

STAIRFOOT BUSINESS PARK, BLEACHCROFT WAY, BARNLSLEY

Design and Access Statement

Stainsby Grange (Wombwell) Ltd

29th November 2013



Design and Access Statement

1.1 This Design and Access Statement sets out an explanation for the evolution of the proposals, assesses the planning issues, and describes the design and access details of the proposals. Specifically it covers:

Site Description

The Planning History and Background to the Proposals

Description of the Proposals

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access

Site Description

1.2 The site comprises two existing commercial units located at Stairfoot Business Park in Barnsley. Both units are currently occupied by tenants:

- Blakemores Cash and Carry – 4032 sq m GIA. This unit has operated as a retail warehouse club by Blakemores since March 1984. The building was originally constructed in 1969 as a Cash and Carry occupied by another company prior to Blakemores.
- Wilsons Carpets – 584 sq m GIA. This unit was occupied in November 2011 by Wilsons Carpets, carpet retailers, and it was previously occupied by Floors to Go



- 1.3 The total site area is approximately 1.2ha. The site lies to the east of the B&Q DIY store. Access is taken from the Stairfoot roundabout (A633) off Bleachcroft Way. The plan referenced BW7 included with the application shows the site in context with the surrounding area.

Planning History and Background to the Proposals

- 1.4 Both existing units were constructed at the same time with the benefit of a planning permission granted in 1969. The plan referenced BW2 shows the current demise of these units being approximately 1.2ha (edged red) together with additional land in the ownership of Stainsby Grange (edged blue) to the south of these units.
- 1.5 There are no other subsequent planning permissions relating to these premises other than a planning permission granted 24/7/2004 for the refurbishment of 'Industrial Unit 4' (now Wilsons Carpets)(planning permission B/04//1141/BA). There are no conditions on this planning permission that seek to control use or range of goods sold.
- 1.6 Stainsby Grange contracted to acquire the site, including the adjacent land to the south in February 1999, completing the purchase on commencement of the B & Q build phase in April 2002 and have continuously marketed the land for commercial use over the whole of this period.
- 1.7 Due to lack of demand from commercial operators for the wider site, an application for residential development on this land was submitted to the Council and refused planning permission in October 2009, with a subsequent appeal dismissed in March 2010. Since that time, there has still been no interest from commercial developers for this site.
- 1.8 In addition, the lease on the Blakemores unit is due to expire in March 2014. The principle driver for this proposal is therefore to obtain flexibility to maximise the chances of securing a new tenant in the event the Blakemore's lease is not renewed, and to thus ensure the unit remains viable. In addition, new development is proposed to try and improve the viability of part of the site.
- 1.9 On the 23rd October 2013 Barnsley Council issued a Lawful Development Certificate to certify that the use of the Blakemores Unit as a Retail Warehouse Club (Certificate of Lawfulness) is lawful within the meaning of Section 10 of the Planning and Compensation Act 1991 (Application Reference 2013/0902).

Description of the Proposals

- 1.10 The proposal subject to this planning application comprises three elements. These are shown on the proposed layout plan included in the application and referenced as BW8 and comprise:

- 1.11 Proposal 1: The development of two 'restaurant/coffee shop' drive through units on the existing service yard located to the north of the Wilsons Carpet unit, with the provision of 35 car parking spaces (including 6 disabled parking spaces). These are shown on the Proposed Layout Plan BW8 as Units R1 and R2.
- 1.12 Proposal 2: The relocation of the service yard to the south of Blakemores Unit and formation of a servicing route around the building.
- 1.13 Proposal 3: The sub-division of the Blakemores Unit into four separate units labelled on the Proposed Layout Plan as Units 2 to 5.
- 1.14 The existing parking to the front of the existing units (approximately 80 car parking spaces) would be reconfigured to provide 105 car parking spaces.

Use

- 1.15 In relation to Units R1 and R2 the proposed use is for a restaurant/coffee shop drive through.
- 1.16 With regards to Unit 1 this Unit is currently occupied by Wilson's carpets and there are no proposals to change the use of this existing Unit. The proposal relates to subdivision of the existing Blakemores Unit into four Units (numbers 2 to 5). The existing Blakemores Unit has an existing lawful use as a Retail Warehouse Club. The proposal is for flexibility to let these new four units for use within the Retail Warehouse Club 'sui generis' use class of the Use Classes Order.

Amount

- 1.17 The proposed new restaurant/coffee shop units R1 and R2 comprise a total of 282 square metres of floor space (gross). This is the only new additional floor space to be created as a result of these proposals
- 1.18 The existing Blakemores Unit would be sub-divided as follows:
- Unit 2: 1200 square metres
 - Unit 3: 810 square metres
 - Unit 4: 810 square metres
 - Unit 5: 810 square metres

Layout

- 1.19 The Proposed Layout Plan (reference BW8) shows the location of the proposed new Units R1 and R2 on the existing service yard in the northern part of the site. The new service yard would be located to the south of the

existing unit. The remainder of the layout remain essentially the same as the existing.

Scale

- 1.20 The proposed new Units R1 and R2 would be approximately 6.9 metres in height to the western elevation lowering to 4 metres on the eastern elevation, representing a relatively small scale of development in the context of the existing retained units.

Landscaping

- 1.21 The Proposed Layout Plan (ref BW8) shows some new planting around the site within the public car park areas which will enhance the character and appearance of the site, and provide some visual screening for the new service yard from views on Bleachcroft Way.

Appearance

- 1.22 The proposed layout moves the current service yard to the Blakemores Cash and Carry from the most visually prominent part of the site and the main entrance to the business park, to the rear of the unit and a much less visually obtrusive position. Locating the two new units on the existing service yard will therefore significantly improve the appearance of the site.
- 1.23 Units R1 and R2 are a single storey building with a mono pitch roof. The western elevation forms the frontage of the units and are predominantly glazed. The details of the colour and type of the cladding for the units will be submitted at a later date. The location of these units will significantly improve the character and appearance of the area and, in particular, this prominent location and the entrance to the business park.
- 1.24 The western elevation of the existing Blakemores Unit would be re-formed and re-clad to create three new entrances to Units 3, 4 and 5. This would include a 2.6 metre high brick plinth with new micro-rib panels above. New entrance features are proposed to frame Units 3 to 5 with galzed entrance ways and signage above.
- 1.25 The northern elevation of the existing Blakemores Units would be re-formed and re-clad to create a new entrance to Unit 2 in the same style as for Units 3 to 5.

Access

- 1.26 The three vehicular accesses into the site off Bleachcroft Way will remain as existing.