Design and Access Statement

Proposed Development

The Former Woodman Public House
Wakefield Road
Barnsley

Prepared for

[redacted]

February 2012

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1.0 Introduction

1.1 The Site is located on Wakefield Road, Barnsley and is currently a cleared site, following a fire, whilst the site was owned by the previous owners.

[redacted] bought the site after a two year search, as it meets their requirements in terms of location, size of plot, road frontage and that it is on a main arterial route.

[redacted] would like to construct a retail unit on the site, which they intend to operate out of. The unit will sell pet supplies including angling products.

2.0 Design

2.1 Use

The proposed unit consists of 1 unit with a mezzanine floor as follows:

Unit 1: – To be occupied by [redacted]

2.2 Amount

Unit 1: - 929sqm over the ground and first floor.

2.3 Layout

The layout allows car parking at the front and the rear of the site in order to make the best use of the high ground levels and reduces the amount of soil excavated.

Following pre-application discussions with the council the angle of the building was altered and additional car parking and landscaping was added.

The buildings entrance is off the car park as customers will be leaving with heavy goods and use the trolleys in the car park. Staff can also help with loading as they will be on the client's property for insurance purposes.

2.4 Scale

The buildings are to be two storeys in height in proportion with the buildings opposite and the previous Public House. The Buildings have been design to maximise frontage and strengthen the building line in relation to the neighbouring buildings. The two storey height will create a strong vertical emphasis.

2.5 Landscaping

Due to the tight restrictions to the site soft landscaping is limited, but the areas available will be planted. At the front of the property there will be low level shrubs with a timber knee rail defining the boundary for pedestrians.

3.0 Access

3.1 Vehicular Access

Following discussions with the Local Authority it was agreed to form the access at Quarry Street, and remove the existing access to improve entrance and exit to the highway.

The building is accessible via a good bus service and private transport using the main road to and from Barnsley Town Centre. The site is close to housing and can be access by local residents on foot.

Due to line demarcations and changes in materials, i.e. between tarmac and paviours, there is a clear definition between vehicle and pedestrian areas.

Cycle hoops will be provided to facilitate sustainable development.

The layout of the site allows all passengers to leave the site in a forward gear. There are 30 car parking spaces including two disabled and 2 parent and child.

3.2 Inclusive Access

As well as the site having strong transport links, the property has been designed in accordance with Building Regulations and will have level access, designated disabled and parent and child parking and adequate lighting.