DESIGN AND ACCESS STATEMENT
194 High Street, Barnsley
Change of use of Ground & first Floor from Residential to A1/A2 use and form new front entrance door

Site Analysis

The existing property is a mid terrace situated directly onto the road frontage of High Street.
The property is constructed of painted stone and slate roof.
The property is currently a dwelling but there are commercial properties on either I.e. a public house to the south and a bookmakers shop to the north. Directly opposite there is also a small supermarket.
There are some residential properties on the opposite side of the road to the north, and lower down towards West Street. The site is therefore surrounded by a mixture of residential and commercial.
There is a small surfaced yard to the rear adjoining the public house.
On street parking exists to the front.
The site is unallocated on the UDP and is not listed.

2. Identifying the design principal

We intend to change the use of the property from residential to A1/A2 use and form a new door opening to the front elevation. It would appear that there was originally a door here as a stone head does exist in this location.
The usage is in keeping with the properties at either side which are non residential.
On street parking exists to the front.
There is space at the rear for bin storage.
There are no physical changes to the appearance of the property other than the re-opening of the doorway.

3. Access statement

The doorway can accommodate a level access for disabled entry
There is also prevision for a disable type wc to the ground floor
The property is accessible by a nearby bus route