

DESIGN AND ACCESS STATEMENT

Construction of single storey extensions

Central Stores, Birk Avenue, Barnsley

The Site

The property is an existing retail unit with a flat at first floor.

The property is detached but linked to a separate fish and chip takeaway.

The premise is open to the road frontage on the corner of Birk Avenue and Lavender Court. The ownership includes an open surfaced forecourt behind the footpath and a rear enclosed surfaced yard area.

The property is brick built and is situated within a large residential area.

The property has already had a rear extension which was granted approx. 6 years ago.

The property is not in a conservation area and there are no listed buildings within the immediate locality.

Principles of design

The proposal is for a single storey extension at the side and front to extend the shop and a rear extension to form a store area.

The shop extension will extend over the surfaced area behind the footpath. This will have no impact on any surrounding properties.

The rear extension will be within the enclosed yard area and again not cause any issues with neighbouring properties.

The extensions will be constructed in matching materials and will relate well to the host property.

The shop unit serves the immediate local residential area and therefore 90% of customers arrive on foot. There is ample on street parking available.

The shop is required to extend to cater for local demand for sale of additional items.

The enlarged shop will result in the need for additional staff which is good for the local economy.

Access

The extension will be designed to meet the needs of disabled people i.e. wider entrances and a level access approach.