DESIGN & ACCESS STATEMENT

FOR

CO-OPERATIVE STORE, WAKEFIELD ROAD, NEW LODGE, SOUTH YORKSHIRE, S71 3TY.



Introduction

Evolve Design limited have prepared plan and elevation layouts for the above site address on behalf of the Co-operative Group. The existing Co-operative store is situated on Wakefield Road and serves the local community with produce and products with out the need to travel into town.

Amount of Development

The programme of works requires planning permission for the instalment of a new remote condenser unit to be situated on the flat roof area of the store. The store currently has four air conditioning units positioned on the roof which are situated next to the existing plant room. The new condenser unit will also be situated near the existing plant room and positioned on four load bearing pads subject to structural engineers design drawings and calculations.

Access to the stores roof area is via a ladder and hatch which is used for maintenance purposes only. With the exception of the above development all access doors to and from the building and to the roof area will remain the same and will not be altered as part of this proposal.

To ensure noise levels are at an acceptable standard and to prevent any disturbance to nearby properties we have enclosed the noise ratings for the new condenser unit along with the manufacture specification sheets containing further details.

Community Safety

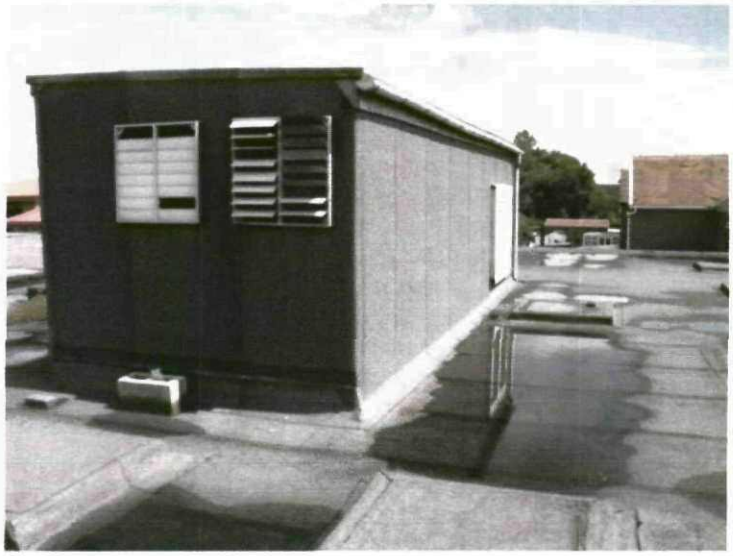
For safety purposes permission is required to extend the existing safety handrail as shown on the proposed layout. The new handrail will be installed at the same height of the existing handrail and will continue around the roof edge. Please refer to the site photographs below for further details.

Site Photographs – Existing Roof









Site Photographs – Proposed Location for New Condenser Unit





Layout of the Development

The existing building remains in its current location. Nearby roads and parking facilities will not be affected as part of this proposal. The store will not be increasing in size and therefore should not have any impact on the existing traffic use within the surrounding area or on existing retail units in terms of trade and congestion.

For the location of this building please refer to the ordnance survey map enclosed highlighting the site in red. The block plan details the location of the new condenser unit in relation to its surroundings.

Scale of the Development

The scale of the existing building will not change as part of this proposal.

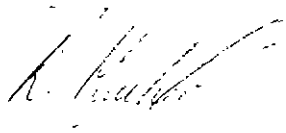
Appearance

All additional colours and materials will be kept in accordance with the same standards used throughout all Co-operative stores. In summary, the above changes provide the opportunity to install a new condenser unit following the refit -out programme in line with the requirements of the local planning authority.

If you require any further information please do not hesitate to contact either Richard Mercieca or myself.

Any future alterations will be the subject of further Planning Consents.

Kind Regards,



Rebecca Hucker
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For & on Behalf of Evolve (Design) Limited.