

1 March 2012

Rain Salon, 346 Sheffield Road, Birdwell, Barnsley, S70 5TU

Design and Access Statement

This statement accompanies an application for permission to undertake minor alterations to the building envelope and change of use from a Hair and Beauty Salon to Restaurant with Takeaway Facilities.

The site is located at the southern end of Birdwell approximately 5 miles to the South of Barnsley Town Centre and close to Junction 36 of the M1. It is bounded to the east by the A61 Sheffield Road, along which runs a terrace of late 19th Century Stone fronted houses. To the North is an area of open greenery with a number of matured trees, and to the South is the Tankersley Peace Garden, a walled garden available for public use. Further to the South and South East are a number of detached houses mostly built during the 20th Century.

The building was originally constructed towards the end of the 19th Century as a drill hall and used for recruiting purposes for the Yorks and Lancs Regiment. Detached, 2 storey with cellars and built in traditional materials using traditional methods the building has undergone a number of alterations and extensions to become what it is today. It has also had a variety of uses from hire shop, army surplus shop and gun club. The ground floor currently houses the Hair and Beauty Salon which ceased trading in late 2011 with private accommodation, accessed from its own entrance at the first floor level.

Design

The proposed works are minor in nature, but are seen as key to allowing the scheme to work and the business to develop. New works and materials are to match those existing.

The scale of the development means that limited consultation is required with neighbours or community groups. It is considered to be appropriate and in context with the building, its proposed new use and surrounds.

Access

The site is easily accessible by Private Motor Vehicle with Junction 36 on the M1 within 500 metres and therefore has good links to the M18, A1(M), M62 and M180. Public transport connections are good with regular bus services to/from Birdwell, Worsborough and on into Barnsley to connect with the Rail Network. There are a number of residential premises within walking distance and via the nearby pedestrian footbridge over the M1.

There is no car parking availability on site, but nearby to the South is Moor Lane, a cul-de-sac with approximately 12 car parking spaces. These spaces are generally used by commuters making use of bus services into town or by those car sharing, during extended office hours. Outside of this and at weekends the car parking spaces are less used.

It may be possible, assuming highways approval, to allocate a disabled parking place on site. Access to the building for all will be via the Main Entrance off Sheffield Road. This will involve altering internal floor levels to give access to all facilities. The premises will also have a full disabled WC.

Other areas of provision will include:

Training of staff to assist disabled customers in tasks such as accessing / leaving the restaurant, find a table etc. Willing available to identify / describe dishes on the menu to hearing or visually impaired customers.

Menus to be available in large print version.

Production of an action plan to deal with possible future improvements including consultation with disabled customers, future staff training etc.