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Design and Access Statement

MH733 E
Proposed Development,
Peel Centre
Unit 2 Garden Centre Relocation
Harborough Hill Road,
Barnsley

February 2012

Design

Introduction

This Design Statement has been prepared on behalf of Peel Property (Investments) Ltd, to accompany the planning application for the provision of an additional Garden Centre to Unit 2, currently occupied by The Range, on their site within the Peel Centre, Harborough Hill Road, Barnsley.

Site Appraisal

- The Retail Park was refurbished and extended in 2004; Unit 2 is an existing unit, the second unit on the western side of the site within the run of the main retail block.
- Unit 2 is separated from the other units by the sites' service route Dryden Road to the north and from the main terrace by the existing external sales and display area to the south.
- Set between Dryden Road and the Unit lies a section of landscaping and an electricity sub station, this is the application site.
- Although the site does offer some frontage to the customer car park and the retail terrace, its principal aspect is to Dryden Road and the service bay to Halfords.
- The level in Dryden Road rises as you travel to the rear service areas from the main customer car parking to the east, (front)
- The Unit is also served by a loading and external storage area to the west (rear)

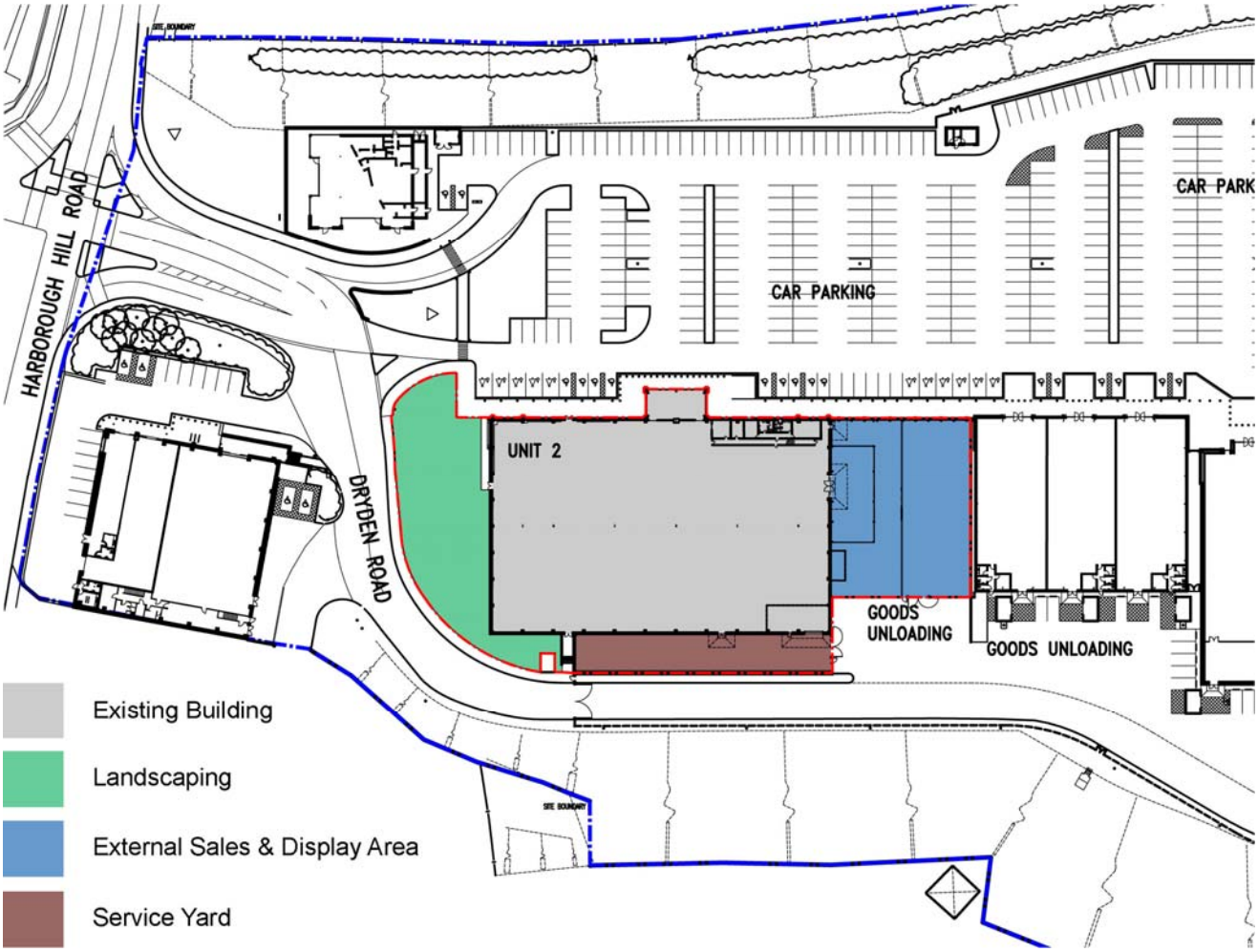




Fig. 1 Birds eye view of Unit 2



Fig. 2 View towards entrance of Unit 2



Fig. 3 View towards Pizza Hut – Unit 2 gable in foreground



Fig. 4 View towards rear of Unit 2 along Dryden Road

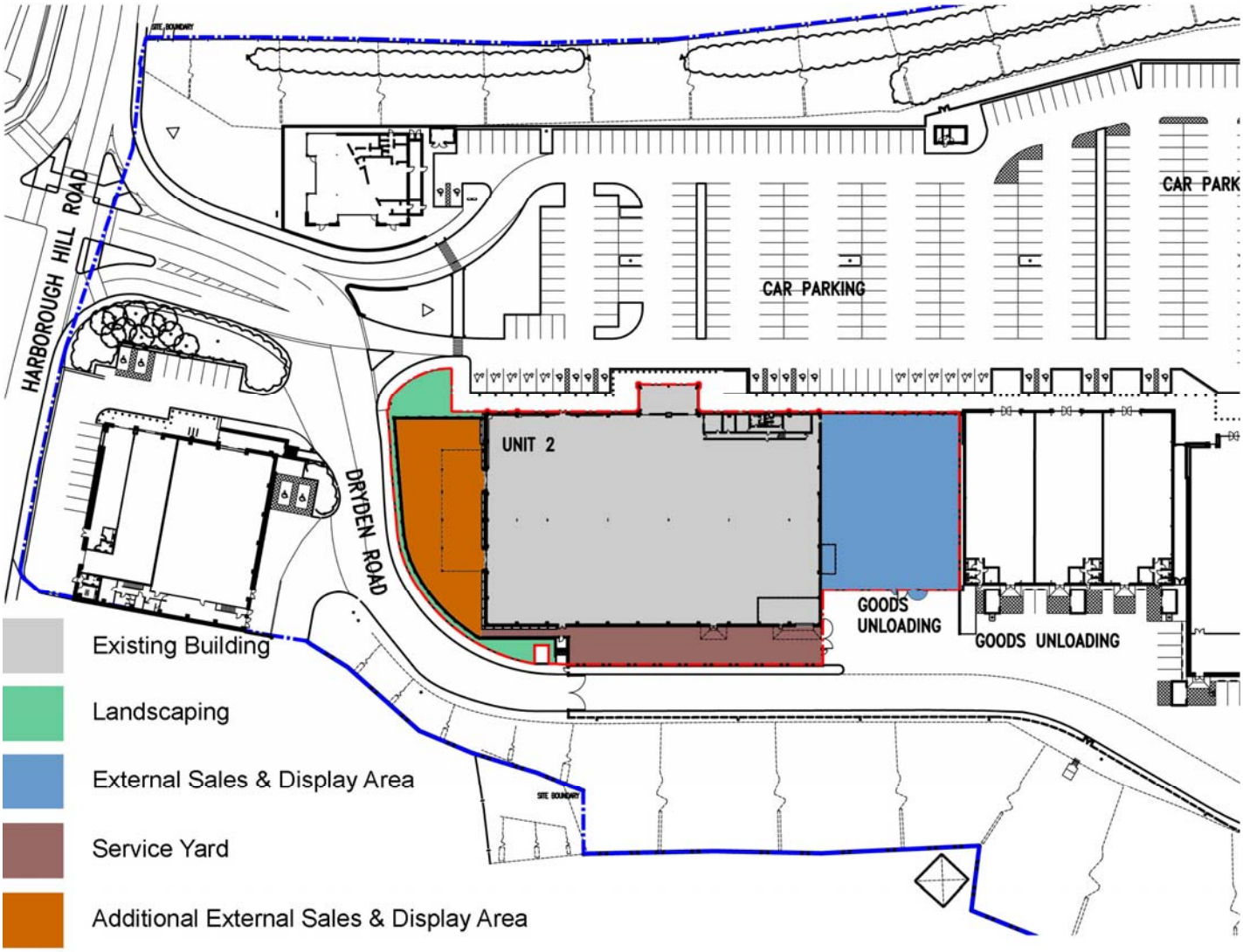
Design

The design brief is to provide an external display and sales area to the existing landscaping adjacent Dryden Road.

This provision will be accessed via the Units' northern gable where two new glazed screens with automatic sliding doors will be introduced. It will also be connected to the rear external storage/loading area for re stocking and merchandising.

The external display and sales area will also incorporate the existing canopy modified to suit the proposal and relocated from the existing provision. The rear and front elevations are not affected by the proposal.

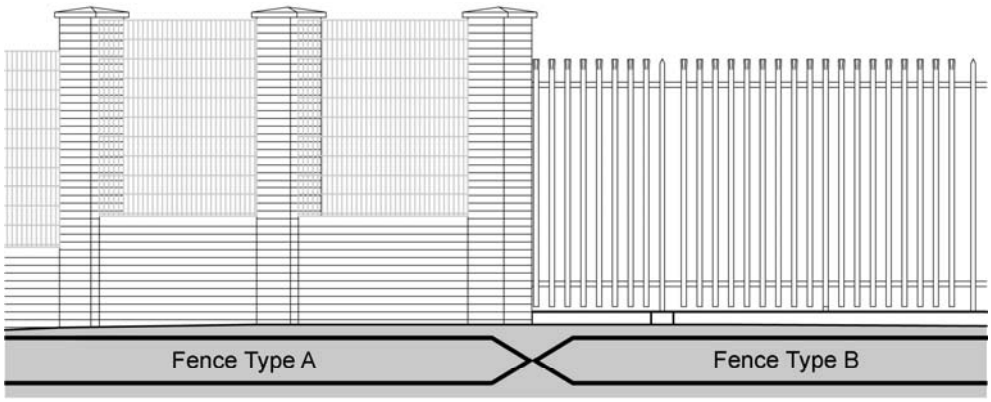
Following the removal of landscaping, a new external concrete slab will be provided as shown on the master plan layout. Due to the change in level to Dryden Road this slab will need to be at a reduced level to suit the Units' Finished Floor Level, the requirements of external storage racking, a connection to the rear loading yard and DDA.



The perimeter treatment will generally be formed in a facing brick and concrete retaining wall a style similar to that currently in use on site at the units existing facility, a dwarf wall with intermediate brick piers with powder coated mesh fence panels in between, all with pc concrete copings. The rear will consist of galvanised palisade fencing above a concrete wall at low level to match existing.

The perimeter wall and fencing is set back from the Dryden Road footpath by 1000mm and it is intended that this area and the area to the front will have the benefit of reintroduced soft landscaping.

The new external sales and display area will be lit from lighting columns and building column luminaires at the same level of luminance as the existing provision.

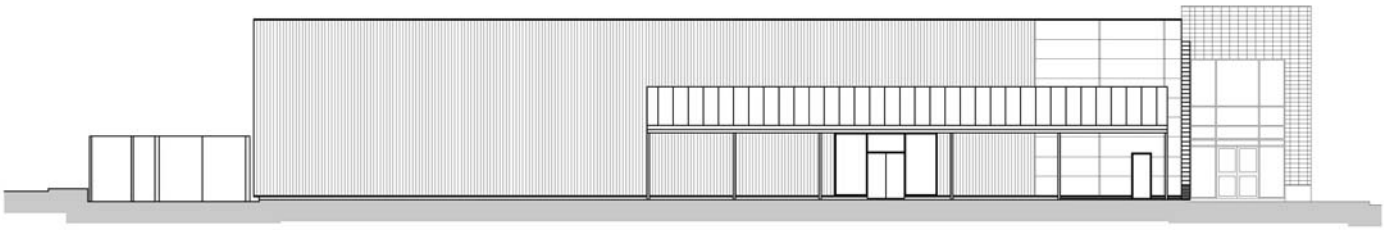




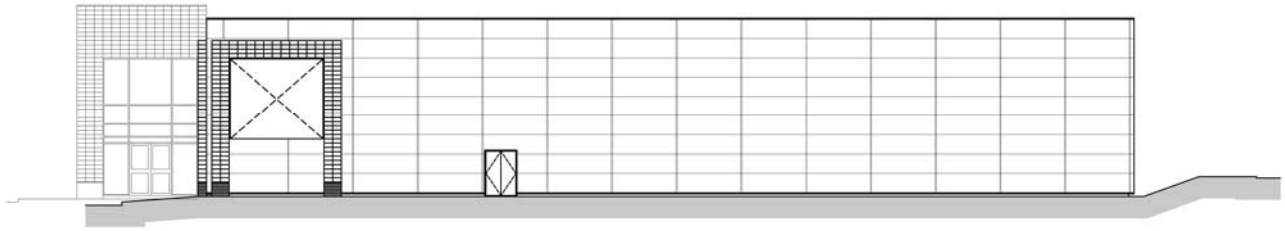
Fence Type A Similar in design to fence Between Units 2 & 3



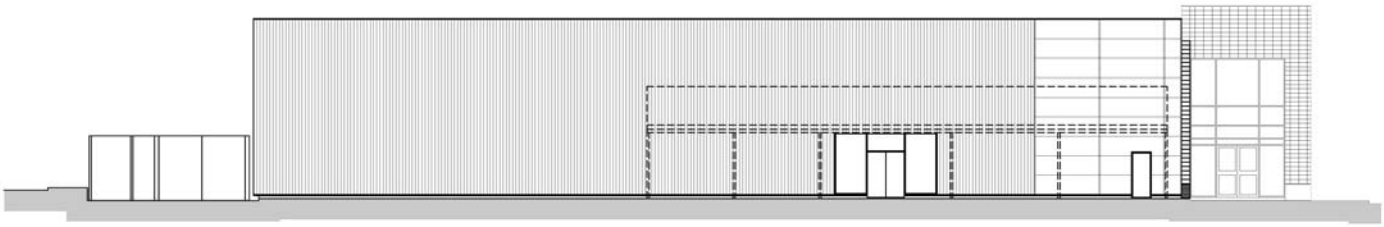
Fence Type B to match existing palisade fence to rear elevation



Existing Gable Elevation



Existing Gable Elevation - Dryden Road



Proposed Gable Elevation



Proposed Gable Elevation - Dryden Road

Access

Approach and Transport Links

There are no proposed changes to customer or service vehicle access arrangements as part of this application.

Parking

There are no proposed changes to the existing customer car parking arrangements as part of this application.

Entrance and Approach

The new entrances to the Garden Centre will be provided with doors to fully comply with the Approved Document Part M. Entrances will be level; flooring will be of non slip materials and kept free from trip hazards.

Access within Facility

The Garden Centre setting out and gradient will be designed and specified to fully comply with the Approved Document Part M

Emergency Egress Provision

All means of escape features and materials will comply with Part B of the Building Regulations; in addition a management plan involving the use of Personal Emergency Evacuation Plans (PEEPs) will be developed, adopted and regularly tested. All escape routes will be clearly signed, emergency light fittings will be in use along all routes.

The perimeter fencing to the rear will incorporate a personnel gate to allow egress in case of emergency.