

Dec 2008

DESIGN AND ACCESS STATEMENT

FOR

**PROPOSED EXTENSION TO AL-MURAD BUILDING
SUMMER LANE, BARNSELEY**

1.0 Site Location

The site is located on Summer Lane at the junction of Station Road, Barnsley S70 6DE. The area being a mixed use of residential, general industrial warehousing and retail.

2.0 Use

The site to be developed is adjacent to the current retail business which is a wallpaper, ceramic tiles and paint centre.

St John's Ambulance owned the site up until 12 months ago and due to the decline in members and the costs associated with running the organization it was sold to Al-Murad and is currently vacant.

The main building which stands on the site is a prefabricated structure with a brick and tiled garage adjacent.

3.0 Amount of Development

The existing retail unit is rather cramped and has limited displays of ceramic tiles. The floor area is in the region of 476m² on two floors.

The proposed extension will add a further 610m² on two floors which will enable a greater display of ceramic tiles.

There is limited storage of ceramic tiles within the premises and the company's tile distribution centre in Morley near Leeds delivers of goods once ordered for collection at the premises or alternatively clients can collect direct from the distribution centre.

4.0 Layout and Scale

The rear access road running parallel to Summer Lane provides level access to the premises and the design creates a new main entrance to the North East corner of the building.

The lack of a footway on the South side of Station Road currently creates a hazard for pedestrians and the 1200mm high stone boundary wall restricts vehicular visibility at the junction with Summer Lane.

In order to improve both vehicular and pedestrian safety a 2m wide footway has been provided and the corner of the proposed building incorporates a splayed corner feature again assisting in vehicular visibility.

In relation to car parking, customers have the use of the car park opposite on Summer Lane which will accommodate 16 vehicles, or alternatively they can use the existing 5 spaces or the new 6 spaces that will be created off the rear access road.

5.0 Appearance

The existing premises have over the years undergone various alterations. The front façade has original feature brickwork with stone and brick banding together with brick and stone arched openings with powder coated aluminum windows. The roof to the existing building is of profiled steel sheeting falling back to the rear access road.

The elevation to the rear access road is of a more modern style of brickwork and steel vertical sheeting with the gable being a mixture of styles.

It is proposed not to replicate the front façade but to provide a more modern contrast of brickwork and microrib cladding however the use of powder coated aluminum windows will replicate the existing. New brickwork will match that on the existing rear elevation.

The design of the building is distinguished by the corner curtain walling at the junction of Station Road and Summer Lane.

6.0 Access

The existing building suffers from a stepped approach off Summer Lane, however, a level access exists off the rear access road and the main entrance has now been designed off the level rear access road.

The new first floor will be level with the existing and a lift will be introduced to assist people with limited mobility.

Automatic entrance doors will also be incorporated together with a canopy for protection from inclement weather.