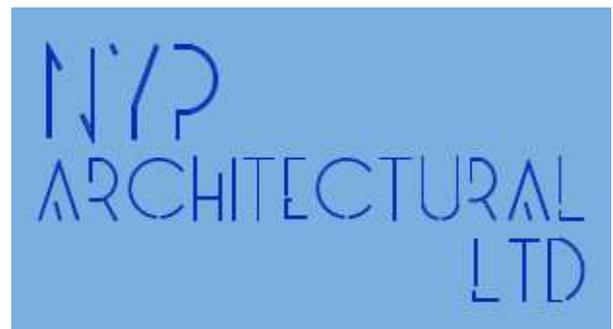


DESIGN AND ACCESS STATEMENT

**75 Huddersfield Road,
Barnsley, S75-1AA**

REF :2025/83/DAS01

MAR 2026



1.0 INTRODUCTION

This Design & Access Statement has been prepared on behalf of Mr & Mrs Patel by NYP Architectural Services Limited for the enlargement of their existing commercial premises.

This Design & Access Statement accompanies the planning application for 75 Huddersfield Road, Barnsley, S75-1AA.

The proposed works comprises of:-

- 1, A single storey extension to the front of the premises to be used to extend the existing shop.

2.0 DESIGN POLICIES

PPS1 'Delivering Sustainable Development' (2005) places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO2 emissions and promote sustainable patterns of development. The accessible location of the proposed local centre and the modern design of the buildings will ensure these issues are addressed.

The application conforms entirely with the essence of PPS4 'Planning for Sustainable Economic Growth in that the proposals seek to promote economic development within a centre that will provide sustainable economic development by regenerating a brownfield site in an accessible location that will promote increased choice and competition. Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high-quality inclusive design.

Design policies of the adopted Barnsley UDP seek to achieve good design standards for all types of development. This statement addresses layout, scale, landscape treatment, materials, and relationships with other uses as required by the policy.

3.0 SITE & SURROUNDING AREA.

The application site is situated on Huddersfield Road approximately 1.2 Kilometer from Barnsley town center.

The immediate surroundings.

North and East: Wilthorpe Park open public space.

South: Open public land

West: Commercial premises.

The nearest dwellings to the development are on Greenfoot Lane approx. 30m away and on the opposite side Huddersfield Road approx. 44m away from the development site.

Huddersfield Road also has on street parking / laybys on both sides of the road for customer parking to visit the applicants shop & other shops in the row.

The application premise is currently a convenience store with a residential unit above. There is a private drive to the side of the property that leads to a very spacious garden area.

The current size of the convenience store is not big enough to cope with demand so a larger shop floor is desperately required and will also provide 2 full-time jobs for the local community.

There is a bus stop within 20m of the shop and as stated before ample on street parking for customers.

4.0 DESIGN.

The planning application proposes a 7m long front extension and some minor internal alterations to allow the existing flat access from the side access drive.

Roof: It is proposed the front extension will have flat roof covered with a grey colored high performance roofing membrane.

Walls: The new external walls will be constructed from red brickwork with coursed in with the existing, A red brick will be used selected to match the existing brickwork.

Shop Front & shop access door: Full height glazing to shop front & door with colored aluminum frame (light grey).

Flat Access Door: Full height glazed with white Upvc door / frame.

Lighting:

To the front extension: The existing illuminated shop sign will be re-used on the front of the new extension.

To the rear extension: Intermittent security lighting will be provided.

The design of the proposed extension will integrate a contemporary design to an existing dated building.

5.0 ACCESS

The new extensions will be built in accordance with the latest building regulations.

6.0 PARKING AND UNLOADING.

Customers currently park on the road to visit the premises in ample layby parking provided on Huddersfield Road.

While there is an area currently in front of the shop this is only used to offload stock from the owner's van.

It is also proposed that the applicant could unload his van on the side access if required.

A portion of the rear garden area could be surfaced for parking & turning etc if required, this not shown on the drawings at this time as we do not believe the new extension works affect the existing parking or unloading arrangements.

7.0 PLANNING HISTORY.

A number of planning applications have been made on the site these include:-

1. 2016/0475 : Display of 1 no. externally illuminated fascia sign and 1 no. non illuminated sign to shop.
2. 2009/1500 : Display of externally illuminated fascia sign and window graphics to convenience store.
3. 2012/0082 : Erection of 3 storey rear extension accommodating basement flat, shop extension and first floor office, single storey front extension and detached double garage at rear.
4. 2016/0195 : Installation of new shopfront including access ramp.
5. 2024/0965 : Erection of single storey front extension to existing shop.

8.0 CONCLUSION.

The proposed commercial extensions will achieve the objective of providing the applicant with the additional commercial floor area he needs to expand the business and integrate contemporary design to an outdated building.

We therefore trust planning permission can be granted for the proposed development.

