DESIGN AND ACCESS STATEMENT

On behalf of:
WARRIOR DEVELOPMENTS LTD

For:
PROPOSED CONVERSION OF PUBLIC HOUSE TO CONVENIENCE FOOD STORE

At:
THE LONGBOW PH, BARNSLEY ROAD, DARFIELD S73 9DJ

Date:
17TH FEBRUARY 2012

Introduction

This design and access statement has been prepared by SK Design (Yorkshire) Ltd as a requirement of the Local Authority to supplement the planning application for the proposed convenience food store at The Longbow PH, Barnsley Road, Darfield S73 9DJ.

Design

The application proposes external alterations to the appearance of the building including new shop front entrance, and the infill of existing openings in the externals walls to suit its proposed use.

The design of the front elevation takes into account the existing use of brick and render construction, where the infill panels, recessed behind the existing brick piers will be constructed using matching brickwork, with soldier course detailing and render panels over.

The installation of shopfront signage will be subject to a separate future planning application.

Layout

The shopfront proposals show the entrance to the store located away from the former public house entrance, the reasons for this are to provide better access to customers using the car park, and to encourage drivers of vehicles to use the large car park rather than park on Barnsley Road or the grass verges.

Scale

The development of the public house does not involve any change in size to the property.

Access

Vehicular Access

Vehicular access to the site is currently from Dartree Walk, the existing entrance to the large car park is narrow, and as such, the plans indicate a wider entrance to the parking area.

The parking layout shows a decrease in parking bays to allow for delivery parking and the introduction of 2 disabled parking bays, however the planned number of parking bays still far exceeds the minimum required by the convenience stores.

Public transport

The site is well served by the local bus operators, with a northbound stop outside the property, however it is anticipated that the majority of customers will either drive or walk to the store.

Pedestrian Access

Pedestrian access to the site remains good, with paved approaches from Barnsley Road, and Dartree Walk. Access to the new shopfront will be via steps and ramped approach all to meet DDA requirements.

Conclusion

This design and access statement considers the proposed external alterations for the application including new shopfront entrance area, and therefore seeks to maintain the character of the building and the area.