

DESIGN AND ACCESS STATEMENT IN RESPECT OF
THE DEMOLITION OF AN EXISTING DETACHED TWO STOREY RESIDENTIAL BUILDING
AND ITS REPLACEMENT WITH A NEW TWO STOREY OFFICE BUILDING.
for A COOLE ELECTRICAL LTD.
4 STATION ROAD, ROYSTON, BARNSELEY.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within the 'commercial' centre of Royston and most of the surrounding properties are various commercial premises, typical of a type for a village the size of Royston.

To the northeast of the site, is a car sales premises. Commercial premises exist opposite the site across Station Road and there is a dwelling located immediately to the southeast of the application site.

The site has no special designation, is not within a conservation area and has no trees or landscape features.

Site

The site currently is occupied by a detached two storey building that in the past has contained two flats one at ground floor and the other at first floor level. The building however has been uninhabited for a number of years, is now in a state of disrepair, has no private amenity space or dedicated parking and is not really suited to this commercial environment.

The overall site is occupied by the applicant, an electrical contractor who within the last 3/4 years has developed the site, replacing an original garage building with new offices, stores and workshop facilities.

To the rear of the recently constructed new premises building, the applicant has also secured a further area of land, providing further parking space.

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.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it and although the change of use will result in the loss of two flats, the type of commercial environment immediately adjacent the site is not conducive to residential use.

Economic

Possible future employment opportunities will exist due to the proposed additional accommodation, a sign of a 'healthy thriving business'.

In the short term, there will be potential for certain local businesses to be supported by this project in the form of builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.

An opportunity to regularise the type of use on the site exists, where currently there are two separate use classes that do not particularly complement each other.

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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.

DESIGN

Use

The proposal is to demolish the existing building and to replace it with a new structure to provide further office accommodation.

Amount

The proposal creates office premises with a total floor area of approximately 138 sq m.
The new premises will provide the following uses with approximate floor areas as indicated.

Layout

The footprint of the new building will be broadly similar to that which exists at present although the orientation of the building on the site will be altered to facilitate a more appropriate servicing arrangement.

Scale

The overall scale of the new building will be similar to the one to be demolished, two storey with a simple duo pitch roof slope.

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 pitch faced regular coursed stone with feature stone head and cill details.

The roof is likely to be a flat slate or tile finish.

Access

Access to the site from Station Road will remain unchanged.

A level access will be created to serve the new offices at ground floor level and the existing yard / hard-standing area to the rear of the overall site will provide adequate parking space.

The forecourt area to the front and sides of the site and where adjoining the footpath to the highway, will be repaired where necessary and any excessive gradients re-engineered to suit the new building footprint.