

# Design and Access Statement

## Change of Use to Mill House, Redbrook. Barnsley. S75 2RS

### 1. What are the **features** on the existing site?

This is a private detached house which was built c 1970. It comprises two storeys and is faced to all sides in Yorkstone. The roof is covered with rosemary tiles and the property is fitted with brown uPVC windows. The property has a private gated drive & additional parking area to the North elevation along the front of the house. The proposal aims to use its private swimming pool for use of private swimming lessons and rental to a Swim School for the same.

### 2. Please provide details of how **access** issues have been addressed

The property is set in large grounds and accessed via a private shared road which has a public footpath (Darton FP12) running down the centre to farmland beyond. This route will not be blocked by parked cars and the designated bays will be clearly signed & marked. This road is also used by the farm and associated traffic & machinery along with access to Oak house & Redbrook House.

Proposed vehicular access for Swim School customers & staff will be along the front of the property. There is ample room for manoeuvring & parking to enter/exit onto Redbrook Rd. This has been demonstrated by using Swept Path Analysis on drawing SP 101. Parking will be managed by Swim School staff with appointments booked & managed via an online web-ported to be developed.

A fence has been erected to the north boundary of Redbrook Mill close to provide additional privacy to residents from Swim School traffic, this also acts as a sound baffle.

Highways have suggested a personal, temporary permission be granted and monitoring of the road condition be put in place. As BMBC is only responsible for maintaining the footpath in a safe condition for pedestrians, so any degradation caused by the operation of the Swim School customers must be repaired by the Land owner.

In accordance with LPP T3, cycle parking will also be provided by way of a bike rack with locking points to secure the cycles.

3. Please provide details of the **layout** of proposed development

The proposal will not affect the layout of the property aside from parking demarcation stated above.

4. Please provide details of the **scale/appearance** of the proposed development

The property will remain unchanged with the exception of parking demarcation stated above.

5. Please provide details of the **landscaping** in the proposed development

Landscaping will remain unchanged with the exception of parking demarcation stated above.

6. Please provide details of how **Heritage Assets** issues have been addressed

The property is not believed to be a Heritage Asset at this time.

7. Additional Information

The proposal states that average appointment length is anticipated to be 2-3 hours between 10am – 12pm or 4pm – 7pm for a maximum of 18-hours per week; Monday – Sunday for up to 8 clients per day. The pool would be used for personal use outside of business hours and that there are waiting facilities for overlapping appointments.