

CO-OP

Green Spring Lane, Birdwell, Barnsley

NEW SHOPFRONT

DESIGN & ACCESS STATEMENT

Issue No. 1

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1.0 Introduction

- 1.1 This Design and Access Statement has been provided in respect of the existing co-op Birdwell store for the installation of a new shopfront.
- 1.2 It has been provided alongside the following drawings prepared by Darnton EGS Ltd.
 - 7297[31]01 Rev – Existing and Proposed Shopfront.
 - 7297[90]01 Rev -.
- 1.3 This Statement is in accordance with guidance on the content of Design and Access Statements as set out within Circular 01/2006 and has had regard to the guidance document '*Design and Access Statement*' 2006, produced by CABE.
- 1.4 This Statement is structured as follows:
 - **Section 2: The Design Process** summarises the background to the proposed design and access arrangements of the proposal. This is set within an assessment of the site, its setting, social, economic and policy considerations.
 - **Section 3: Design** summarises the design principles of the scheme in respect of the use, layout, scale and appearance.
 - **Section 4: Access** summarises the design in respect of the proposed access arrangements.
- 1.5 A brief conclusion is provided at **Section 5**.

2.0 The Local Context

The Site and its Setting

- 2.1 The application site is situated within the ownership of the coop. Refer to the site location plan attached to the application.

The Application

- 2.4 The work that forms the application is for the replacement of existing shopfront.

Accessibility

- 2.5 The proposed development site is located in an established part of Birdwell. The site is accessible by forms of transport other than the private car.

Public Transport

- 2.6 The existing store benefits from local bus services.

Pedestrian and Cycle Links

- 2.7 The site is accessible by bicycle.
- 2.8 Pedestrian access is available from all adjacent road.

Environmental Quality

- 2.9 The co-op store is not a prominent building within the area; however, it is clearly visible from Green Spring Avenue.

Social and Economic Considerations

- 2.10 In terms of impact, the impact on the surrounding village and local area would be negligible.

Planning Policy

- 2.11 Planning Policy Statement 6 – Planning for Town Centres, amongst other things, cites the following objectives:
- Enhancing consumer choice
 - Supporting efficient, competitive and innovative retail environment
 - Improving accessibility
 - Providing high quality and inclusive design
- 2.12 The principles of Planning Policy Statement 1 require “Delivering Sustainable Development” and accordingly set out secure good design and an accessible environment.

3 Design

Design Principles

3.1 A number of objectives have been considered in arriving at the proposed scheme.

Use

The proposed development comprises the replacement of the existing shopfront. The new shopfront is required to provide DDA compliant access thro new folding entrance doors.

Layout

3.2 The proposed new shopfront will have a DDA compliant level threshold providing easy wheelchair and pushchair access.

Scale

3.3 The scale of the proposal does not affect the scale of the building.

Appearance

3.4 The glazed shopfront frame will be pre finished, colour white to match existing. Clear glass will be provided. (The planning officer should note the client plans to install window graphics to the glazing – which will be subject to a separate application)

3.5 An externally mounted roller shutter will be provided – left open during opening hours. The shutter and its enclosure will be pre finished, colour white.

Summary

3.6 In terms of the overall design the proposals will have little effect on the visual appearance of the store.

4 Access

4.1 The proposals will not affect access to the store or delivery area.

Pedestrian Access

4.2 Pedestrian access will not be affected by the proposals.

Cycle

4.3 Cycle access will not be affected by the proposals.

Public Transport

4.4 Public transport will not be affected by the proposals.

Car

4.5 Car access will not be affected by the proposals.

Servicing

4.6 Servicing access will not be affected by the proposals.

5 Conclusion

5.1 The proposals will have little effect on the overall appearance of the store. Accordingly the proposed design and access arrangements are considered to comply with the relevant policies of the Local Plan together with the regional and national guidance.