
**PROPOSED FIRST FLOOR
DISPLAY WINDOW TO
EXISTING SHOP**

at

**8 BLACKER ROAD
MAPPLEWELL
BARNSELY**

For

PRICE & BRETTON

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for a first floor display window to an existing shop

2 THE SITE

The site is located in close proximity to the junction of Spark Lane, Greenside, Towngate and Blacker Road.

This junction is effectively the Mapplewell village centre.

The property is a two storey property in traditional construction with stone faced external walls to the front elevations and red brick walls to other elevations. The main pitch roof has a slate covering with a flat, felt covered roof to the two storey annex at the rear

The whole property is currently a retail unit with access to the shop area directly from Blacker Road at ground floor level. Pedestrian access is via a right of way over adjacent properties to a rear entrance door.

The area has a mix of commercial, retail and residential uses. The UDP shows the site within a principal shopping and commercial centre.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is to incorporate a large display window to the existing first floor showroom area. This will improve the visual image of the shop as well as providing additional display areas that are lacking on the existing street frontage.

The additional natural lighting to the first floor will also be beneficial to customers when choosing colours for floor coverings and carpets.

The provision of a display window will not cause an unacceptable level of overlooking or overshadowing of adjacent properties and will not cause any loss of privacy.

The orientation and aspect of the new windows has been determined with regard to the location of public roads and footways along with separation from adjoining buildings, footways, highways, site topography and scale of surrounding features and Building Regulations requirements.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses and the image of the existing retail unit will improved in the context of this commercial area.

5 PLANNING POLICY

The site is within the central areas of Mapplewell and the use of the site is totally compatible with the area and other uses in the locality

6 ACCESS

No change

7 ASSESSMENT

The proposal is within an existing settlement and therefore complies with local and national policies relating to retail development.

The new window will not adversely affect the street scene and will improve the display options to the retailer.
