

Design & Access Statement – Replacement of Existing Plant, New Cold-rooms & Canopy, Redecoration of the shop front & Elevations, & Replacement store front windows and entrance doors.

**Development by The Co-operative Group
Hoyland Road CO-OP: REFIT
King Street,
Hoyland,
Barnsley,
S74 9AB.**

Introduction

This design and access statement has been prepared by Bowman Riley Architects Limited on behalf of The Co-operative Group and is in support of the Full Planning Application for replacement of existing AC plant & New cold-room's with canopy roof, and redecoration of the shop front and elevations at the existing Co-operative Store located on Hoyland Road.

The proposed use of the buildings to which this application relates in terms of access and use has been previously established by the existing open A1 use of the site. The purpose of this Design & Access Statement is to outline the proposal and illustrate how the proposed works will integrate and facilitate the use of the existing building. This Statement should be read in conjunction with Bowman Riley Architects Limited Planning Application drawings and other relevant information, which has been submitted in support of the Planning Application.

Assessment

Physical Context

The site is located on Hoyland Road. The land has previously been developed for use as a retail store. Car parking for customers is as existing on site.

There are residential properties local to the site.

Social Context

Within the social context of the site, existing residential properties are located locally to the site and within short walking distance. It is considered that in the existing context as a retail store the proposed development would have no adverse effect on the occupants of these properties.

Economic Context

The economic benefits of the development are established by its current use.

Design

Use

The proposed replacement plant is to facilitate ongoing sustainability initiatives within the Co-op Group providing smaller, quieter, and more efficient plant across local convenience stores.

The shop front replacement doors, windows and elevation redecoration work are to facilitate ongoing sustainability initiatives within the Co-op group providing maintenance, upkeep and branding requirements across the local stores.

The proposed new external cold rooms are to facilitate the operational requirements and demands of the existing Co Op food store.

Amount

The existing building occupies a footprint area of 359m².

Layout & Scale

The plan scale of the works is dictated by the use and how it will connect to and facilitate the use of the existing retail building. It also seeks to ensure the design works with the immediate physical environment of the existing building.

Appearance

The new plant replacing existing plant will have minimal visual impact on site as it is to be located within the existing plant compound within the rear grounds of the property.

The new cold-rooms will have minimum visual impact on site as they are to be installed within the existing fenced service yard and to be covered by a canopy roof structure to the rear of the building.

The shop front redecoration and replacement windows and doors will improve the visual impact on site providing freshness to the existing deteriorating and discolouring paintwork to the façade, window and door frames.

Transport

It is considered the works to which this application relates to, will have no impact on the existing transport arrangements on the site.

Security

Security is as existing and remains unaffected.

Inclusive Access

Not applicable to this application

Landscaping Details

The hard landscaping is set by the current use as a retail store.

Statement of Community Involvement

This Full Planning Application, on behalf of the Cooperative Group is for proposed replacement plant to the existing rear yard, new cold rooms, canopy and shop front decoration at the existing Cooperative Store located on Hoyland Road.

This application will benefit the operational flow of the current retail unit on the site.

The development plays a role in supporting strong and vibrant communities. This will be achieved by improving the quality of the existing site and providing an improvement to the conditions of the site and operational context of the site.