

DESIGN AND ACCESS STATEMENT



On Behalf of:
Tesco Stores Ltd

For:
PROPOSED TESCO EXPRESS CONVENIENCE FOOD STORE

At:
62 HIGH STREET, WOMBWELL, S73 8DA

Date:
28 June 2010

Introduction

This design and access statement has been prepared by Archer Architects as a requirement of the Local Authority to supplement the planning applications for the proposed Tesco Express convenience food store at the 60-62 High Road, Wombwell, S73 8DA.

These are:

1. Removal of rear lean-to extension and provision of new Goods In door and rear access ramp
2. Refurbishment of existing bi-parting entrance doors, and existing shop front colour repainted.
3. Refurbishment of existing shop front with security bollards and installation of new ATM with security bollards.
4. Installation of new condenser plant and ac units.
5. New replacement box signage fascia with new projecting sign.

The existing property has an established use as a retail unit and is located within the Wombwell Town Centre. Immediately surrounding the unit are further retail and office uses.

Design

Amount of Development

These applications propose external alterations including new rear entrance and colour to existing shop fronts, ATM facility, plant and advertising to 60-62 High Road, in order to rebrand the unit to be occupied by Tesco Express. The design of the shop front respects the character of the building and its surroundings. The existing shop front bay with existing entrance door will be re-finished and repaired as required to comply with DDA requirements.

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Photo 1: Existing High Street shop front entrance.

A new ATM will be provided to the front elevation of the store fronting the High Road and will be installed at eye level set into a contrasting coloured panel in Dusty Grey RAL 7037 in accordance with DDA requirements.

This development seeks to maintain the character of the existing building. Given the property is situated within an established row of retail units the proposed changes would not have any adverse impact on the surrounding buildings.

All proposed works are within the boundary of the site and will not increase the amount of retail floor space at the site.

The application also includes provision of additional plant to serve the store to the rear of the building. All the plant is to be screened and secured by steel mesh caging. The existing AC units serving the existing retail unit will be replaced with 3no units for the new Tesco Express store on the rear elevation. The new condenser unit shall be situated alongside these units as indicated on the proposed plant application drawings.

Layout

The applications propose external and internal alterations to the premises.

The new plant which is required to serve the store will located to the rear of the store and will be screened and secured by steel mesh enclosures in keeping with the existing arrangements.

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Photo 2: Rear elevation from Snowden Terrace

Scale

These applications propose to refurbish the existing shop front, install new ATM facilities, plant, and advertisements. The proposed applications do not propose to increase the scale of the existing development from that approved under the original application.

Landscaping

Landscaping is not proposed as part of these applications.

Appearance

The application seeks to rebrand the unit for use as a Tesco Express and proposes to maintain the character of the original building. It is proposed to replace the existing entrance shop front to the High Street elevation with a redecorated aluminium frontage. This will include a refurbished automatic door to comply with DDA requirements.

In order to rebrand the store a number of replacement vinyls will be provided internally to welcome and inform the customer of opening times, business slogans and legal security.

This applicant also proposes to install an ATM in the Shopfront to High Street. For added security a dome security camera and light will be installed above the ATM unit with ram-raided bollards positioned in front of the unit set out to comply with DDA requirements. An ATM

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privacy zone, for whilst the unit is being used, will be identified with demarcation studs located into the existing pavement finishes as detailed on the application drawings. The location of the ATM unit is advertised by a projecting sign and its 24hour function by a vinyl located above the ATM unit. In addition, an ATM statutory message will be located around the unit to provide additional information to the customer.

In order to identify the unit, the advertising application seeks consent for replacement box fascias as indicated on the application drawings and a single projecting sign which will promote the location of the business to future customers.

In order to improve the visual appearance of the unit the existing aluminium glazing frames are proposed to be retained where possible and repainted Dusty Grey RAL7037.

The proposed materials for the unit will respect the character of the area.

Access

Vehicular Access

Vehicular access to the site is provided by using the existing local car parking facilities off Snowdens Terrace and Pearsons Field and is to DDA requirements.

Public Transport

Given the location of the site within the Town Centre it is anticipated that a number of customers will walk to the store however; there are also good public transport links close in the vicinity to and from the city centre.

Pedestrian Access

Pedestrian access into the unit is provided at street level via a level threshold from High Street and meets DDA requirements.

Conclusion

This design and access statement considers the proposed external alterations for the applications including replacement shop front entrance area, ATM, plant and advertising, and therefore seeks to maintain the character of this retail area.