

Design & Access Statement

Introduction

Change of use planning permission is sought for Unit SU2 at the Glassworks, Barnsley, S70 1GW from;

- Display or Retail Sale of Goods (use class E(a)) to
- Display or Retail Sale of Goods (use class E(a)) **and** Provision of medical or health services (use class E(e))

This change of use would not normally require an application as both are within the same use class, however, as the units have never been brought into use as class E(a), an application is required.

Barnsley Glassworks

Barnsley Glass Works is a recently completed mixed use development in Barnsley Town Centre comprising of retail spaces, restaurants, cafes and leisure spaces surrounding a central public realm space. The Glass Works incorporates:

- A new modern landscaped public square forming a new focal point in the town, suitable for open air markets and public events as well as informal public gatherings.
- An indoor market which is bright, open and inviting - this refurbished space creates a flow between outdoor and indoor shopping, gives the historic market year-round functionality and bridges the gap between historic and modern-day trade in the town centre, thereby providing for both long standing and new visitors to the town centre.
- A new covered boulevard providing access to retail and leisure offerings that offers a more environmentally hospitable experience to customers as well as connecting with other historic covered arcades in the town.

Proposed Use

Barnsley Metropolitan Borough Council have entered into a lease agreement with a local independent chiropodist to relocate from their current premises in Eldon Arcade to the Glass works. This has the benefit of giving the retailer greater prominence within the town centre as well as allowing them to construct a best-in-class facility, thus offering the tenant an opportunity to provide a better quality of service to their customers and attract more business, which in turn supports the local community and economy. The tenant, trading as the Foot Health Practice will principally operate as a Chiropodist treatment centre, but with a small element of retail, specifically linked to their medical discipline.

Location/ Access

The location is perfect for this purpose, given its prominence on a busy public thoroughfare, the town centres strong public transport links via bus and rail and the plentiful car parking provision within the centre itself, as well as myriad town centre parking facilities nearby.

Appearance/ Landscaping

The proposed changed of use affects internal works only – there will be no change to the external appearance or landscaping of the building.