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DESIGN AND ACCESS STATEMENT FOR:-

Harveys
Unit 2
Woobwell Lane Retail Park
Barnsley
Yorkshire
S70 3NS

The application submitted is for installation of a new 8000 Sq.Ft. mezzanine to existing above mentioned retail unit.

Site Analysis

- ***Access points***

The unit can be accessed via the A633 "Wombwell Lane". It is part of an existing and well established retail park, "Woobwell Lane Retail Park", which has been in operation for a number of decades.

- ***Boundaries***

The existing unit is on an established industrial estate with secure boundaries.

- ***Site Features***

The developed site has been well designed in order to meet all requirements of the unit. The unit has adequate access from both the front and rear of the property. The area to the front of the property has substantial parking which is shared between all adjacent units. There is sufficient access to the rear of the property to provide suitable access to all forms of vehicle that we envisage using the unit throughout its life.

- ***Topography***

The unit is on existing and established site so topography is not relevant to this application.

- ***Constraints and opportunities***

The existing unit and site have been established for a number of decades. With this proposal we are making simple alterations to an already well established unit in order to maximise the potential of the unit.

Context Analysis

- ***Character Appraisal***

The area of Woobwell Retail Park that this document relates is of relatively new construction. There are currently a number of adjacent units on the site. A Dunelm unit adjoins the Harveys unit upon which this application relates. The Harveys unit then adjoins a Pets at Home unit.

Local Facilities e.g. shops, schools, public transport

The unit has been trading for a considerable time and is now fully established with existing transport routes and a large number and variation of local shops and facilities.

- ***Address physical, social and economic issues***

As this application relates to an existing unit on a well established industrial estate we feel that all physical, social and economic issues have already been addressed and the extent of our proposal will not affect this in any way.

Policy Context

- ***Relevant unitary development plan polices and area designations***

This is an existing and already established site/unit so this has already been addressed.

- ***Relevant Supplementary planning guidance***

This is an existing and already established site/unit so this has already been addressed.

Involvement

- ***Community/neighbour engagement***

The site relative to the application is owned entirely by a single client so neighbour engagement has not been required.

- ***Pre-application advice***

As our proposal is relating to an existing unit on an established park we did not feel that any pre-application advice was required.

Access

The unit can be accessed via the A633 “Wombwell Lane”.

Character

- **Amount of Development**

Existing and established site/unit so this has already been addressed.

- ***Layout***

Existing and Established site/unit so this has already been addressed.

- ***Scale***

Existing and Established site/unit so this has already been addressed.

- ***Appearance***

Existing and Established site/unit so this has already been addressed.

- ***Landscaping***

Existing and Established site/unit so this has already been addressed.

Community Safety

The unit is existing and part of an established retail park. We feel that community safety has already been addressed.

Environmental Sustainability

The unit is existing and part of an established retail park. We feel that environmental sustainability has already been addressed.

Movement

The unit is existing and part of an established retail park. We feel that movement around the unit and the industrial estate has already been addressed

Objectives of good design

The proposal relates to an existing established unit and thus all proposed works will be designed to match existing.

Design Evolution

All works have always been intended to match that of the existing and so the evolution of the design has been very limited.

Final Scheme

The final scheme has been arrived at in order to keep the proposed scheme as close to the existing building as is possible whilst including the proposed changes. All materials will be the same as existing and none of the surrounding landscape or access arrangements will be affected.