DESIGN & ACCESS STATEMENT

14 PEEL SQUARE, BARNSLEY, SOUTH YORKSHIRE, S70 1YA

ON BEHALF OF

INPUTSTIPE LIMITED C/O FRESHWATER PROPERTY MANAGEMENT

Date Prepared: December 2012
Job Reference: KH/fmc/8977-BL07
Prepared By: Katie Hillier

Cubit Consulting
23 Clerkenwell Close
London
EC1R 0AA
T 0207 253 5050
F 0207 253 5056
E mail@cubitconsulting.co.uk
www.cubitconsulting.co.uk

CUBITCONSULTING
PROPERTY & CONSTRUCTION CONSULTANTS

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1.00 INTRODUCTION

1.01 This Design and Access Statement has been prepared to accompany a Planning Application submitted to Barnsley Metropolitan Borough Council for the installation of a galvanised steel roller shutter to the shop front at 14 Peel Square, Barnsley, S70 1AY.

1.02 This site has no planning history.

1.03 This Statement should be read in conjunction with the Application Form, Application drawings and other supporting documents.

2.00 DESIGN AND ACCESS STATEMENT

Design Process

2.01 Prior to the initial concept sketches/plans being created we took into consideration the surrounding properties and previous Planning Applications made by neighbouring and nearby properties. Although it is clearly understood that the Council looks at each Planning Application on their own merit it was considered beneficial for the initial design.

2.02 Barnsley's Local Development Framework documentation and the supplementary planning document for Shop Front Designs were all researched prior to creating the proposal.

Proposal

2.03 It is proposed to install a galvanised steel roller shutter with a powder coated/perforated for security purposes.

2.04 The proposal is to retain the existing footprint of the building and provide an external security shutter the same size as the shop front. The appearance of the security shutters will be the same powder coated finish as the shop front as not to alter the view from the street, which was advised in the supplementary planning document for Shop Front Designs for Barnsley.

Layout

2.05 The layout will not be altered. The entrance will remain via the shop front, the external security shutters will only remain closed outside the shops opening times as not to affect the means of escape in the event of a fire.

Scale

2.06 We believe that the proposal is of a suitable scale as it will be the same size as the shop front and that it does not impose on the Adjoining Owner's buildings.

2.07 There will be no alterations to the current building footprint.

Appearance

2.08 The roller shutter has been designed as to not alter the shop front, and will have a powder coated/perforated finish to match the existing shop front.

2.09 The proposal recognises the Supplementary Planning Guidance - Shop Front Designs for the Barnsley Local Development Framework.

Access Statement

2.10 The property is located within Barnsley but the property is not within Barnsley conservation area. Barnsley train station is situated 1.2 miles away. There are also numerous local bus routes and the building is in a close proximity to the M1 motorway. The property is therefore in range of usual public transport links.