

DESIGN AND ACCESS STATEMENT  
TOWN AND COUNTRY PLANNING ACT  
1990

MCDONALD'S RESTAURANT  
Wombwell Lane  
Barnsley

June 2016

MCND store 970

## Contents

1.00	Assessment of Site and Surrounding Area	1
2.00	Design Issues and Principles	1
3.00	Access Issues and Principles	4

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

- 1.1 The McDonald's Restaurant is situated at the roundabout of Wombwell Lane and Doncaster Road.
- 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 Wombwell Lane.
- 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 considering the aesthetics of the buildings where it is sold, in an attempt to "freshen-up" the exterior façades of the building.
- 2.3 The new concept attempts to re-invent the older look of this McDonald's Restaurants and bring it up-to-date with this new "Folded Roof" concept. The proposed design will be viewed in six sub-headings relating to the site and its surrounds.
- 2.4 These are- **Amount, Scale, Layout, Appearance, Landscaping and Security.**

- 2.4.1 **Amount:** The Folded Roof concept centers on the external façade of the building, therefore, **no** other buildings will be erected on-site, **nor** changes made to the existing site layout. With this in mind the impact of the works to be carried out using the “Folded Roof concept” to the immediate site and surrounding area would see **no** alterations to size or shape, yet will add a more contemporary feel to the building.
- 2.4.2 **Scale:** As mentioned above, the building will not change in shape or size, yet simply adopt a fresher more contemporary façade in keeping with the site and its surround.
- 2.4.3 **Layout:** There are no new uses to the building. All existing space in and around the site will be unaltered and unaffected; therefore, no new access routes are required as there is ample access to the site.
- 2.4.4 **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.
- 2.4.4.1 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 two canopies sited above the drive thru booths. This creates a more holistic design approach uniting the two sections of roof.



Example Photo (Signage Configuration May Differ)

2.5 **Landscaping:** The proposal relates solely to the installation of a new roof design. The existing landscaping will therefore not be affected, thus maintaining the appearance that the landscaping portrays on the site.

## 2.6 **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. Whilst providing good quality space internally and natural light, the volume of glazing adds further natural surveillance around the site. Unfortunately natural surveillance cannot be designed to the rear of the store due to the nature of the external storage compound. 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 is 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 of the entire site will remain as existing. 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 building 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 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.
- Seating provision is sufficient to allow wheelchair access to at least 30% of internal seating and 100% of external seating.
- 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.