

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED EXTENSION TO THE EXISTING FORECOURT SHOP ASSOCIATED
WITH THE PETROL FILLING STATION.**

Wharncliffe Garage Summer Lane, Barnsley S70 6BN

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established mixed use area of both residential and small scale commercial outlets. In the immediate area, commercial use predominates.

Site

The site is located on Summer Lane and on the junction with Wharncliffe Street. It is approximately 150m away from the busy 'town end' round-about. The site has no special designation and is not within a conservation area and has a long established use as a petrol filling station.

The buildings currently on the site include the forecourt shop and associated offices and stores along with the petrol sales forecourt and drive through and static car wash facilities.

The proposal is simply to extend the shop sales area and re-locate the toilet. In addition existing large roller shutter door openings on the side of the building will be built up.

Social

Due to the scale of the proposed development and the fact that it is simply a modest extension of an existing use, there will be no social consequences arising from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, (builders, builders merchants and suppliers).

Planning Policies

The proposal complies with national and local planning policies.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

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DESIGN

Use

The proposal is to extend the existing shop premises to create a larger sales area.

Amount

The proposal creates an additional 31 sq m of retail floor space and will involve the re-location of a wc that currently is located within the existing shop area.

Layout

The proposed extension will be constructed on the side of the existing building and infill a space that currently exists between the shop and an adjacent 'drive through' car wash building. to be

Scale

The extension will be of single storey construction and will match the existing in terms of it's height.

Landscaping

There are no existing soft landscape features on the site and none are proposed as a result of this modest extension.

Appearance

The external built form will be of good quality facing brick to match the existing. A modified shop front window and access door will also be provided in coloured aluminium framing to match the existing frames.
The roof will be a flat roof construction behind a deep fascia board.

Access

The existing access to the site in general will remain unchanged but the applicant will take the opportunity during these works to improve the customer access into the shop itself by the introduction of a DDA compliant ramped access and entrance door.