

Design and Access Statement

MH521 E
Proposed Development,
Peel Centre
Unit 2 Subdivision
Harborough Hill Road,
Barnsley

November 2008

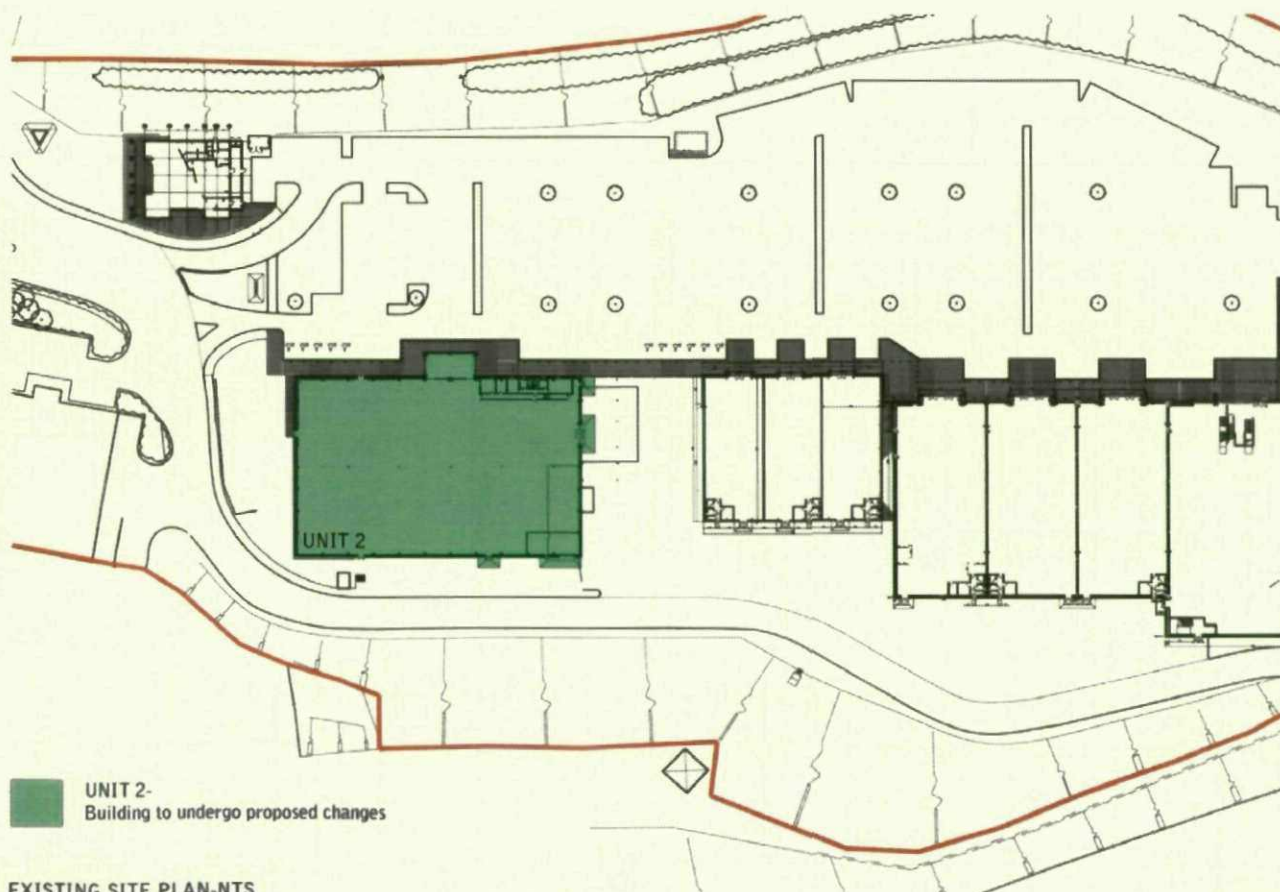
Design

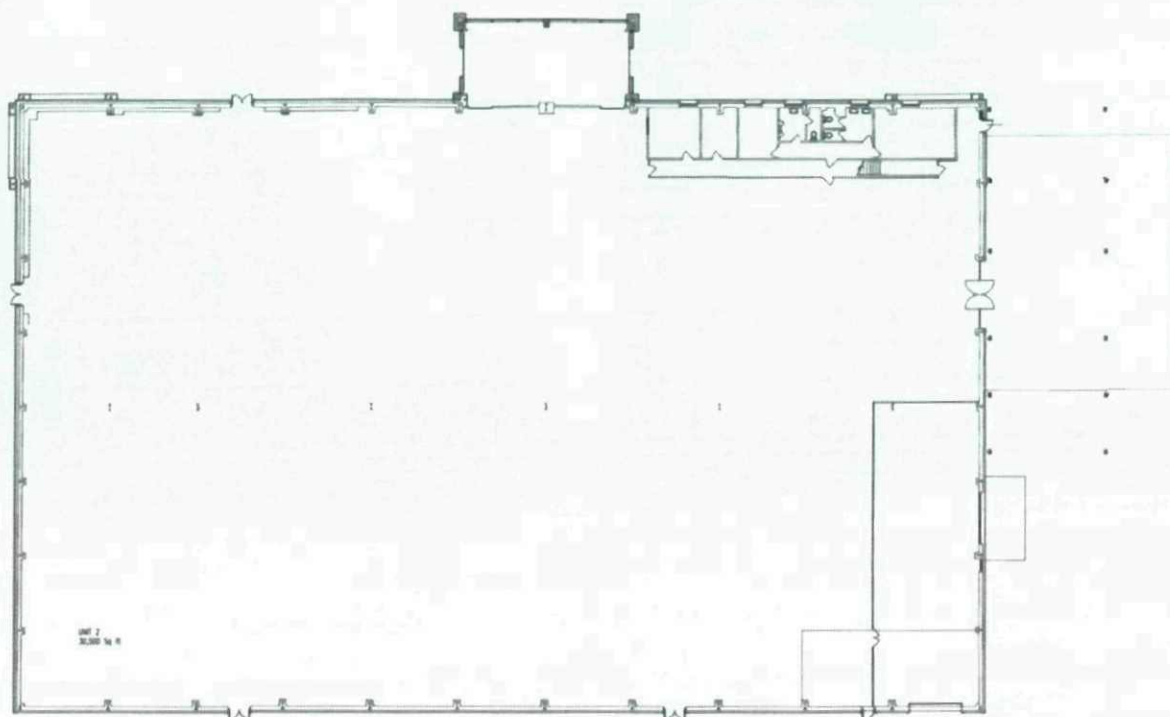
Introduction

This Design Statement has been prepared on behalf of Peel South East, to accompany the planning application for the alteration and conversion of the existing Focus DIY unit into four units. The site sits within the Peel Centre, Harborough Hill Road, Barnsley.

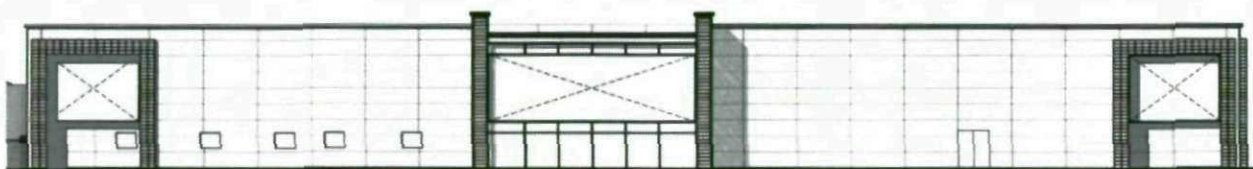
Site Appraisal

- The unit was refurbished for an existing tenant in 2004, using materials consistent with the overall theme of the retail park, which itself was redeveloped at that time.
- At present the unit is occupied by a single tenant and as such the use of architectural features, such as the terracotta tiled entrance feature is limited as a proportion of the facade.
- The unit currently has a blank elevational treatment, particularly compared to other units on the park which have a higher proportion of glazing to shop fronts.

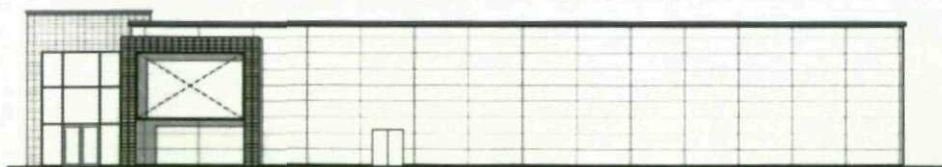




EXISTING GROUND FLOOR PLANS



EXISTING FRONT ELEVATION-NTS



EXISTING GABLE ELEVATION-NTS



Fig. 1 View across existing car park – Unit 2 in foreground



Fig. 2 View towards Pizza Hut – Unit 2 gable in foreground



Fig. 3 View towards entrance of Focus DIY



Fig. 4 View towards rear of Focus DIY along Dryden Road

Building Design

The general design principle is to match the existing retail units on the site in terms of colour, materials, composition and scale.

It is not the intention to extend unit 2 as part of these works, but, to convert the existing building to provide four units.

The front elevation will be remodelled using a high quality facing brick and composite flat cladding, the colour scheme is metallic silver with pale purple terracotta tile surrounds to shop fronts and entrance areas to match the theme and style of the rest of the park. Tinted windows will be set within polyester powder coated frames in a modular format. There will also be feature glazing and a canopy at the entrances.

The rear and gable elevations are not affected by the proposal to any great extent.

External areas will be modified as shown on the master plan layout using a combination of tarmacadam and granite paving slabs to footpaths, re using existing materials where possible. The additional entrances will be served by dedicated pedestrian hard standings and the white lining to the car park will be altered to provide designated disabled persons car parking spaces adjacent to these areas.

The unit is currently served by two service yards off Dryden Road. Arrangements will remain generally unaffected. However, due to the new internal arrangements, the rear yard will need to be modified to serve Unit 2A. The steps serving the rear Fire Escape will need to be re-orientated and the yard will be extended between this door and the sub station with in situ concrete. The change in level from Dryden Road to finished floor level will be dealt with by means of a small retaining wall and fence to match the existing.

External bin stores will be formed adjacent to each unit and screened from the development and neighbours by close boarded timber fencing in a style to match that currently in use on site.

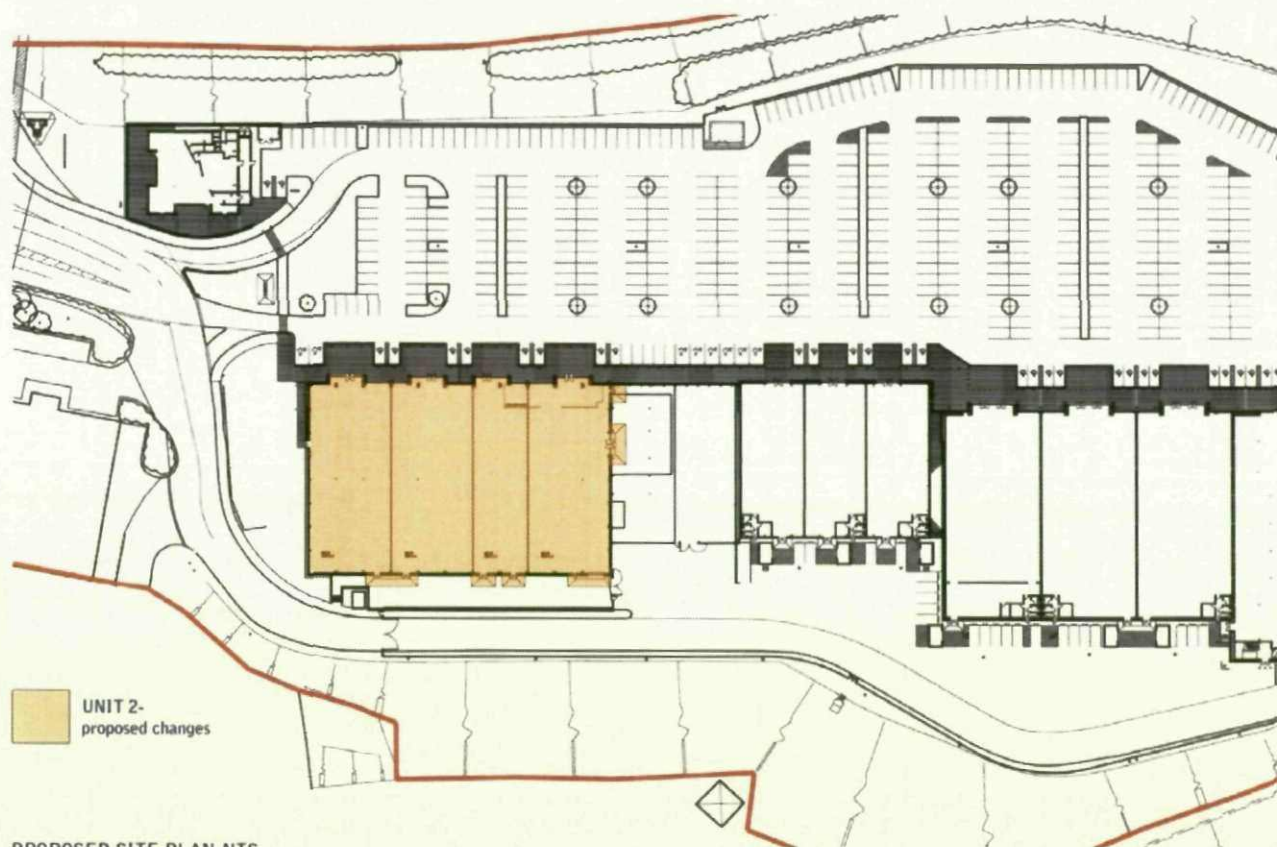
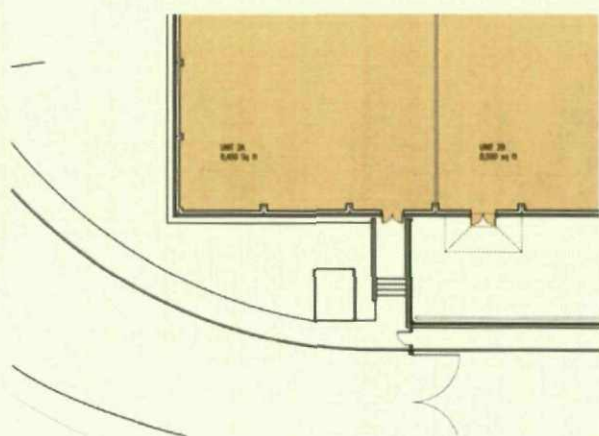
External car park areas will continue to be lit to a value of 50lux with 0.3 uniformity from the existing high lighting mast. Similarly, rear service yards will be lit from existing lighting columns at the same level of illuminance.



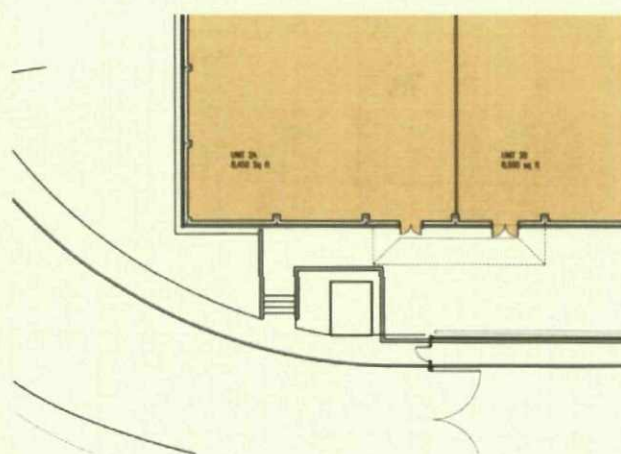
Fig. 5 Typical Unit Entrance design and materials



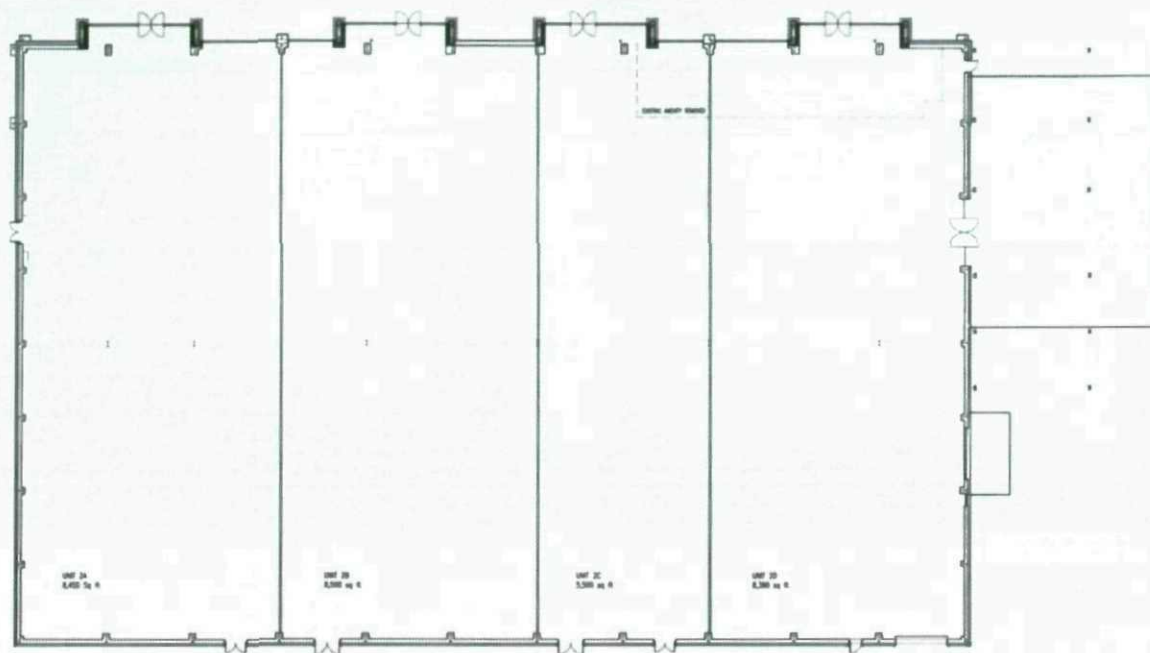
Fig. 6 Typical Unit Entrance Design and materials



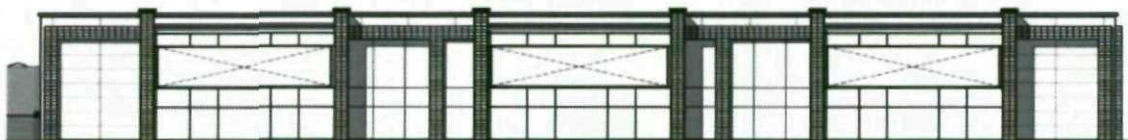
Existing Unit 2A Service Yard



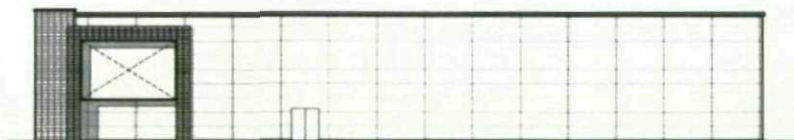
Proposed Unit 2A Service Yard



PROPOSED GROUND FLOOR PLAN-NTS



PROPOSED FRONT ELEVATION-NTS



PROPOSED GABLE ELEVATION-NTS

Access

Approach and Transport Links

There are no proposed changes to Customer or Service vehicle access arrangements as part of this application.

Parking

The existing parking arrangements will be altered to provide Disabled Persons parking spaces and parent/child spaces adjacent to the entrances.

Entrance and Approach

Level access will be achieved for all hard surfaced areas into units using drop kerbs where possible to address changes in landscaping materials.

Main entrances to all units will be provided with doors to fully comply with the approved Document M. Building entrances will be level, flooring will be of non slip materials and kept free from trip hazards.

Access to Facilities

All units are served by Disabled Persons WC's at ground floor level. All toilet accommodation and sanitary ware including their set outs will be designed and specified to fully comply with the Approved Document M

Emergency Egress Provision

All means of escape features and materials will comply with Part B of the building regulations, in addition a management plan involving the use of Personal Emergency Evacuation Plans (PEEPs) will be developed, adopted and regularly tested. All escape routes will be clearly signed, emergency light fittings will be in use along all routes.