New 9/1

PROPOSED SMALL RETAIL AND RESIDENTIAL DEVELOPMENT WOOLLEY COLLIERY ROAD, DARTON

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This document has been prepared as an outline Design and Access Statement for the above project, setting out the main parameters taken into account during the concept design process.

SITE AND CONTEXT

The area of site is approximately 0.036 of an hectare and is part of the old Woolley Colliery site which was closed in the early 1990's. The site has a frontage to Woolley Colliery Road and is located adjacent to a new round-a-bout which serves a large development of 375 houses which are currently under construction. The site is therefore ideally positioned for the provision of retail services to both new and existing properties in the area as the nearest facilities are over a mile away in the village of Darton.

The site is bounded on the north and west and sides by new residential development which is currently under construction, the east side bounds onto Woolley Colliery Road whereas the south boundary is to open to land earmarked for further development.

COMMUNITY INVOLVEMENT

A recent meeting has been held with the local representitives of the Woolley Steering Group and the Area Forum Officer. Although the group were generally supportive of the application, they objected to the A5 use class but were happy to replace this with class A3 (A letter of support of the application and details of the above from the area forum officer is attatched.) It was agreed that the unit would be marketed as a village shop in the first instance. The application is now for use groups A1, A2 & A3.

DESIGN CONCEPT

Under the UDP the site is defined aspart of a 'Special Policy Area' reference SWR 47 and is subject to a 106 agreement of which this development forms part.

The proposal builds on the original developers approval at appeal (Ref 00/99/ 10322/X) which provides for 15,000 square feet of class B1 businesses use on the site. Along with a small retail unit. This application is for changes to the small retail unit only, as previously approved.
(The rest of the site will be the subject of a further application in the near future).

The site has subsequently been sold and the new developer is contractually bound to provide this retail facility within a set period.

Access to the site from Woolley Colliery Road has been based on the previous approval .The unit is a two storey and of a domestic scale with a pitched and tiled roof and elevations of facing brickwork with feature bands to match the surrounding housing.

This small two story retail unit is intended to provide accommodation for a general store to serve the local residential development. An associated one bedroom apartment has been proposed on the first floor accessed by its own entrance, its main aspect being across Woolley Colliery Lane rather than into the retail car park.

A six foot timber fence is proposed to the side and back of the unit where it back onto gardens. The design will incluce for security doors and laminated glass to all ground floor windows. Security lighting will be provided to key areas avoiding spillage onto the adjacent residential units.

ACCESS STATEMENT

This proposal provides for a small local shop or cafe /restaurant within walking distance of almost 500 houses. Seven car parking spaces have been provided, including a minimum of one for the disabled. A local bus service stops right outside the site on Woolley Colliery Road.

The site is easily accessible by car and by cycle via the network of paths within the new residential development .The retail unit is at ground level and will have level access. Access doors will be provided in accordance with DDA requirements.

-----Original Message-----
From: Brady , Carol [mailto:CarolBrady@barnsley.gov.uk]
Sent: 24 April 2008 11:32
To: Greg Roberts (greg@aspasiagroup.com)
Subject: Village shop- Woolley Grange development

Dear Greg - Further to our recent conversations I can now confirm that resident members of the Woolley Steering Group support your proposal to submit a planning aplication for minor amendments to the shop/parking layouts and additional Class A2 and A3 uses. This agreement is subject to written confirmation from Aspasia that the unit will be marketed as a village shop/convenience store in the first instance.

I look forward to receiving a letter from Aspasia confirming the above. It would also be useful if you could forward me any marketing information in relation to the village shop so it can be circulated within the commmunity.

Regards,

Carol Brady (Area Forum Officer)

*** Barnsley MBC Disclaimer:
This e-mail and any files attached are confidential for the use of the intended recipient. If you have received this e-mail in error please notify the sender as soon as possible and delete the communication from your system without copying, disseminating or distributing the same in any way by any means.

Any views or opinions expressed belong solely to the author and do not necessarily represent those of the Council. In particular, the Council will not accept liability for any defamatory statements made by email communications. Recipients are responsible for ensuring that all e-mails and files sent are checked for viruses. The Council will not accept liability for damage caused by any virus transmitted by this e-mail. No guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

The content of this email and any attachment may be stored for future reference.

New c/r

What's in your Backyard?

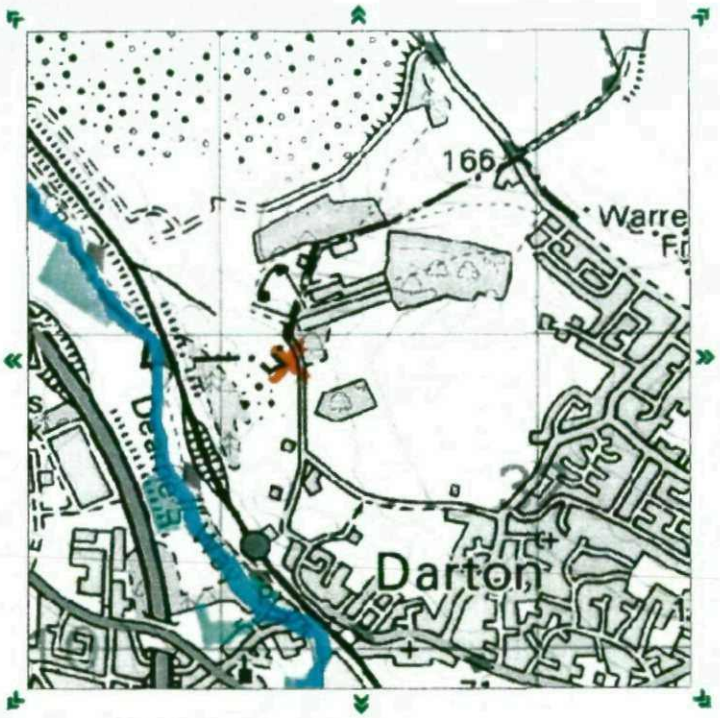
Maps
Current Flood Warnings
Flood risk and home insurance
How to use the Flood Map
When is it going to flood?
Your questions answered

Interactive Map :

Click on Learn more, then click the symbol or area on the map to see more information.

Click on the map to ...
○ Zoom ◉ **Learn more**

Now click on the area of the flood extent you are interested in.



© Crown copyright. All rights reserved. Environment Agency, 100026380, 2008

Search for another location:

Search for:

◉ Placename
○ Postcode

Search

Overview map :



See also...

Terms and conditions of use

We are not responsible for the content of other web sites.

What's on the map?

1. Tick the boxes.
2. Click the name next to the box to find out more.

Flood maps more

☑ **Flood maps** more
Click *Learn more* to see details.

Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences

Areas benefiting from flood defences

Click here to find out what else is in your backyard.

X APPROX AREA OF SITE

©The Environment Agency 2008
Privacy Policy

Author: Environment Agency | enquiries@environment-agency.gov.uk