REF: 2033-37-DA1

DESIGN AND ACCESS STATEMENT
for
PROPOSED EXTERNAL ATM TO LOCAL CONVENIENCE STORE

Executive Summary

This Planning Application is for the installation of an external ATM (cash point) into the front elevation of a town centre convenience store retail unit. The building is not listed, and does not appear to fall within any Conservation area, with the shopfront being of limited architectural merit. The purpose of providing the ATM is to enhance the services already provided to the local community by the convenience store.

This document has been written in cognisance of Paragraphs 62 & 77 of Circular 0106 DCLG Guidance on Changes to the Development Control System and follows Local Government Templates.

1.0 - Type of Application

The Planning Application which this document is to accompany is a Full Planning Application.

2.0 - Location of Proposed Development

The development which this statement & accompanying application refers to is at the following address:

Convenience Store, 31-35 Doncaster Road, Goldthorpe, S63 9HG.

3.0 - Description of Proposed Development

The proposed development comprises the introduction of an external ATM (cash machine) in the front facade of an existing convenience store retail unit along with associated works on Doncaster Road. The ATM is a 'standard unit' (provided by Yorkshire Bank and used in a wide number of locations across the UK) which will be built into the front glazed facade of the retail unit, with minimal alterations to the existing shutter arrangement to allow 24/7 access to the ATM. No other works are proposed.

4.0 - Date of Preparation

This Design & Access Statement is dated 28th October 2014. Any revision to this document will be recorded & scheduled at the end of this document if it is reissued.

5.0 - Date of Amendments

Any revisions to this documents are to be recorded at the end of this document and are to include the following:
Amendment letter.
Date of amendment.
Detailed description of the amendment.

6.0 - Applicant

This statement refers to details submitted on behalf of the applicant, who does not own the site and a notice has been issued accordingly.

7.0 - Agent

The agent working on behalf of the applicant is:

Vaughan Monckton Architecture,
105 Long Row,
Horsforth,
Leeds, LS18 5AT

Tel: 01132 253 530.
Fax: 01132 253 722
E-mail: peterb@vaumon.co.uk

8.0 - Assessing the Context of the Site

Assessment - the site is a ground floor retail unit with ancillary accommodation above, which lies in a terrace of similar units in the typical town centre streetscene, and the proposed ATM will add to the facilities already available to the local and broader community enhancing the quality of services on offer. The ATM is to be located in the front shopfront elevation of the building, opposite to the main public entrance and is considered wholly to be in context with its surroundings with the precedent of similar installations all around the local area and further afield.

Experience of previous similar proposed ATM applications (in other areas) has been applied to the proposals show.

9.0 - Design Principles & Concepts applied to the Proposals

Although the shopfront is of a modern arrangement and of little interest, the streetscene is typical of its kind, it is not Listed and the site is not known to fall within a conservation area. The standard ATM unit to be used here is an acceptable modern design suitable for its purpose, specifically intended to be built into walls or windows such as the one on this site and has proved to be acceptable to Planning Departments across the United Kingdom.

Evaluation – the applicant has undertaken their own research to establish the local need for the proposed ATM and found that such a need exists.

Design – due to the limited nature of the proposed works it is felt that the proposed introduction of an ATM into the 'modern' front facade and limited associated works at the store will not be detrimental in any way to the existing arrangement. The great majority of the elevation will remain undisturbed as at present. The design of the ATM frontage is a 'standard' unit, which incorporates durable materials/ finishes and integral light unit.

Site - the location shown for the ATM is the optimum determined for the site, taking into account the internal arrangements within the building.

Landscaping – not relevant to this Application, the area immediately adjacent to the site of the ATM is a wide, reasonably level footpath, which is to remain as existing.

Access - to the proposed ATM will be via a reasonably level footpath as noted above. Level access to the shop is off the public footpath ensuring access for all customers. The entrance door will remain in the shop front to Doncaster Road and access will not change from present.

10.0 - Philosophy & Approach to creating an Accessible Development

The intention is that the proposed ATM will be located in a position that is accessible to all potential customers, without any know restrictions.

11.00 – Climate Change Mitigation

Where possible any required materials for the proposed are to be sourced locally, consideration of the environmental impact of the detail design to be part of the final selection process & where possible low energy fixtures & fittings to be incorporated.

12.0 - Key access issues of the design including the nature & impact of any constraints

These are that the proposed ATM is to be sited both in an accessible position and at an accessible height both of which have been considered.

Ref: Goldthorpe, Doncaster Road ATM/Design+Access/28th October 2014. Revisions: