DESIGN AND ACCESS STATEMENT IN RESPECT OF THE DEMOLITION OF FORMER GARAGE PREMISES AND CONSTRUCTION OF A REPLACEMENT BUILDING, CREATING OFFICES, STORES, WORKSHOP AND A SALES AREA for A COOLE ELECTRICAL LTD. FORMER QUARRY GARAGE, STATION ROAD, ROYSTON, BARNSLEY.

NB: THIS DESIGN AND ACCESS STATEMENT IS A MINOR MODIFICATION OF AN EARLIER DOCUMENT THAT WAS SUBMITTED WITH AN APPLICATION TO DEMOLISH THE EXISTING BUILDINGS AND BUILD A NEW STRUCTURE THAT WAS APPROVED UNDER REF: 2016/0697.
THIS DOCUMENT HAS BEEN AMENDED ONLY IN RESPECT OF THE PROPOSAL TO ERECT A BOUNDARY FENCE ALONG THE SITE FRONTAGE. (THE RELEVANT TEXT IS HIGHLIGHTED IN RED).

ASSESSMENT OF CONTEXT

Physical

Surroundings
The location is within the 'commercial' centre of Royston and most of the surrounding properties are commercial premises of varying types, typical of a type for a village the size of Royston.
There is actually a dwelling located immediately to the northwest of the site located on higher ground.
The site has no special designation, is not within a conservation area and has no trees/landscape features.

Site
The site currently has a group of buildings (Quarry garage) consisting of a mix of two storey and single storey structures, which have over the years, developed on an ad-hoc basis and as such the overall building group is looking somewhat tired and run-down. Other than a first floor flat within part of the existing building group, all the buildings are devoted to the garage workshops.
In addition to the garage premises, there is also an adjacent detached two storey cottage located across the yard, with the gable facing Station Road. This building although currently residential, will be the subject of a separate application for a 'change of use' to form further office accommodation or indeed a shop unit, (hair dressing salon for example).
This existing dwelling has little or no private garden area and is somewhat at odds with the surrounding commercial neighbours and so a change of use to commercial premises, in many ways is a sensible proposal.

There is also a 'right of way' across the yard to serve an adjoining owners garage repair workshop which is positioned to the rear of the subject site.
Access to the site is directly off Station Road, a busy road just a few metres away from the main cross roads junction in the centre of Royston. Station Road rises up as it passes the site frontage. is directly off Westfield.
Topographically, the footprint of the existing buildings are generally located on level ground, although the yard area does fall away to the road frontage.
To the rear of the building, a former quarry face extends virtually up to the two main rear walls of the premises and access to the immediate area behind the building is restricted and so it is difficult to fully assess the condition of the existing structure in this area.
To the north of the site, immediately adjacent but at a higher level, is a further car sales lot.

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Social

Due to the scale of the proposed development, there will be no major social consequences arising from it. However, the proposed use of the site as an electrical contractors premises will have far less impact on the environment and the removal of the workshop / garage use, can only be seen as an improvement.
An opportunity also exists to improve the appearance of the local 'street scene' by virtue of the applicant's proposals.

Economic

Possible future employment opportunities will exist due to a 'healthy thriving business' relocating to this site. Also in the short term, there will be potential for certain local businesses to be supported by this project in the e.g. local builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.
An opportunity to obtain 'Pre-Application Advice' was taken and the response from the planning authority confirmed that the proposed use was considered appropriate and indeed certain elements were deemed to be within the same planning use class as currently exists.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with.
It is considered that the proposal is particularly appropriate in that it is a suitable commercial use for the site.

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DESIGN

Use

The proposal is to demolish the existing group of buildings and to replace them with a new structure to provide offices, workshops, storage and a shop unit for the sale of electrical products. The entire premises will be occupied by the electrical contractors and will be their new headquarters. The occupants are relocating from existing rented premises which have been 'outgrown'. Parking will be available on site within the existing yard area to the front of the building.

Amount

The proposal creates premises with a total floor area of approximately 373 sq m.
The new premises will provide the following uses with approximate floor areas as indicated.

Offices : 223 sq m
Storage and workshop : 120 sq m
Shop unit : 30 sq m.

Layout

The footprint of the new building will be no greater than the recently approved application to alter and extend the existing building group. However, the new footprint has a 'set back' in the alignment of the main street facing elevation, to ensure that the existing right of way (in favour of the garage premises to the rear of the subject site), is not encroached upon. The internal layout will be virtually identical to the earlier approval and the new building will again be two storey in height with a 'flat' sheeted roof located behind a short up-stand parapet wall.

Scale

The overall scale of the new building will be identical to that previously approved and therefore the proposal is considered appropriate.

Landscaping

There are no existing landscape features on the site and it is not intended to create any as part of this development.

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Appearance

The external built form will be constructed in new facing brick to all the main facades. It is intended to constuct secondary elevations, (to the rear), in fair faced blockwork.
The roof will be a profiled metal sheet behind a short up-stand parapet wall.

Access

Access to the site from Station Road will remain unchanged.
A level access will be created to serve the new shop premises located within the ground floor of the proposed building and the existing yard / hard-standing area to the front and adjoining the footpath to the highway, will be repaired where necessary and any excessive gradients re-engineered to suit the new building footprint.

It is proposed to erect a new boundary fence along the site frontage, facing Station Road.
The fence will extend for the full length of the site frontage and be positioned directly at the back of the public footpath.
There are two sections of the existing road kerb that have dropped kerb crossings forming the vehicular access to the existing forecourt area. These two dropped kerb sections will remain and the new fence will incorporate two pairs of inward opening gates, directly in line with both of the dropped kerb sections.
The fence will be 1.8m high and the gates will be 4.8m wide.
The fence will be either a galvanised metal palisade type with matching gates or an alternative type could be a coloured 'V' Mesh fencing with matching gates.

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