

## DESIGN AND ACCESS STATEMENT

### MCDONALDS RESTAURANT

Old Mill Lane  
Barnsley

Refurbishment of the restaurant, inclusive of a total of 104.2m<sup>2</sup> extension and new roof, with associated works to the site and a reconfiguration of the drive thru lane to incorporate Side by Side Ordering.

July 2012

MCND store 464

## Contents

|      |                                         |   |
|------|-----------------------------------------|---|
| 1.00 | Assessment of Site and Surrounding Area | 1 |
| 2.00 | Design Issues and Principles            | 1 |
| 3.00 | Access Issues and Principles            | 5 |

1. **Assessment of the Site & its Surrounding Area**

- 1.1 The McDonald's Restaurant is situated adjacent to the Asda Superstore, on Canal Way.
- 1.2 The McDonald's Restaurant is easily accessible to the public from footpath's surrounding the site. Accessible entrances also allow for ease of access to the site with ample parking provisions.
- 1.3 The entrance to the site is from the access road.
- 1.4 Accessible parking is situated outside the main entrance along with ample car parking bays for the site surrounding the restaurant.

2. **Design Issues & Principles**

- 2.1 McDonald's Restaurants have long been considered one of the major influences in the quick service industry, constantly re-inventing themselves to the ever-changing public and social values/needs.
- 2.2 Recent applications have been approved for a refurbishment of the restaurant (2007/1734 and 2007/1734), introducing the new colours within the corporate palette and new signage suite.
- 2.3 This application further develops the scheme, with the inclusion of additional extensions, totaling 104.2sqm; a new style aluminium clad roof; associated reconfiguration of the drive thru lane for the incorporation of side by side ordering and associated site works.
- 2.4 The proposed design will be viewed in six sub-headings relating to the site and its surrounds.
- 2.5 These are- **Amount, Scale, Layout, Appearance, Landscaping and Security.**

- 2.5.1 **Amount:** The Folded Roof concept centers on the external façade of the building, two extensions are proposed at the east and west of the store and a smaller subsequent wc extension at the north (Total 104.2m<sup>2</sup>). The ridge line of the building will marginally increase with the additional paneling on the roof. The main alterations to the building are internal and do not require planning permission. Minor external changes are proposed to the building as set out on the application drawings.
- 2.5.2 The proposed changes to the drive thru lane are limited to incorporate the side by side ordering, with a retaining wall and external steps to suit new levels. The existing signage will be replaced, with the incorporation of an additional customer order, required for the correct operation. The signs are obviously subject to a separate application, but have been submitted alongside this proposal for your complete consideration. The addition of the side-by-side lane has no material effect in the context of the site and surrounding area.
- 2.5.3 **Scale:** As mentioned above, the building will change within context to the building and the surrounding area, with subsequent changes to the patio area. The reconfiguration of the car park for the new drive thru lane has been proposed to reduce the buildup of traffic within the site.
- 2.5.4 **Layout:** There are no new uses to the building. All existing space around the site will be unaltered and unaffected with access routes being retained. The overall layout within the site will improve traffic flow.
- 2.5.4.1 Careful consideration has been given to the location of the side-by-side lane. This is based on a number of car lengths, distance between the order points and the collection point, and the positioning of requisite menu price boards. New kerb lines and drive thru lane finishes will match the existing material used in the current drive thru lane. As a matter of maintenance, any damage to kerbs or finishes on the existing lane will be repaired during the proposed work.

2.5.4.2 Hard landscaping will be reconfigured to incorporate the kerb to accommodate extension and revised drive thru lane configuration, as detailed in the drawings.

2.5.4.3 The car park has been reconfigured for the incorporation of the new drive thru lane and only 1no car parking space has been lost. This has been reviewed and the proposed provision is sufficient for the efficient operation of the store.

2.5.4.4 A new pedestrian crossing is proposed for improved access throughout the site.

2.5.5 **Appearance:** The building will have all signage replaced to reveal a new contemporary feel. The aesthetics of the buildings facades will be significantly improved, with a new cantilevered overhang to be constructed, finished in khaki green reynobond aluminum composite paneling with timber effect aluminum louver slats, creating a sleek, contemporary feel.

2.5.5.1 All existing drive thru signage will be removed and replaced with new drive thru box signs/height restrictor bar that compliment the refurbishment theme.

2.5.5.2 The Window surrounds are to be re-painted dark green to blend into the concept feel. The painting of the windows and fascia will remove the contrast between the roof and the fascia area, thus creating a less dominant, more classic impression.

2.5.5.3 The extension will use materials to match the existing building, re-using various elements, if possible. Thus reducing the overall effect to the surrounding area.

2.5.5.4 The roof is to be overclad in 4mm dark green composite aluminium, with sections of three of the elevations to be overclad with timber effect aluminium louvres, with one white canopy sited above one of the drive thru booths. This creates a more holistic design approach uniting the two sections of roof.

2.5.5.5 The drive thru booths will be clad in dark grey aluminum panels as described on the drawings (including most of the window area). The cladding is designed to blend with the roof and the signage.

- 2.6 **Landscaping:** Minimal landscaping will be affected on the site as the external works are only to be carried within the context of the site and therefore will minimally affect the overall appearance that the landscaping portrays on the site. The trees lining the exiting drive thru lane configuration will need to be removed for the new ordering system.

## 2.7 **Security**

- 2.7.1 The building was originally designed with natural security and surveillance in mind, so far as is reasonably practicable. The dining area benefits from extensive areas of glazing which allow views both into and out of the building, promoting natural surveillance by customers and staff alike. The drive thru lane is operated via staff located in two service windows, thus covered by natural surveillance. In order to extend the use of natural surveillance as far as possible, the non-drive thru elevation has also been designed with windows in the staffroom area. A CCTV system is installed externally to cover this area of the site with monitors linked into the managers' office and kitchen areas.
- 2.7.2 The building footprint and site was designed to minimise any potential hiding spaces and lighting proposed has been designed to avoid any dark spots.
- 2.7.3 Lighting is provided throughout the car park, drive thru function and approach to the building for the duration of the stores trading hours after dusk and before sunrise.
- 2.7.4 External lighting will be provided to ensure good access and reduce crime risk and levels shall be designed to meet the requirements of the CIBSE Lighting Guide for the Outdoor Environment and follow guidance on inclusive mobility.

### 3. **Access Issues & Principles**

3.1 As no buildings are to be added to the site, the layout will be minimally affected. The route that allows access to the site, from surroundings will remain as existing.

#### 3.2 **Key Access Policies**

3.2.1 In accordance with current DDA regulations, disabled access to McDonald's has been accommodated within company policy by the following facilities and processes.

- Store access is via single automatic glazed doors with stainless steel bar handles. Please see McDonald's Access statement for DDA compliance in relation to emergency egress, finishes and access widths.
- Lighting levels are sufficient to provide good visibility for movement within the space and to illuminate directional and informative signage.
- On request, a member of staff will be available to assist in product selection, purchase and carriage of purchase to place of chosen onsite consumption.
- All aspects of the development, in terms of accessibility, will be maintained to ensure that the facilities continue to be available to the public.
- It is McDonald's company policy to provide accommodation where practical in all and any way possible to facilitate the needs of customers and staff whilst within the McDonald's retail environment.