

DESIGN AND ACCESS STATEMENT
TOWN AND COUNTRY PLANNING ACT
1990

MCDONALDS RESTAURANT
Wentworth Retail Park
Tankersley
Barnsley

Reconfiguration of the drive thru to provide a side-by-side order point, with the installation of 1no new Customer Order Display (COD) and associated canopy. Reconfigured signage suite with additional signs.

January 2015

MCND store 584

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1. Assessment of the Site & its Surrounding Area

- 1.1 The McDonald's Restaurant is situated on the roundabout of Westwood New Road and the A616.
- 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 shared access road with the petrol filling station.
- 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 The McDonald's concept has captured the imagination of the public with its vast choice of food, and is now further improving the concept and operation of their restaurants.
- 2.3 The restaurant has been recently granted planning permission for the;
 - 2.3.1 *"Erection of extensions and refurbishment including new entrance doors and windows to fast food restaurant" (2012/1040)*
 - 2.3.2 *"Installation of a Customer Order Display with associated canopy" (2012/1133)*
- 2.4 This statement supports a new scheme, which includes the reconfiguration of the drive thru lane to form a side-by-side ordering system.

- 2.5 Historically this process has been managed on an ad hoc basis using the existing drive thru lane with two members of staff using hand held computers taking orders from customers in “parallel” (one vehicle in front of another other).
- 2.6 The intention of the alteration of the existing parallel process is to streamline and formalise the ordering process during peak trading times without the need to have members of staff outside of the building. This will also assist in reducing the length of the potential queue, by increasing the speed of preparing the orders and thus reducing congestion within the site during those busy periods.
- 2.7 The operation itself is strictly controlled and allows cars to order meals, and then approach the collection point “out of sequence” whilst still obtaining the correct order.
- 2.8 During quieter periods, customers can use either order point.
- 2.9 The proposed design will be viewed in six sub-headings relating to the site and its surrounds. These are- **Amount, Scale, Layout, Appearance, Landscaping and Security.**
- 2.9.1 **Amount:** The application relates to the reconfiguration of the drive thru lane to reduce the buildup of cars on the site. The additional works will include a change to kerb lines to allow for the changes to the layout and a new island with associated signage.
- 2.9.2 One new Customer Order Display (COD) unit with associated canopy will also be installed, with the existing COD retained to provide dedicated order points for customers.
- 2.9.3 **Scale:** The building shape and size will not alter. The overall site will increase from 0.1993ha to 0.3228ha.
- 2.9.4 **Layout:** All existing spaces in and around the site will be unaffected with the exception to the drive thru configuration. The number of parking spaces will not alter.

2.9.4.1 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 payment point and the collection point, and the positioning of requisite menu price boards. New kerb lines and drive thru lane finishes will match the existing materials 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.

Example of the proposed drive thru configuration



2.9.4.2 A new island is to be included and the reconfiguration of the kerb lines, which will be constructed to match existing.

2.9.5 **Appearance:** The introduction of the side-by-side ordering will have no impact on the building. The new Customer Order Display, with canopy will match and blend with the existing signage suite. This will have a negligible impact on the overall appearance of the restaurant.

2.10 **Landscaping:** The proposal will extend to the east of the site. This will project into the adjacent wooded area. An accompanying arboricultural report addresses any concerns regarding root protection zones. Surrounding soft landscaping will be made good were required.

2.11 **Security:** 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. A CCTV system is installed externally to cover the site with monitors linked into the managers' office and kitchen areas.

2.10.1 The proposal will not have any security impacts upon the current site and store.

3. Access Issues & Principles

- 3.1 The revisions to the drive thru lane have been designed to allow sufficient maneuvering within the lanes and at the point where they rejoin. The existing height restrictor controls the size of vehicles entering both lanes.
- 3.2 All other points of access to the restaurant for pedestrians, cyclist and vehicles will remain as existing.
- 3.3 Existing disabled parking spaces and special order gill bays will be retained.
- 3.4 In accordance with Part M of the Building Regulations, disabled access to McDonald's has been accommodated within company policy.

4 Conclusion

- 4.1 In conclusion, it is considered that the scheme (Drawing 5414_0584_0004 Rev C) will have a positive impact upon the existing restaurant, by improving the operations of the drive thru lane, whilst having a negligible impact on the surrounding area.