Design and Access Statement
Proposed Extension to
Convenience Store
17-19 Racecommon Road
Barnsley

ANDY CUDWORTH ARCHITECTURE
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DESIGN

OUTLINE OF THE SITE/BUILDING

The building is used as small local convenience store, mainly stocking eastern European foods, to serve the local eastern European communityThe shop front Racecommon Road and Plumber Street. The street is generally made up of terrace properties, which are either shops or service providers, with on street parking and private parking areas.

The total floor area of the current shop unit is 65sq/M and the property lies within an area designated by the local authority for mixed use development.

SITE DEVELOPMENT POTENTIAL

There is a growing demand for on this establishment within the community and the shop is not large enough to stock the items required. The access to the shop and within is also not very good for those less ambulant, as there are two steps from the pavement to the internal floor area and there are changes in level inside. As the site is in a well established commercial area, only the existing use has been explored.

The shop is in need of updating and larger display floor area. The existing old extensions to the rear can be mostly removed and replaced with a new modern extension to provide the required accommodation, without detriment to the rear access. The existing building also has a first floor flat and access is via the shop, which is not ideal. Therefore this application seeks to remedy that by providing separate access.

USE

It has previously been established that shop use is most appropriate.

AMOUNT

The amount of development has been designed so that it reflects the density of those surrounding properties.

The size and scale of the extension is designed to be in keeping with those in the Locality.

LAYOUT

The current front area of the shop has a single door access from the corner of Plumber Street and Racecommon Road that leads into the main display and checkout area. To the rear of the shop there is storage and a wc. To the rear of the shop there is also access to the self contained first floor flat. This is not ideal as you currently have to pass through the store/wc area of the shop. The internal floor levels of the shop are also on three slightly different levels with steps between.

SCALE

The material, shape and scale of windows and doors have been chosen to match the traditional scale of those in the neighbourhood. The size of the proposed extension is also of a modest scale for properties in this street, as they match the characteristics of other properties in the street.

LANDSCAPING/AMENITY SPACE

There is no existing landscaping of the site of any valuable public interest.

APPEARANCE

The extension main façade will be in stone to match, with the other two sides in render. The roof will be a flat roof and therefore unseen, due to the walls having parapet toppings. Windows/door will be in pvc to match the existing.

ACCESS

Access into and around the interior of the shop will provide movement that complies with standards as set out in current building regulations legislation part M. There will be no access constraints to living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. There are numerous local bus services which can be accessed at nearby bus stops within 100m. These bus routes serve access to nearby local amenities/services and Barnsley town centre, from where local and national services can be utilised. Road links are good, with the M1 within 2 minutes drive.

The following policy has been consulted in relation to this proposal, however this is not an exhaustive list.

Relevant sections of the Core Strategy within the
Local Development Framework.

Namely…

Sustainable Development
CSP1 Sustainable Development
The Location of Development
CSP3 The location of development
Transportation
CSP17 Parking
CSP21 Development in Air Quality Management Areas
Economy
CSP24 Providing Strategic employment locations
CSP25 Protecting Existing Employment sites and buildings
Town Centres
CSP35 Small local shops
Improving the Quality of Design
CSP38 Design
Climate Change
CSP45 Climate change
CSP46 Flood risk
Waste and Recycling
CSP50 Waste and recycling

Date...20/1/15..... Signed.....A Cudworth...

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