

## **Design and Access Statement**

### **Proposed extensions to existing Retail Outlet**

Site, Premier Stores, Darley Avenue, Ward Green, Barnsley

The property is an existing retail unit situated within a residential area in Ward Green. The unit generally provides a retail outlet for the Local Community. The proposal is to form a two storey side extension providing additional retail space at ground floor with storage space at the rear and additional bedrooms over. The increase in retail space is considered essential for the sustainability of the site.

The proposal is considered to be consistent with Local and National Planning Policies.

The design is considered to complement the existing building with a two storey extension below a pitched roof. All materials will match the existing.

The majority of customers walk to the site, but the applicant is to provide off street facilities to encourage cyclists. The applicants adjoining front garden is proposed to be hard surfaced to provide parking space for staff and the owner's vehicle. Deliveries and servicing are undertaken in the majority for transit sized vehicles.

In conclusion we submit our scheme for consideration.