

Our Ref: 13(0146)

Date: 18th November 2013

Peel street, Barnsley, South Yorkshire S70 2RL

FOR QFM

**PROPOSED SUBDIVISION OF EXISTING UNIT INTO 3 A3/A5 USAGE, INCLUDING
MINOR ALTERATIONS TO SHOP FRONT**

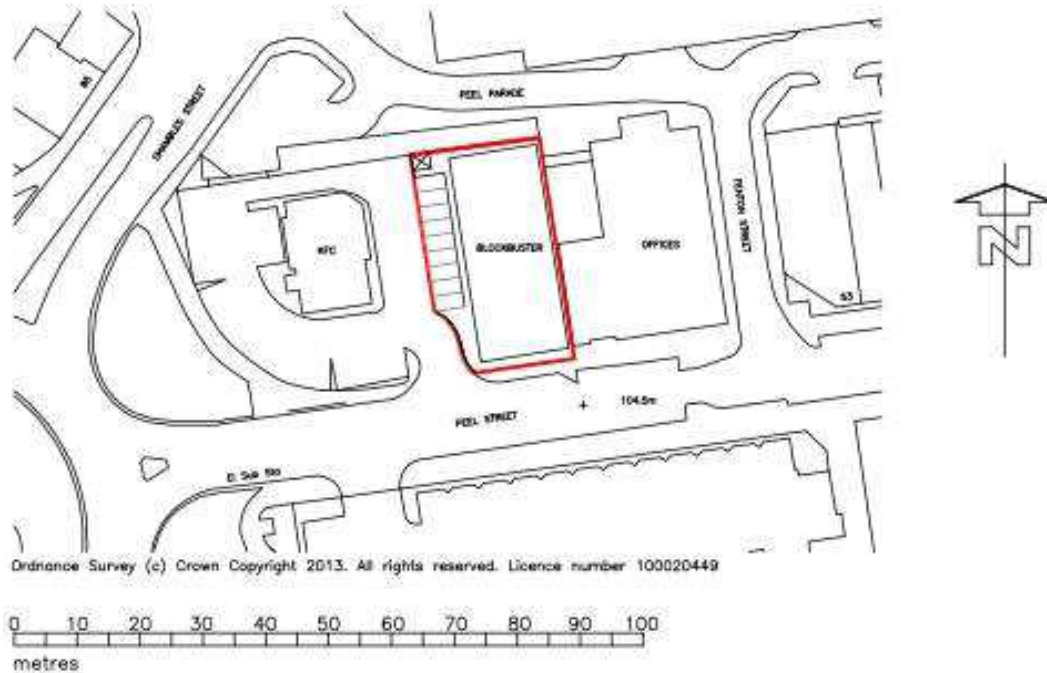
DESIGN AND ACCESS STATEMENT



1.00 INTRODUCTION

1.01

This Design and Access Statement has been prepared by @Architect Ltd on behalf of QFM. This document is set out in accordance with CABE guidelines to preparing Design and Access Statements.



O/S location plan

2.00 SITE LOCATION AND USE

2.01

The unit is located on Peel street, situated within the town centre of Barnsley. It is positioned opposite a car park on the A628 route out towards Manchester.

The unit sits on a high street comprising of a job centre and KFC next door, several pubs/bars, charity shops and local furniture shops. The road is typically made up of retail units on the ground floor and office / residential accommodation above.

3.00 AMOUNT OF DEVELOPMENT PROPOSED

3.01

The site is currently a vacant store (area: 462.9sq m), previously trading as a blockbuster. Our proposal is to change the use from A1 to A3/A5 on both ground and first floor. The ground floor will be split into 3 potential units and will allow for restaurant/take away use (Unit 1: 159.6sqm, Unit 2: 78.0, Unit 3: 190.2sqm). The proposal is to install 2x new doorway's to enable access to unit 2 and for unit 3 to have a shop front to match existing. Two internal staircase's will enable access to the first floor.

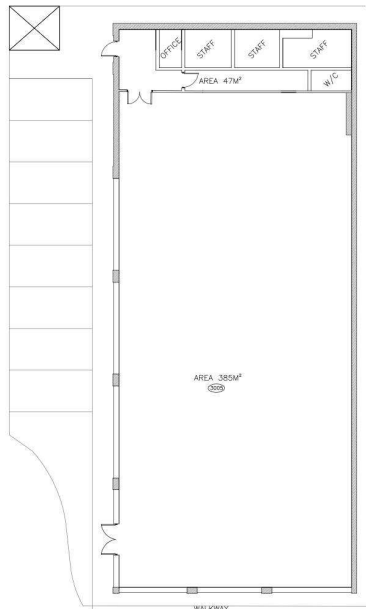
4.00 LAYOUT OF THE PROPOSED BUILDING

4.01

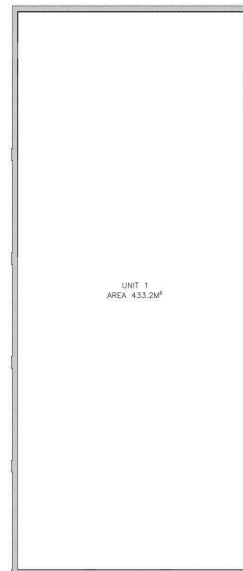
The building as **existing** consists of a vacant commercial unit, previously with A1

usage trading as a Blockbuster. The unit is arranged over ground floor sales and rear ancillary area with toilet and staff areas.

EXISTING PLANS

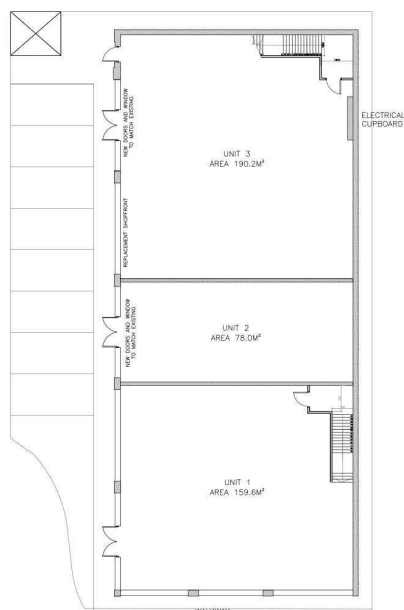


GROUND FLOOR PLAN
AS EXISTING
SCALE: 1:100 © A1

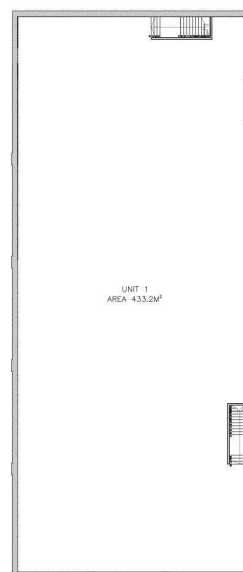


FIRST FLOOR PLAN
AS EXISTING
SCALE 1:100 © A1

PROPOSED PLANS



GROUND FLOOR PLAN
AS PROPOSED
SCALE: 1:100 © A1



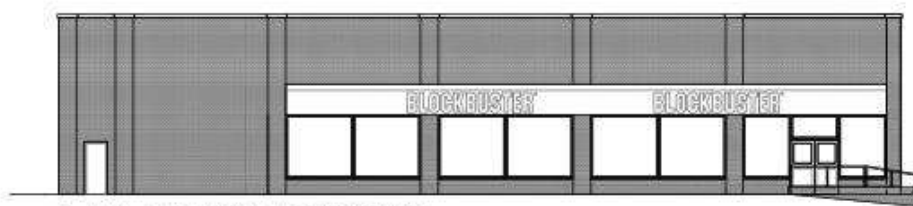
FIRST FLOOR PLAN
AS PROPOSED
SCALE 1:100 © A1

4.02

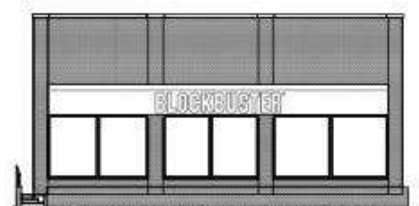
The Existing building form & structure is being retained with the capability to fitout the existing ground and first floor shell cover to cover usage classes A1 and A3/A5. Access to the floor above is to be via 2 new staircases in unit 1 and 2.

The existing shop front configuration will be retained and any new signage will be covered under separate advertisement application by incoming tenant.

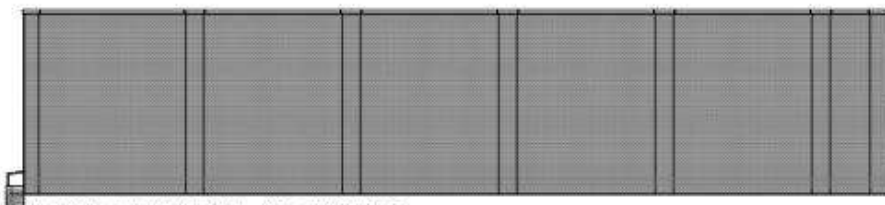
EXISTING ELEVATIONS



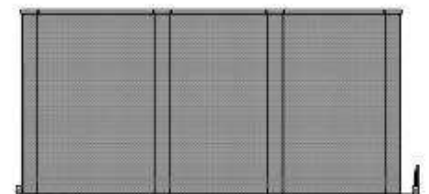
FLANK ELEVATION AS EXISTING



FRONT ELEVATION AS EXISTING

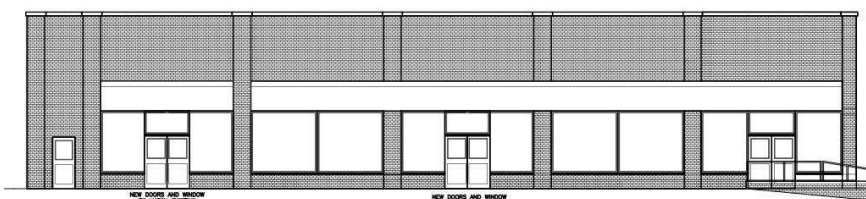


FLANK ELEVATION AS EXISTING

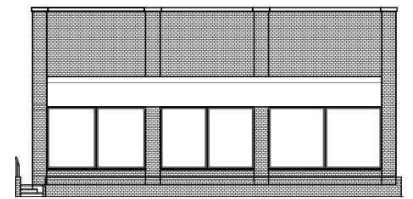


REAR ELEVATION AS EXISTING

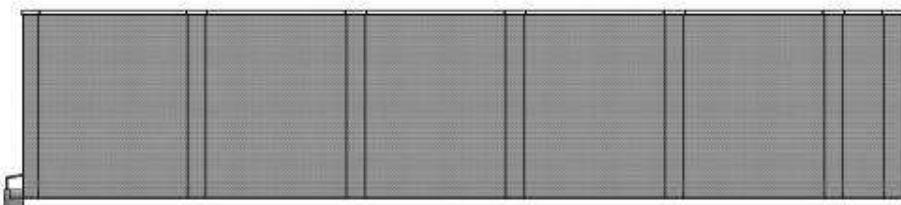
PROPOSED ELEVATIONS



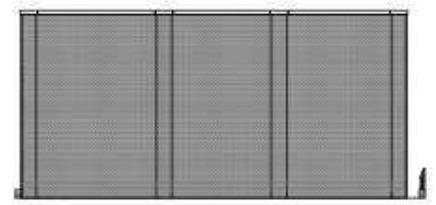
FLANK ELEVATION AS PROPOSED



FRONT ELEVATION AS PROPOSED



FLANK ELEVATION AS PROPOSED



REAR ELEVATION AS PROPOSED

5.00 SCALE OF THE BUILDING

5.01

The existing footprint of the building is 462.6sqm, the site is 713.8sqm. The building will remain as existing with no works proposed to increase the building or overall scale. The existing shop front will remain as existing with one set of double doors installed to access the middle unit.

6.00 LANDSCAPING OF THE SITE.

6.01

The current landscaping consists of a shared car park with KFC and sits on the corner end of the high street. The front and side elevation face the main road and roundabout. There is no proposal to change the landscaping.

7.00 APPEARANCE OF THE BUILDING

7.01

The building consists of a mainly glazed shop front with brick stall riser and 1no. access double doors. Signage above the shop front runs above the full width of the 7no windows, providing natural light / ventilation to the first floor. Any internal works will improve the U-value of the building. No alterations to the signage are proposed under this application.

Photographs of existing building



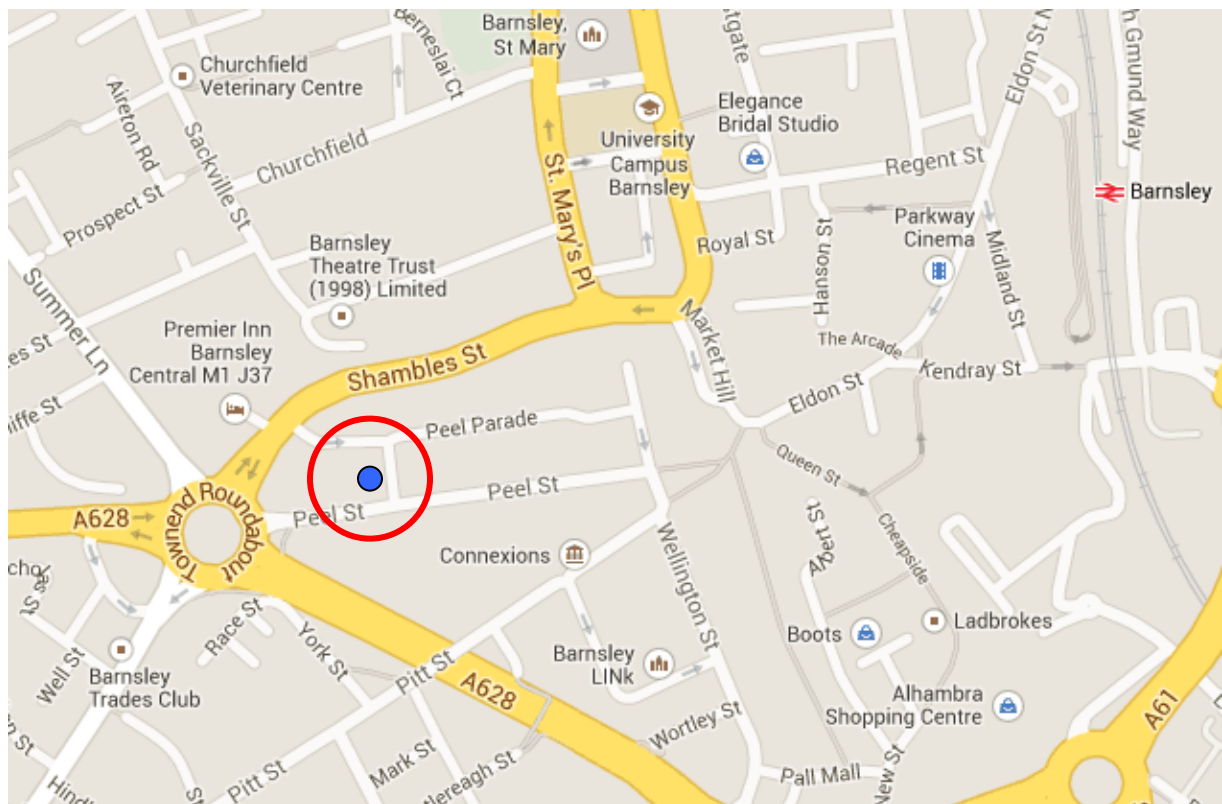
8.00 VEHICULAR AND PEDESTRIAN ACCESS

8.01

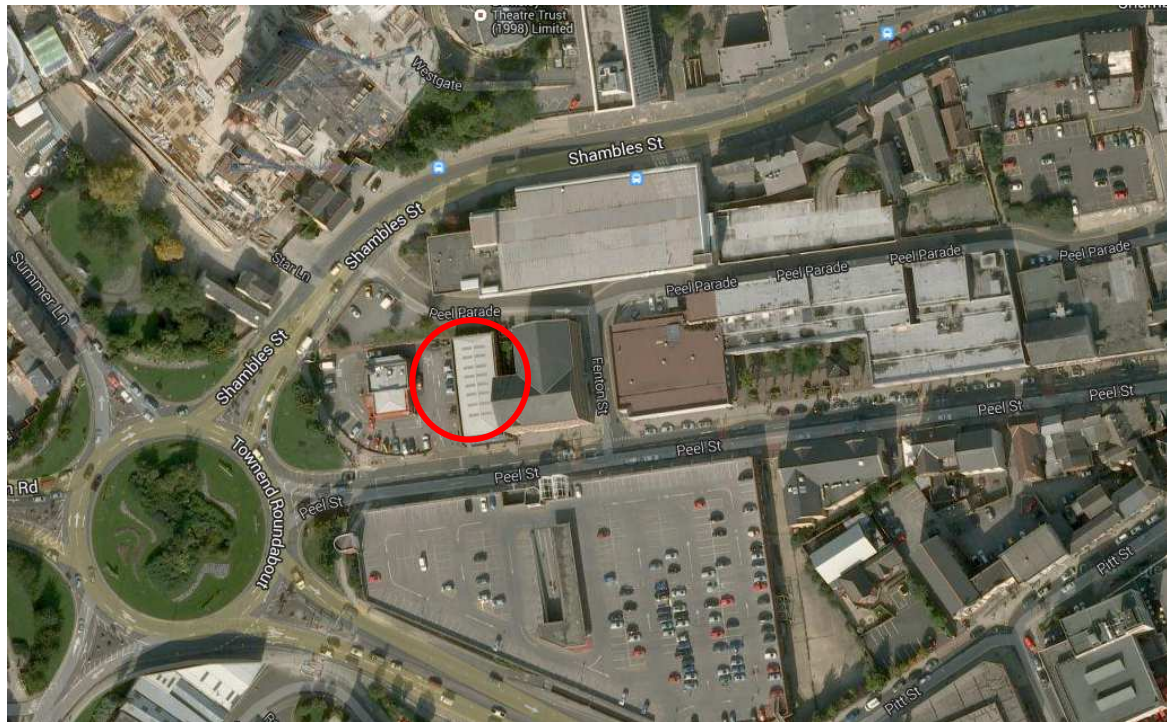
The unit faces directly onto the street with direct pedestrian footpath access and hard standing to the front of the property, off street parking are provided. A shared car park with KFC provides 30 bays, while 8 bays sit in front of the property to serve it directly. This site is well located for public transport links with bus routes running all around the centre and stops situated on the next road: Shambles street. Barnsley train station is situated down the road.

8.02

There is space to the rear of the unit to store the refuse bins externally.



Local Street map (site is circled in red)



Birds eye photograph of the street (site is circled in red)

9.00 LOCAL TRANSPORT

9.01

Buses stop along Shambles street, behind the unit, routes: 14, 44, 22, 43 and 21. Therefore there are good transport links to and from the shop on average every 5minutes during peak times.

9.02

The nearest train station is Barnsley, which is located 0.5 miles away.

10.00 DISABLED ACCESS

10.01

The current arrangement retains the disabled access ramp, with power assisted opening door provisions and level threshold, therefore configuring to part M.

11.00 BUILDING STANDARDS AND ENERGY CONSERVATION

11.01

The ground and first floor of the building will remain as existing, with individual fit out plans to be covered under separate applications, to comply with current policies.

11.02

As the building is solely for commercial usage, there is no requirement to comply with residential building regulations.

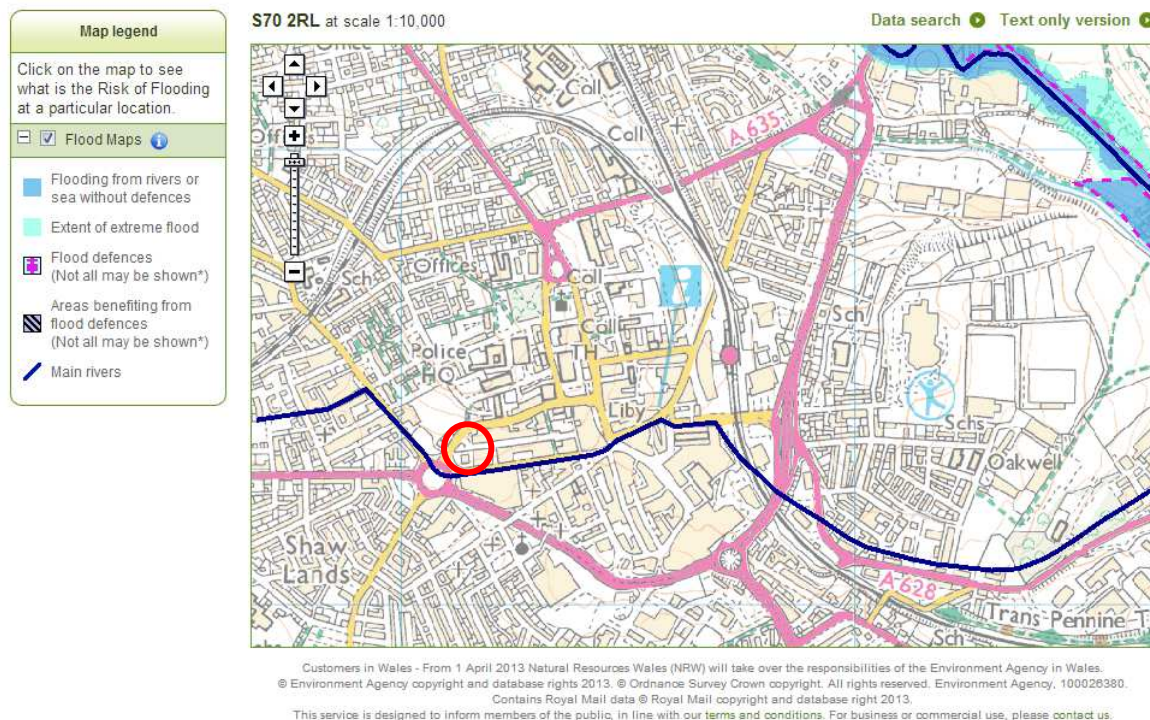
11.03

The building as it stands complies with current regulations. Any alterations to include air conditioning or mechanical extraction plant, would be covered under separate application.

12.00 FLOOD RISK

12.01

The Environment Agency's flood risk map shows the site to be outside the flood risk zone. However it does show a river in front of the unit on peel street, this is not visible on aerial shots or on site and is presumed to be underground.



13.00 DRAWINGS

13.01

These drawings accompany the application:

- 13-0146-X01 Existing Ground and First Floor Plan
- 13-0146-X02 Existing Elevations
- 13-0146-X03 Existing Site and Location Plan
- 13-0146-PL01 Proposed Ground and First Floor Plan
- 13-0146-PL02 Proposed Elevations
- 13-0146-PL03 Proposed Site and Location Plan