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## DESIGN & ACCESS STATEMENT

**RE:** Conversion of former public house to restaurant / café / diner & 3nr two bedroom flats & 1nr one bedroom flat.

**At:** Former Collingwood Hotel, Furlong Road, Bolton-Upon-Dearne, Rotherham, S63 8JA

**REF:** The Design and Access statement is to be read in conjunction with the 'Conversion of former public house to restaurant / café / diner & 3nr two bedroom flats & 1nr one bedroom flat' Planning application and detailed floor plans of the premises known as Former Collingwood Hotel, Furlong Road, Bolton-Upon-Dearne, Rotherham, S63 8JA.

### INTRODUCTION

This Design and Access statement has been prepared in conjunction with a planning application including detailed plan drawings and site features of the scheme, to illustrate the principals and rationale behind the proposal.

M2 Design and Planning have been instructed on behalf of the applicant to prepare a Full Planning application for the Conversion of former public house to restaurant / café / diner & 3nr two bedroom flats & 1nr one bedroom flat.

### SITE

The proposal relates to vacant former Public House. The site is within a predominantly residential area with other commercial uses nearby, and lies within close proximity to Bolton-Upon-Dearne train station. The front elevation faces Furlong Road which consists of residential properties and also a fitness centre directly opposite. Other retail uses exist within walking distance from the proposed site.

The proposal would not impact on surrounding land uses in a detrimental manner as it is not of large scale and would service the increase demand within the area from local residents.

The site is located within an area of Rotherham with neighbouring residents and passing trade. Policy S8 supports the improvement and development of such local areas and facilities.

The site is currently served by public utilities however, would not put a strain on those facilities due to the nature of use. Water, electricity and gas would be connected to the site as would sewerage which would be disposed of into the existing nearby public system. There would be a waste bin store and cycle store located within the site boundary with lockable timber gates.

## **LOCATION**

The location is in an area served well by local public transport. It consists of part of an existing neighbourhood residential area with some commercial uses nearby and such is considered to be in a sustainable location. The proposal is in accordance with thrust of advice contained in paragraphs 14, 15, 16 and 23 to PPS 1 and the stated aims of policy S8 of the UDP.

## **PROPOSED USE**

The applicant wishes to create a restaurant / café / diner to the ground floor and flats above to benefit local residents by offering an additional facility to the area. There are derelict garages to the rear which are also proposed to be converted into a flat. The flats would be provided to meet the much required housing needs and keep the development looking in place within the local street scene.

All of the flats meet the current national guidelines in terms of size, therefore providing suitable accommodation for future residents.

## **SITE HISTORY**

The site has previously been used as a public house and is now vacant and derelict. Since the Public House has stopped trading, the site has been subject to vandalism and is now in need of regeneration. Should the site be left vacant for much longer, it is more prone to vandalism. An example of which just lies around the corner known as 'The Angel' public house which is currently vacant and boarded up and is an eyesore to local residents making a prime spot for crime and anti-social behaviour.

## **CRIME PREVENTION/ SOCIAL CONTEXT**

The site is located on Furlong Road and situated within an area of mixed use premises serviced by its neighbouring residential community.

There will be no impact on any local services.

Crime prevention provisions are audible burglar alarm system, aluminium lockable doors to the front elevation of the restaurant.

External waste refuse will be contained within the site boundary and will be closed off by means of timber lockable gates, and disposed of by means of a trade waste contract.

## **SCALE**

The proposal is not of great scale given the current use of the land and respects the elevations of the existing building and neighbourhood.

## **APPEARANCE**

The proposal would be in order to make positive use of a currently derelict building which is in need of regeneration to bring positive impact back to the local area. The appearance of the proposed building will generally be kept as is, utilising existing or former openings for external windows and doors. The existing facade will be made good and re-painted in white, and any redundant fittings will be removed.

The building is mostly rendered and it is proposed to carry out any external repair works to keep it looking attractive without losing any original features. Windows to the flats will be white uPVC double glazed units, with the shopfront constructed from grey aluminium profiles. Shop windows will be installed in existing window openings

There will be minimum alterations to the building in order to maintain the traditional form of the premises, apart from the addition of a new fabricated external staircase to the upper roof terrace to allow access for the flats, however the visual impact of this will remain minimal due to its location.

## **ADDITIONAL INFORMATION**

Waste contracts will be in place for both recyclable and non-recyclable items, and a lockable bin store will be located externally within the site boundary with a weekly collection frequency. Cycle storage facilities will be provided for the residents of the flats promoting eco-friendly travel options.

## **ACCESS & HIGHWAYS**

The restaurant / café / diner will be to serve local residents within the area and the majority of business will be from local people travelling within walking distance. Although it is anticipated that most people would travel by foot, there is off street parking. No detriment will be created to the area and no further impairment to the vicinity due to the fact that the proposal site is already within walking distance for local residents.

Access to the premises would be via Station Road. Access to the flats would be via the side and rear of the property. This is in order that the tenants of the flats wouldn't have far to walk to access the bin, cycle store and the rear car park. It is considered that this proposal

will not impact in a detrimental way on parking facilities and traffic generation and makes the proposal compliant with policy T2.

#### **INVOLVEMENT OF COMMUNITY MEMBERS**

The applicant has had positive feedback from the local community in regards to the proposal.