

DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION WORKS TO THE EXISTING POST OFFICE/CONVENIENCE STORE AT 66, 68 AND 84 POGMOOR ROAD POGMOOR BARNSELY SOUTH YORKSHIRE S75-9JQ

This design statement has been prepared in support of the attached Planning Application and should be read in conjunction with all submitted documents

Currently the retail shop and post office is a thriving business but retail space and storage is not adequate in order to meet the demands of the business. The current ground floor retail area is totally separated from the first floor self contained flat, the limited storage areas including the unused open area ready for conversion into further retail space. The other problem that does occur on a regular basis is the theft of goods from the convenience store area due to the post office counter area being too far away from the entrance/egress door in order to stop theft occurring therefore a new entrance/egress doorway is required in which all convenience store users have to pass the post office counter area to leave the premises. The other requirement that also needs to be addressed is the provision of a fully automatic disabled access door in order to comply with the Disabled Discrimination Act. Due to the very limited compact space available queuing for the post office counter service also disrupts people doing general shopping in which longer waiting to be served times are experienced.

The proposed premises are bounded on the front by Pogmoor Road, and at one side adjoining another retail unit with flat over and to the other side other domestic properties. Directly to the rear of the premises are domestic properties and garden areas. The development is considered sustainable in that it will extend and adapt the existing retail premises in order to provide a high quality retail and post office business suitably blending in with and adding to the general character of the immediate area.

No parking area is provided, therefore users of the convenience store and post office will have to continue using on street parking in the immediate vicinity where restrictions are in place. The scheme will also be designed all in accordance with and in pursuance of safety required under any appropriate core strategy policy. Any planning conditions imposed will also be observed and complied with in full.

Access into the extended convenience store and post office unit, has been considered in which levels from Pogmoor Road to the repositioned disabled entrance door is fully sustainable in terms of ambulant and disabled access and travel distance.

In terms of social and economic impact on the community from this development it will be negligible. There will be no additional traffic impact on the immediate vicinity due to this development.

The proposed development site is considered level and is completely bounded by fencing and pavements. Access to the convenience store and post office will remain exactly the same as existing off Pogmoor Road and will be in accordance with any planning/highways policy guidance.

A flood risk assessment is not considered necessary due to the schemes existing status and previous usage.

In terms of the development and its impact on the local area it will not have any detrimental effects as maintaining its own existing access from Pogmoor Road and not relying on any altered or worsened to suit the front elevation development works.

Due to the nature of the proposed works it neither overlooks or overshadows any of the adjacent properties nor restricting the right of light to them. The conversion works will therefore have no detrimental impact on other properties at all in the immediate locality

There is no economic impact on the immediate vicinity due to this development.

An existing sustainable drainage system is present and in use.

From our evaluation of the development it would suggest that the proposed development will simply blend in with the immediate local vicinity in terms of a sustainable retail provision that can only enhance the immediate locality.

The overall extension works do transform and provide a good balance with the existing surrounding properties in terms of its appearance. The overall scale and size of the proposed extension works is also balanced in relation to the original property footprint.

Due to the proposed alteration works it will embrace good crime preventative measures in that consideration has been given in trying to create a safer and more accessible retail experience as well as reducing theft within the store.

In the event of fire or any other emergency, access into the development area by any of the emergency services would be relatively easy given its position and layout.

Users of the store and post office are also provided with an easy and convenient access to them.

The existing pedestrian access pavement along Pogmoor Road out side the premises will be maintained.

The proposal is generally considered not contrary to any sections of and therefore will fully comply with all sections under the Statutory Planning Framework and Policies.

In order to comply with any Planning Policy Statement requirements the proposed development has emerged from a full assessment of the stores much needed operational improvements and characteristics including its relationship with the existing built character of the surrounding area.

The development of this local one stop shop provision will create up to 6 new additional jobs being a mixture of full and part time sales staff.