**PLANNING, DESIGN & ACCESS STATEMENT**
In respect of

**COMBINING TWO EXISTING A1 RETAIL UNITS TO MAKE ONE UNIT,NEW SHOP FRONT & NEW PLANT INSTALLATION**



**HERON FOODS LTD**
**7 &9 KING STREET**
**HOYLAND**
**BARNSLEY**
**S74 9JU**




Street view North elevation onto King Street

## 1 The Site & Context

1.1 The site of the application consists of two existing retail units one currently Jack Fulton who are vacating the premises to be replaced by Heron Foods Ltd who own both units 7and 9. 7 is currently occupied by Ladbrokes who's lease runs out shortly. The existing precinct style unit built in the late sixties early seventies is constructed in a buff brick.

The main roof is a flat roof.

First floor, which runs over both units is a stock area and is not used.

The surrounding buildings are of a mixture of styles, in the heart of the main retail area.

1.2 The shop front and main public entrance is straight off the footpath with ramp and stair access, there is a car park across the road & local bus stops close by.

Servicing is from the service yard to the rear of the store.




## 2 The Proposal and Amount of Development

2.1 The proposal , to knock through from 7 into 9 to combine the two units and includes the removal of the existing ramp, stairs, shop front and entrance from 9 possibly rebuilding the stall riser to tidy it up and building in a new shop window, so the only access is through number 7.

The existing access which is in the correct location in unit seven will be retained. It is important to have an entrance with easy access for pushchairs and wheelchairs. The increase in shop unit size will improve isle widths and thus improve travel around the store.

2.2 New chiller and air conditioning plant installation to the rear of the building.

**The works requiring planning permission are:**

- The additional retail floor space created by combining the two retail units.
- The new shop front.
- The new chiller and air conditioning plant to the rear of the store.