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Design & access statement for the extending of an existing retail unit to create two small retail units.

Physical context

1.1 Surrounding:

The site is located on land between 76 and 80 Lytham Avenue Monk Bretton Barnsley. 76 being a residential semi detached property and 80 being a single storey retail unit.

1.2 Site:

The site is a garden area to the side of 76 Lytham Avenue and both 76 and 80 are owned by my client.

2.0 Social Context:

The plan is to create two small retail units which are in demand in the area.

3.0 Economic context:

There will be an economic benefit during the development of the site plus it will serve the community with the retail benefits.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as the UDP.

5.0 Involvement of community members:

The scheme has no implications for general community & they have been consulted.

6.0 Evaluation:

There are no adjoining residents to have concerns about the proposed development.

7.0 Design principles:

7.1 Use:

The proposed development is justified as it is bring into use a small area of land that at present serves no useful function.

The property development is for the construction of two small retail units. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

7.2 Layout:

The new units fit in between the garden of No. 76 and the existing retail unit.

7.3 Scale:

The expansion will almost double the size of the existing building.

7.4 Landscaping:

There is no landscaping to the site.

7.5 Appearance:

There is very little change from the existing site.

7.6 Access:

Access is from the front with emergency escape provided to the rear.

