DESIGN AND ACCESS STATEMENT

DATE: 14th DECEMBER 2012

ADDRESS: BRAMPTON ROAD SERVICE STATION, BRAMPTON ROAD. WOMBWELL, BARNSLEY. S73 0SS

RETAIL SHOP EXTENSION WITH INTERNAL AND EXTERNAL ALTERATIONS.

DESIGN STATEMENT:

The proposal submitted is to increase/extend the existing retail area to the front of the building and to provide improved customer facilities at the existing petrol filling station site.

This petrol filling station has been vacant for many years and the proposal submitted is to improve the external elevations, internal layout and the site as a whole.

The new facility will have a completely modern and up to date internal shop and a new external front elevation.

A new 2.2m extension is proposed at the front of the existing shop with a modern new glazed shop front. This will provide a better front elevation and enhance the appearance of the petrol station from the main road.

The remainder of the front elevation is to be horizontally over clad to enhance the general elevation.

Externally, the existing forecourt canopy is to be retained at the current height but nominally cut back to facilitate the new shop front extension.

A close-boarded timber fence is to be provided along the north and south boundary to enhance the site appearance and also enclose the site as a security measure.

A new 7m high pole sign is to be provided at the location of the existing sign.

New external pumps are to be provided and the canopy cleaned. See site layout plan for details, drawing 01.

Internal storeroom reconfiguration is proposed, see floor plans for details drawing 03.

The existing side garage is to be changed into a shop unit, with a matching new shop front.

For security reasons a roller shutter is proposed over the glazed shop fronts but with a hidden shutter box.

No other extensions are proposed.

Level access entry in to the shop is to be provided.

The petrol station is to operate 24 hours.

A new ATM machine is proposed along the front elevation.

ACCESS STATEMENT

All existing access points are to be retained onto the site and into the shop.

The existing car wash area/entrance is not to be modified.

- There are no special designation i.e. the surrounding area is not a conservation area.
- The proposal or site is not listed with no historic or special architectural importance.
- This is a commercial proposal with economic context.
- Evaluation. There are no constraints on the development from physical, social and economic context.
- Layout. The proposal and the layout has taken full consideration of different end users with regards to access, light, highways, over shadowing etc.