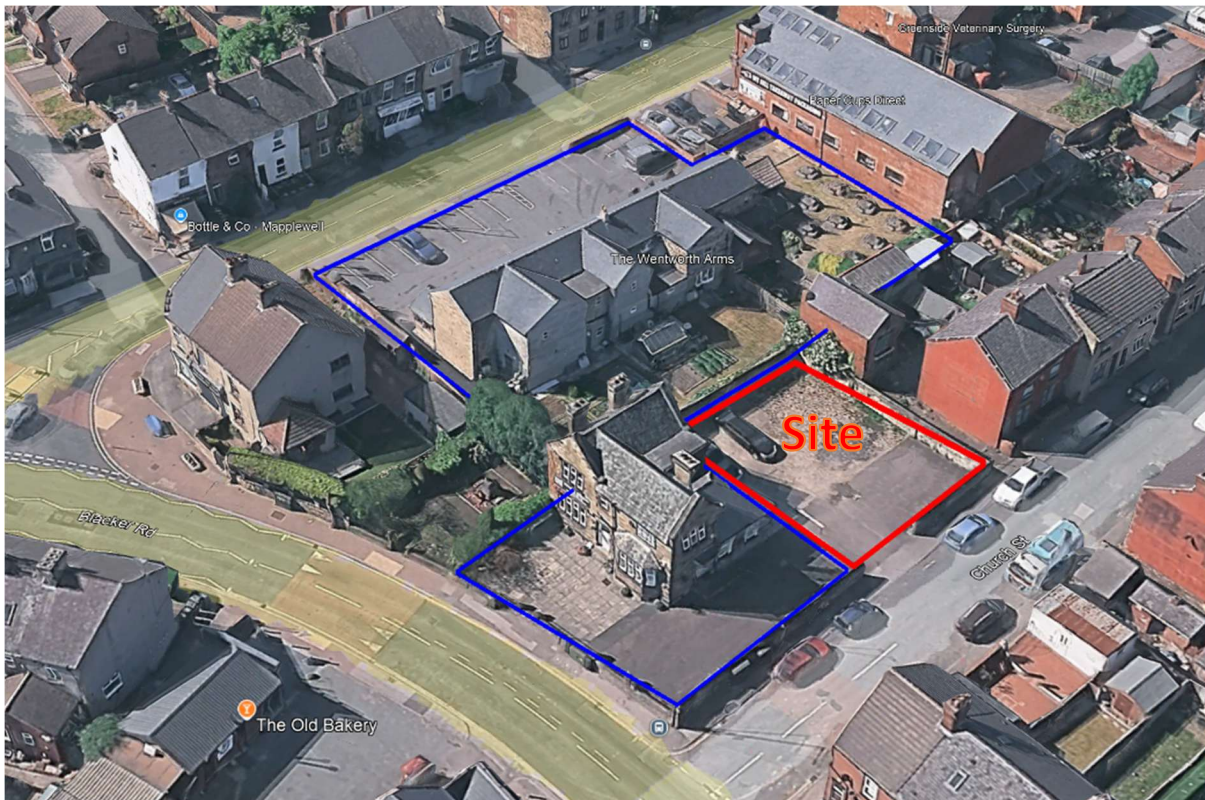


Fig 01. Aerial View of the site with development site edged red and any adjacent land in applicant's ownership edged blue.

### 3.0 Assessment

#### 3.1 Use

The site is located within an area of commercial and residential use. It is currently unoccupied except for unauthorised and casual parking. It's previous use was to provide parking to the former police station to the south which is now used as a funeral director and whose lease does not include this land.

The proposed use is a mix of Class E(a) retail and E(c) Financial and Professional Services and E(g) similar uses appropriate to the location.

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### 3.2 Amount

The site area is approximately 319sqm, the proposed buildings is three storeys and has a gross internal floor area of 72.6sqm at ground and first floor level and 56sqm at second floor level giving a total of 201.2sqm.

### 3.3 Layout

Proposals utilise an existing access from Church Street and parking is provided behind the existing frontage boundary wall. The building is located to the rear of the site with its predominant windows located in the South East Elevation facing Church Street.

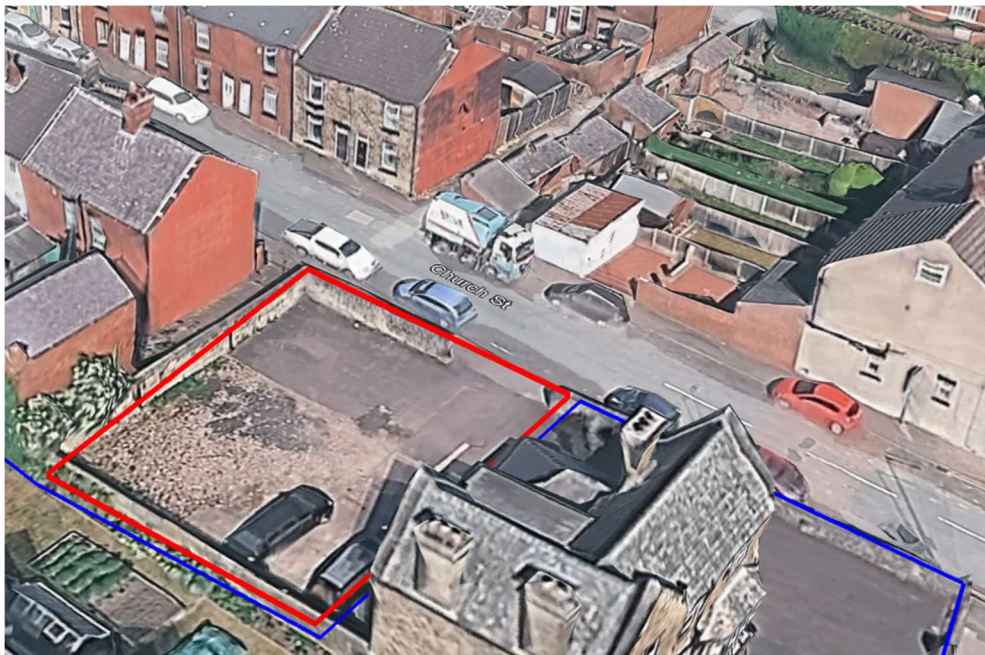


Fig 02. View of site and land on opposite side of Church Street.

On the opposite side of Church Street there are no houses that could be affected by overbearing, overlooking or loss of privacy.

Vehicular access will be retained to the existing funeral directors in the south-east corner of the site. 4No car parking spaces plus a further disabled parking space are provided on the site and additional public car parking is also available close by within the village centre.

### 3.4 Scale

The size and scale of the proposed building is like the existing dwellings to the north and The Wentworth Public House to the west of the site, which is within the applicant's ownership.

Whilst the proposals provide accommodation over three floors, they are of similar proportion to adjacent buildings and because the upper floor is located partially within the roof space, and the ridge line of the new building is not dissimilar to that of the adjacent buildings.

The overall size and scale of the proposed building is considered to be in keeping with its surroundings.

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### 3.5 Landscape

The existing site is completely devoid of trees and landscaping. No new landscaping is proposed. A Biodiversity Nett Gain Report and Assessment has been provided and concludes that the development will be exempt from Biodiversity Nett Gain.

### 3.6 Appearance

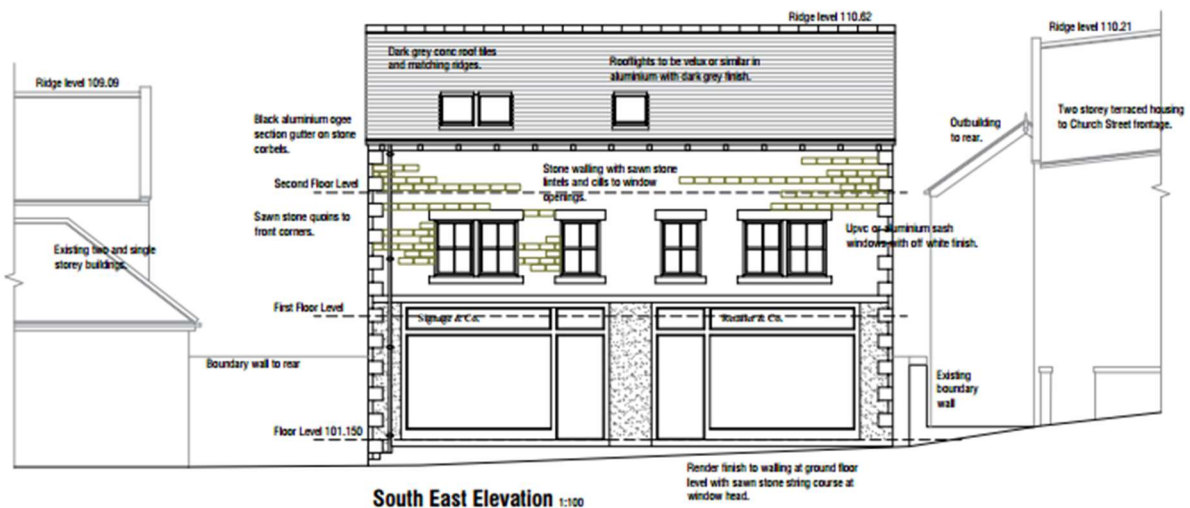


Fig 03. Proposed Building viewed from Church Street.

The proposed building faces Church Street and adopts a narrow plan, wide frontage format with a steeply pitched roof in keeping with adjacent buildings. A mix of natural stone and render has been used to the principal front elevation with sawn stone detailing and red brick to the gable and rear walls which is a common theme with existing buildings along Church Street (see below).



Fig 04. View of Church Street looking North with proposed development site on the left.

The design of the proposed building, choice of materials and arrangement and proportions of its openings are appropriate to the location, they do not detract from and are in keeping with existing buildings in the area.

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### 4.0 Access

The site is in a highly accessible location within the thriving centre of Mapplewell with access to a wide range of employment opportunities local amenities, shops, schools, public services, car parking and transport links. Level approach to the site and within the site is available for wheelchair users.

### 5.0 Summary

The proposals are in keeping with adjacent buildings, the proposed use is consistent with the commercial uses within the area, its scale, mass and density is proportionate, and its design and use of materials is similar to existing buildings within the area.

The proposals represent the reuse of a disused site in a highly sustainable location without detriment to local residential properties of the local amenity and will improve the range of facilities available within the village and improve employment opportunities for local people.

They are compliant with local and national planning policies and we look forward to receiving the councils support.

### MBooth Design