

DESIGN AND ACCESS STATEMENT – UNIT 4, THE PEEL CENTRE, BARNSELEY

Introduction

This Design and Access Statement has been prepared by WYG on behalf of Peel South East Ltd (Peel) as part of a full planning application. This document forms part of an application, which seeks planning permission to enable the use of Unit 4, The Peel Centre, for catalogue retail sales and the installation of a mezzanine (941 sq m gross).

Peel has a named operator – Argos, who would like to take up a lease at Unit 4 to operate an Argos Extra store. For this to occur, the unit would have to be modified to fit the 'Argos model'. The Argos Extra would comprise a ground floor of 964 sq m with a full-cover mezzanine of 94 sq m (a total of 1,905 sq m). The mezzanine would be used for storage purposes only.

This application requests that two new conditions be attached to a standalone consent for Unit 4. The proposed condition 1 would re-impose the same restrictions on unit 4 that currently apply to the rest of the park (with the exception of the mixed use JJB unit) whilst at the same time allowing the alternative use for catalogue retail sales. Condition 2 would require that the proposed mezzanine be used for storage purposes only.

Site Location

The Peel Centre is located off Dryden Road, to the north east of Barnsley Town Centre. Unit 4 measures 0.10 hectares and is bound by the Storey Carpets store to the east and the Chiltern Mills store to the west. Access to all elements of the retail park is achieved via Dryden Road, off Harborough Hill Road (A61).

Site Context

The existing uses surrounding the site are retail/leisure and car park services. Apart from Unit 4, other retail units within The Peel Centre include: Bedshed; Currys; Focus; Focus Garden Centre; Halfords; JJB; Maplin Electronics; Pets at Home; and Pizza Hut.

Planning Context

This application conforms with the Barnsley Unitary Development Plan (2000), and thus conforms with the Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (2008) and national planning policy (namely Planning Policy Statement 1 and Planning Policy Statement 6).

Access

The public access arrangements to the site will not alter. This is because there will be no additional trading retail floorspace. All internal alterations will conform with the access requirements of Approved Document M of the Building Regulations.

There are a number of bus services which can be used to access the site; these include service numbers 1, 11, 31, 57 and 59.

There are a number of parking spaces at The Peel Centre which can be used for motor vehicles. Each Christmas, selected parking at the rear of The Peel Centre is used as a park and ride facility to travel to Barnsley Town Centre, meaning that there is more than adequate parking provision for customers and employees at The Peel Centre.

Barnsley Railway Station is within walking distance of the site providing further transport links. Furthermore, there is pedestrian access available to the site.

Conclusion

Following site analysis and discussions with the Council, the scheme takes into consideration the site location, site context, planning context and existing access issues, to arrive at a proposal which is appropriate to the site.

WYG believes the proposal accords with planning policy and requests that Barnsley Metropolitan Borough Council grants planning permission for the proposed development.