PRELIMINERY DESIGN AND ACCESS STATEMENT

Project: PROPOSED 2-BED RESIDENTIAL FLAT OVER EXISTING RETAIL SHOP

Location: HIGH STREET NEWS, 20 HIGH STREET, WOMBWELL, BARNSLEY, S70 0AA

Date: 8 JANUARY 2011

Ref: 8055 - 4

INTRODUCTION

This statement supports an application for Full Planning Permission for the change of use of the upper floor of the shop premises from retail to residential together with part demolition of the rear building and an extension at first floor level.

ASSESSMENT OF CONTEXT

Physical

Surrounding - the premises are located in a prominent position on the High Street, Wombwell in the middle of the main shopping area. It is surrounded by retail units at the front and both sides with residential housing across a service road at the rear.

Site - High Street News is predominantly a Newsagents which also sells greetings card and cigarettes and which is open 7 days per week providing for the needs of locals and passing trade. The site comprises an area of 165sq m and is wholly occupied by the shop building. There is a delivery/vehicular entrance to the rear of the building directly from a service road which provides access to the High Street via Marsh Street.

An examination of the Environmental Agency's Flood Map of the area indicates no flood risk to the site.

The existing building is not registered as a Listed Building nor is it located in a Conservation Area.

Social

Losses/Gains - there will be a gain of one 2-bedroom residential flat.

Overlooking/overshadowing - there will be no overlooking but some overshadowing would occur over adjacent private parking areas.

Impact on local services - there will be no impact on local services.

Economic

Jobs created - no jobs will be created or lost by the provision of a new residential unit as it will probably be occupied by a tenant associated with the retail business.

Business supported - the proposed development would improve the viability of the business that supports the local economy of an area of relatively high unemployment.

Investor pull - the effect of the proposed development will increase the trading profile of the business and make it more viable in the current economic recession

Planning policies

National, Regional and local policies - the scheme has been designed with current planning policies in mind and conforms to the advice contained in PPS 1 to use good design strategies and make the place better for people. The scheme will improve the character and quality of the area and the way it functions. It will make the area safer.

Pre-application advice - the scheme was submitted to Barnsley MBC for comment. Georgina Whitehouse - Planning Officer, responded under ref: 2011/ENQ/00050 in February 2011. After further discussions the current application was considered suitable for submission.

INVOLVEMENT OF COMMUNITY MEMBERS

The proposal has been discussed with customers and occupants of adjacent shops with no adverse comments at this stage.

EVALUATION

Comments taken into account - comments from the Planning Officer have been acted upon. No comments have yet been received from members of the general public.

Constraints - physical/social/economic - none identified.

Constraints from relevant policies - none identified.

DESIGN OF THE SCHEME

The present management have been updating the retail facilities. The two rooms on the upper floor, which have a residential character have fallen into disrepair and need complete refurbishment. There is a need to provide residential accommodation on the premises in order to maintain the financial viability of the retail unit and improve the security of the shop, which has been the target of criminals in the past.

The building has a typical modern shop front that will not be changed. The roof covering is in traditional blue Welsh slate with lead flashings. This will be stripped, re-felted and battened and the existing slates will be reused wherever possible. There are significant architectural features in respect of dressed stone wall at first floor front with stone heads and sills inset by white painted, wooden sash windows. These are all located on the front elevation and will be retained except for the windows that will be replaced in the same style but with double-glazing.

The rear brick double storey block will be reduced in height by removing the upper storey but will be left sufficiently high to act as a baffle to overlooking the rear windows and yards of dwellings in New Street. The proposed extensions will have a traditional construction as illustrated on Drawing 8055-1b. Secure garaging for one car will be provided and there will be secure and separate access to shop and flat. There will be covered accommodation for the waste bins for the proposed new dwelling and the existing business.

Layout - the front elevation of the premises will be unchanged except for replacement of roof covering and windows - same materials will be used. New accommodation will be provided at first floor level at the rear of the existing first floor accommodation that will be refurbished.

Scale - the extension has been designed to present a low profile and will sit into the existing buildings rather than extend above the existing skyline.

Appearance - materials and methods of construction will match those existing so that the physical appearance will be such that the new will integrate into the old without discord.

Access - access to the development will be provided from the rear service road for pedestrians and vehicles. Delivery and service vehicles will continue to use the road as the main access. The flat will have a secure, covered entrance separate from the shop at street level with access to the first floor accommodation via an enclosed stairway. Elevated lighting will illuminate the entrances.

Appendices - Photographs of existing buildings. Ref:8055-5,6

K P Bullock BA MSc
8 January 2011

Doc: D & A Statement High Street News



FRONT



REAR. 1st Floor

High Street News, 20 High Street,
Wombwell, S70 0AA

PHOTOGRAPHS
Front & Rear views

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Rear service road . view to North West



Rear service Road - view to South East

High Street News, 20 High Street,
Wombwell, S70 0AA

PHOTOGRAPHS
Rear service road

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