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PROPOSED DESIGN & ACCESS STATEMENT
FOR
RETAIL DEVELOPMENT AT

134 ROTHERHAM ROAD, SMITHIES, BARNSLEY, S71 1XA

CLIENTS DESIGN BRIEF

To develop / expand the existing retail accommodation by the formation of a new detached storage area within the rear amenity space.

LOCALITY

The property is situated in a residential area. Local properties are traditional in appearance and constructed generally from red brickwork with slate or tiled pitched roofs.

The site is not located within a flood risk zone as identified on the Environment Agency's Flood Map.

DESIGN PROPOSALS

The proposals involve refurbishment and extension of the existing detached double garage and have been designed to closely reflect the appearance of the existing property.

Red brickwork external walls and concrete tiled pitched roof match those of the existing property, whilst the scale / massing is in keeping with the locality and the existing street scene.

The existing brickwork boundary wall is to be retained as existing.

A new 1.8M high timber panel fence is to be formed along the west boundary with no. 136 Rotherham Road.

An element of previously constructed un-authorised development adjacent to the west boundary is to be demolished / removed, this is shown on the proposed ground floor plan.

Off street parking is to be retained to the existing hard standing between the proposed storage area and the site boundary.

ACCESS PROPOSALS

The proposals will be designed to be fully compliant with the current Building Regulations. Level access provision is neither practical or suitable for the schemes proposed usage as a retail unit storage area.

It should be noted that the existing retail / convenience store is fully compliant with the requirements of both the Building Regulations and the DDA.