

Planning application by Gala Coral Group

For change of use, shop front alterations, AC units and SIS dish at:

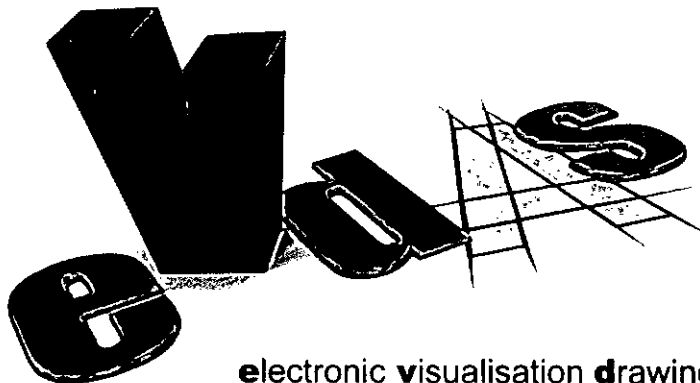
48 Market Street

Barnsley

S70 1SN

## DESIGN AND ACCESS STATEMENT

March 09



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## **Introduction**

This Design and Access Statement is prepared on behalf of Gala Coral Group ('the applicant') pursuant to the Town and Country Planning Act 1990.

The purpose of this report is to provide Design and Access details to satisfy the Council's requirements in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 that came into force on 10 August 2006 and requires a Design and Access Statement to accompany planning applications.

This statement has been prepared in accordance with guidance in Circular 01/2006 and guidance issued by CABE.

## **The Site and Surroundings**

Currently there exists a vacant Class A1 unit & former 'Greenwoods' shop. The site is outlined in red on the enclosed site plan.

The unit itself is 2 storey and of a modern style.

The style of other shop frontages along Market Street is of a modern style.

## **Proposed Development: Planning Application for change of use**

The proposed development is for change of use from A1 to A2, alterations to shop frontage, installation of outdoor AC condenser units and SIS satellite dish at first floor level.

It is considered that the alterations and construction of a new and updated shop front is appropriate for this 185sq m of shop floor space

We submit that the changes to the shop front as described in the enclosed plans (drawing no.s EV/COR/249/1 & EV/COR/249/2) will introduce a new and improved frontage including the Gala Coral Group corporate logo and glass window frontages to provide views both in and out of the site to add variety and interest to the street.



The design of the proposed new shop front is to replace the shop front frames utilising the existing openings and replace the overhead signage and roller shutters in the same positions.

New signage will be predominantly blue with white text & tricolour flag logo as shown below.



Posters will be displayed behind the glazed panels in display towers set back from the windows, comprising two A1 posters in portrait configuration. Posters are to be regularly changed to add a lively design interest to the street frontage.

Two windows on the secondary north elevation are to be obscured using dusted crystal glazing to increase the amount of useable wall space in the unit.

The applicant recognises that a high standard of design is required in this location to retain the character of Market Street.

The applicant proposes that the new frontage will be of a similar style and design to other frontages along Market Street, which have received planning consent in the last few years and will be designed to enhance the character of the area, using similar materials and design styles.

We submit that the proposed frontage fully accords with relevant policies of Barnsley MBC's Unitary Development Plan.

#### **Layout Plan**

See enclosed detailed layout/design plan



Access to the shop will be as shown on the enclosed plan and will remain in existing location the addition of a new single entrance door to bring in line with current DDA regulations.

Access is level with adjacent footpath & will conform to building control standards relating to disabled access.

### **Scale and Design**

The scale of the proposed frontage will relate to other buildings within and surrounding the area. Scale and design and positioning of the signage will be sympathetic to the location.

The attractive and lively design of the frontage along with the changing window displays will add an attractive feature to the street frontage that is hoped to help regenerate the street and add interest to the locality. It is of a corporate style which is accepted and has been implemented elsewhere in the Borough and on a wider national scale.

The dimensions of the dwelling are detailed in the enclosed drawings/plans and will reflect the existing character of the area.

### **Access**

With respect to access, a new entrance door with 1000mm clear opening is to be provided.

The unit has level access from the street.

A bus stop is situated within close vicinity of the site along with numerous other amenities, shops and services.



