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Design and Access Statement
Rev A

MH877 E
Proposed Retail Development,
Peel Centre
Unit 2A
Harborough Hill Road,
Barnsley
July 2015

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 unit, Unit 2a on a plot 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, this is the application site.
- Set between Dryden Road and the Unit lies a section of landscaping and an electricity substation. This site is currently under consideration for use as an additional external sales and display area ref PP 04175785, as a previous permission ref 2012/0146 granted 10th April 2012.
- The site offers frontage to the customer car park and will complete the retail terrace.
- The potential Unit will be served by a loading area accessed from Dryden Road (rear)

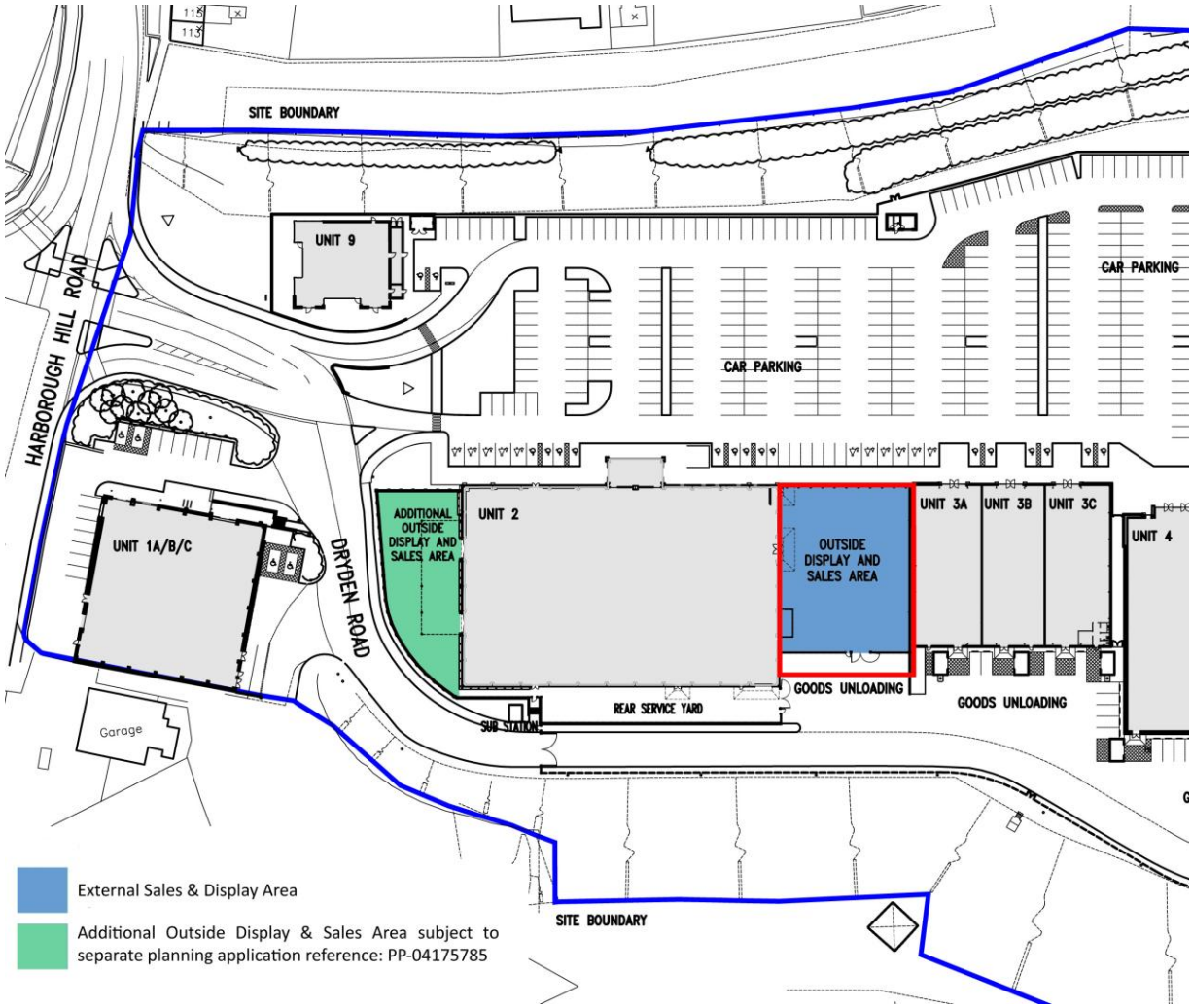


Fig. 1 Existing Site Plan



Fig. 2 Birds eye view of Unit 2 as existing



Fig. 3 Front Elevation of Garden Centre as existing arrangement



Fig. 4 Front Elevation Garden Centre as existing arrangement



Fig. 5 View towards rear of Unit 2 along Dryden Road

Design

The design brief is to provide a new retail unit circa 10,000 sq ft GIFA, following the relocation of Unit 2's external display and sales area to the existing landscaping adjacent Dryden Road.

This new unit will be accessed by customers from the existing car park and will be serviced from the rear of the property off Dryden Road. Although the flat fronted form is more consistent with units 3a 3b and 3c, the unit is attached to the existing unit, Unit 2 due to the change in site and finished floor levels, the desire to limit alterations to the customer car park and adjacent footpath. The scheme provides a unit proportion that is typical of its size and others on the site and maintains serviceability to Unit 2 and the remainder of the retail park.

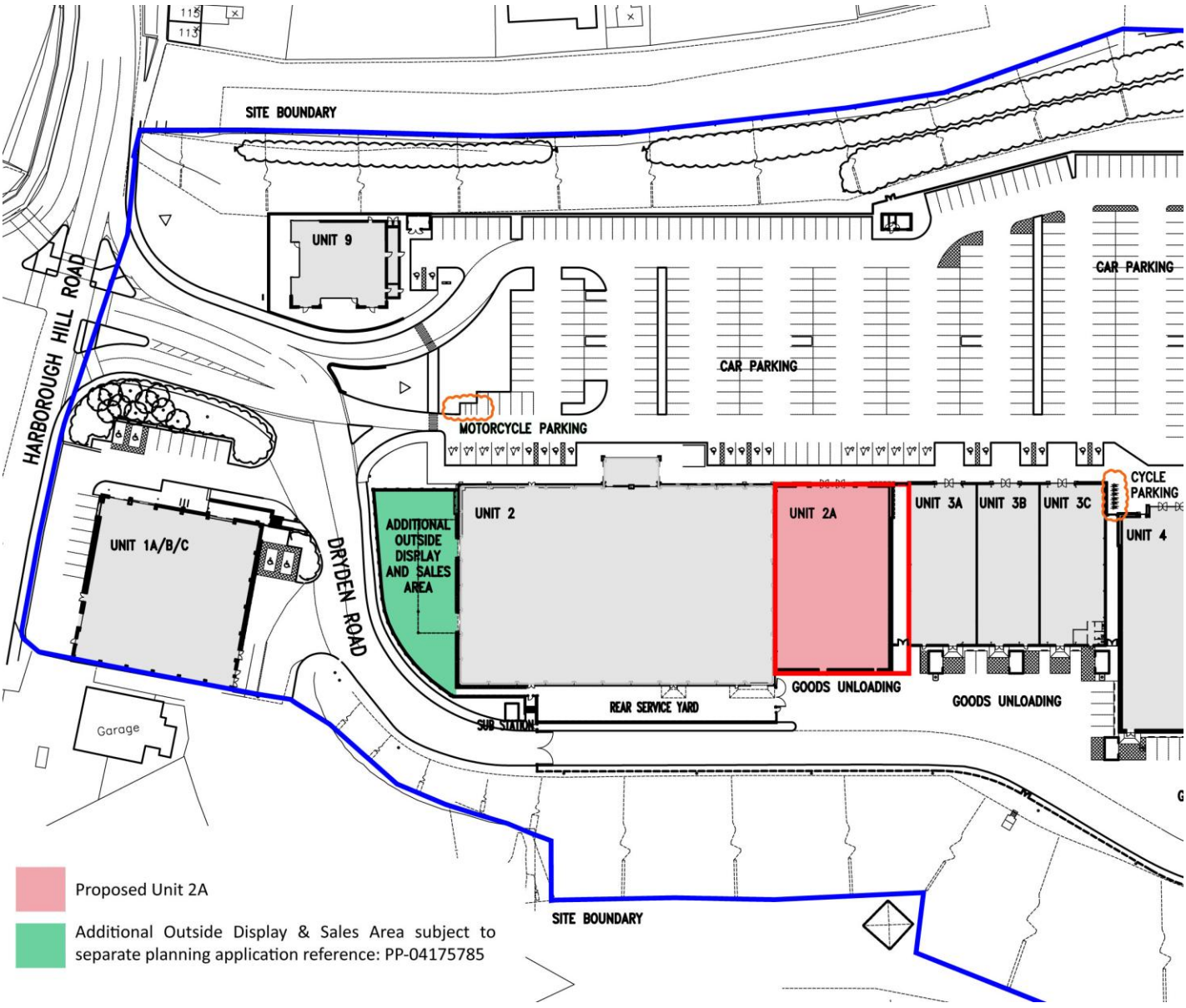


Fig. 6 Proposed Site Plan

The elevation treatment and materials will match the site's existing units and will consist of flat composite cladding, colour Sirius to the front and profiled cladding to the gable and rear elevations, colour Albatross, all above a facing brick plinth.

The front elevation also incorporates the Unit's glazed entrance feature in addition to glazed side panels surrounded by terracotta feature tile surrounds. The glazing is green within silver aluminium frames and the tiles are powder blue to all to match existing.

The form of the roof is hipped and dual pitch, hidden behind a relatively tall parapet to lessen its impact and form a secret gutter and to match existing.

The gap between this new unit and its neighbour, the existing Unit 3a, will be closed off to the front elevation by paladin fencing and gated to the rear to allow maintenance access all to match the detail between Units 3c and 4.

The external lighting arrangements to the car park and service road will remain as existing, generally lit from lighting columns at the same level of luminance as the existing provision.

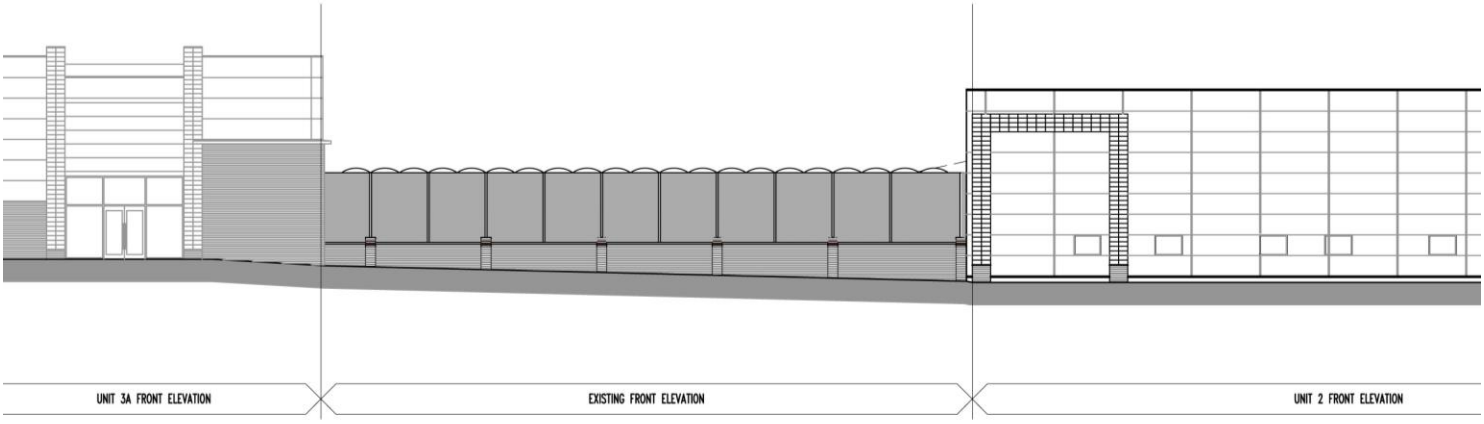


Fig. 7 Existing Front Elevation

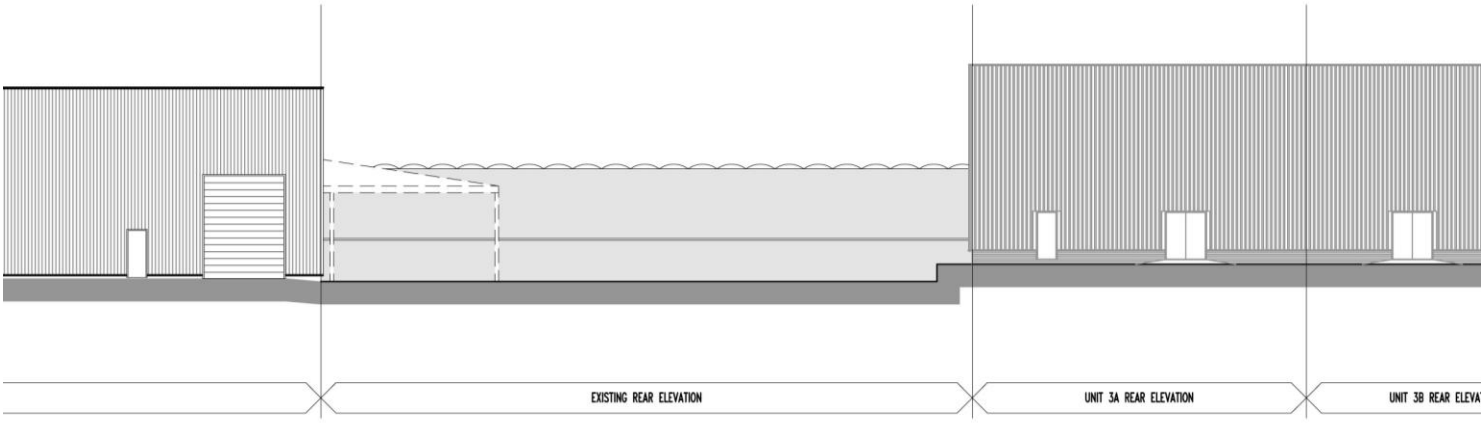


Fig. 8 Existing Rear Elevation

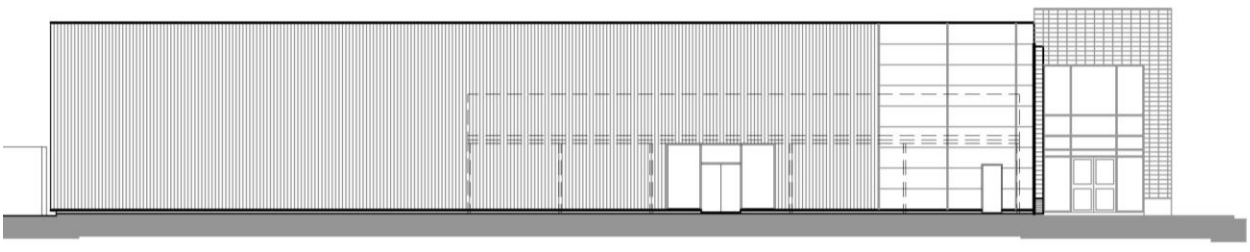


Fig. 9 Existing Gable Elevation

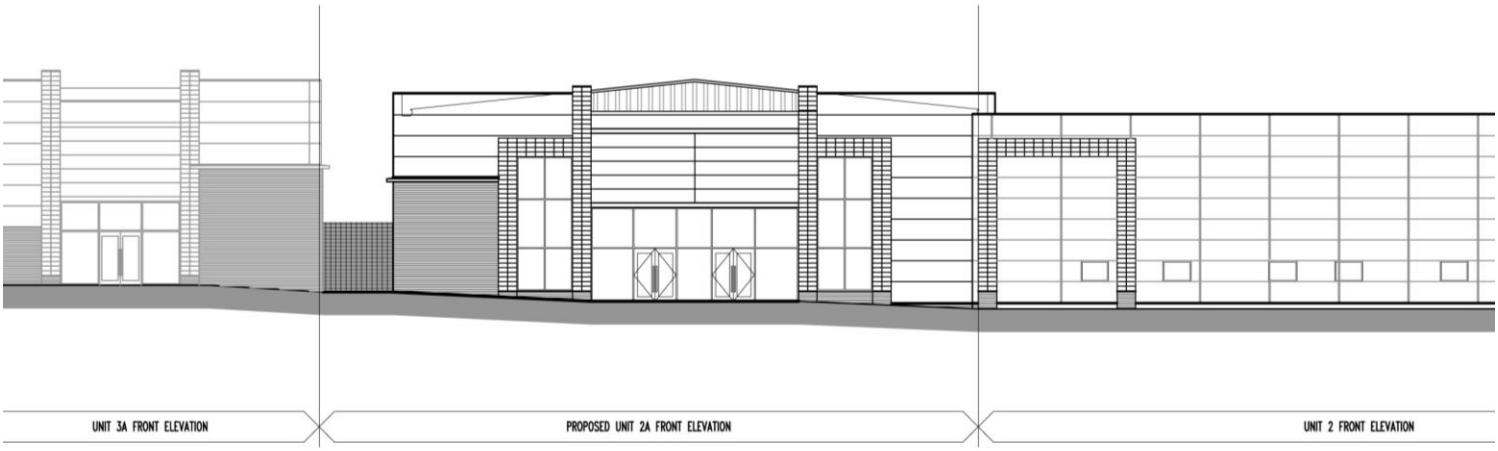


Fig. 10 Proposed Front Elevation

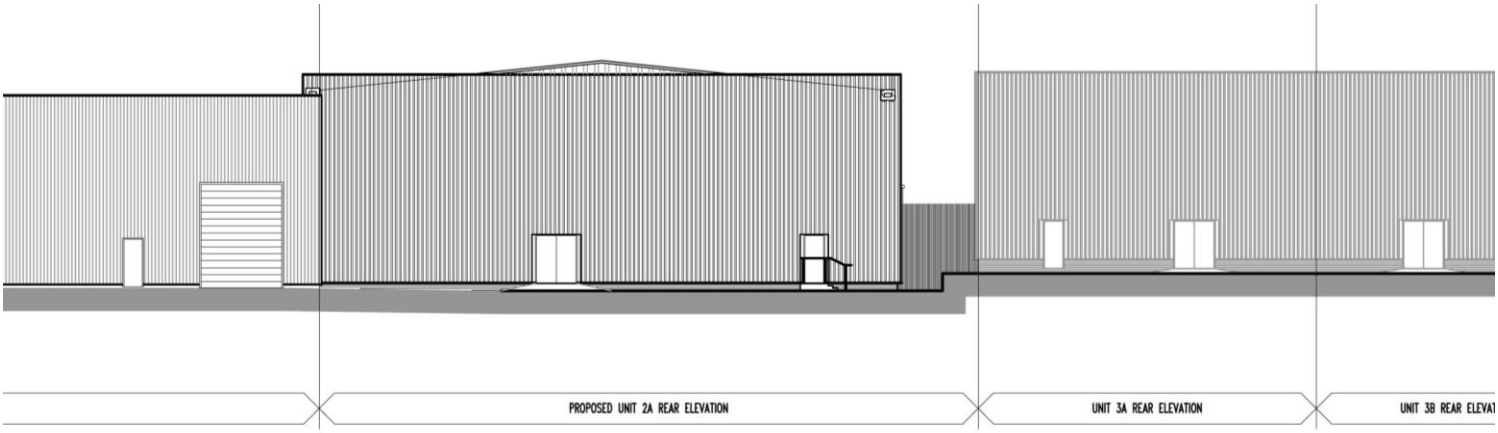


Fig. 11 Proposed Rear Elevation

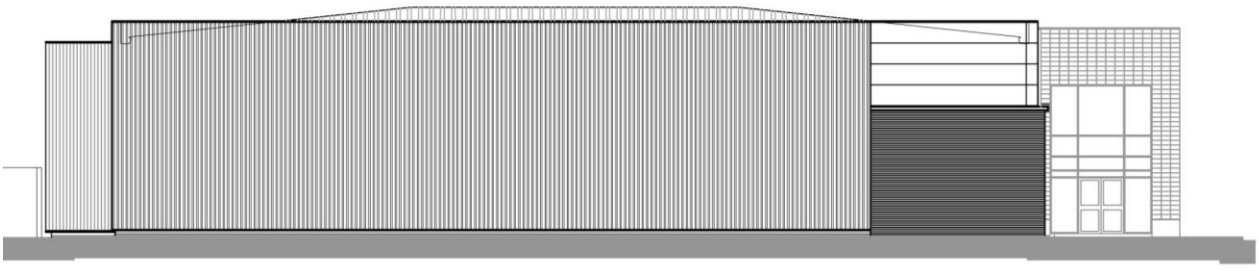


Fig. 12 Proposed Gable Elevation

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. However we are proposing 3 motor cycle parking spaces and 6 cycle hoops on the retail park as shown on the proposed site plan fig. 6 to improve the cycling facilities.

Entrance and Approach

The entrance to the Retail Unit will be provided with doors to fully comply with the Approved Document Part M. Thresholds will be level; flooring will be of non slip materials and kept free from trip hazards.

Access within Facility

The internal layout and the detailed setting out of any amenity areas that include staffrooms and WC's 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.