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ARCHITECTURE LTD

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY A FULL PLANNING APPLICATION

FOR

NEW BUILD FOOD SALES OUTLET WITH ASSOCIATED STORAGE AND PACKING FACILITIES

ON

LAND OFF WENTWORTH WAY
WENTWORTH BUSINESS PARK
TANKERSLEY
NR. BARNSLEY

FOR

COMPANY SHOP LTD.

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This statement is a supporting document and is intended to be read in conjunction with drawings and text submitted as part of a Full Planning Application to Barnsley Metropolitan Borough Council by Company Shop Ltd. on 20th August 2010.

Use;

The application site is currently vacant, it was previously used as parking for cars, commercial vehicles and soft landscaped areas by the sites' previous owners Mercedes-Benz UK Ltd. Company Shop Ltd. the current owners of the land also have occupation of an adjacent empty office building.

The submitted application proposes to erect a new food sales outlet with ancillary storage and packing facilities for Company Shop Ltd. The new building will provide updated and enlarged facilities, which will enable a phased transfer of their current operations from a site located a few hundred metres away at New Road, Lower Pilley.

Amount;

The application scheme for phase one, of the two phases, is comprised of; 856.8 sqm of storage, 961.3 of operations (including packing and preparation) and an ancillary area of 121.6 sqm, a 1293 sqm food sales outlet (13850 sqft) and, 424.6 sqm of office-staff facilities, with a total new build floor space of 3657.3 sqm on ground level with an upper level of 360.4 sqm, however, the upper floor will not be used until phase two is completed.

Layout and scale;

The new building will be sited to the rear of an existing large car park which currently fronts and is accessed off Wentworth Way. The front car park will serve the customers with a separate existing road leading to the service yard and existing adjacent office building. The office building has its own staff car park with the car park for the new building situated to the north-west of this. This service road will be utilised as an access and egress for delivery vehicles serving the new and existing buildings.

The completed building will be created in two stages. Phase one, which builds the outlet, staff and office areas down stairs, the complete chilled packaging, preparation and store area as well as the dry store area. This is enough of the building for the facility to function to the needs of the users and owners. Phase two will then be added to phase one, bringing to the building more space, rooms for dry packaging and transition as well as a larger area for the staff and administration creating a larger production space and a more comfortable working space. The transition of goods through the building moves from back to front starting at the service yard and progressing forward to the shop. The goods arrive at the service yard and are moved into the dry store or transition area via the loading space. This is then moved through to chilled if necessary or into the food retail area.

Currently the level of the land rises from north-east to south-west by 6.01 metres. The application requires that the ground is levelled to 153.60 to provide easy access to the users and staff at the facility. The removed soil from the south-west area will be moved and used to increase the height of the ground from the north-east of the site. This creates minimal removal of any waste material making it environmentally sound.

The staff and office area runs along the north-west of the building. Showers have been supplied in all changing areas to support and influence people to cycle or walk to work providing them with facilities to use.

Landscaping;

The existing larger car park and surrounds to the adjacent office building have extensive numbers of, small trees, shrubs and mowed grass areas which provide an inviting appearance to the application site from Wentworth Way. This is derived from the good planting and continued maintenance over many years. To the south east of the proposed building lies an area of semi rough grassland, which has formed over a large scale herringbone surface water drainage system, which includes a balancing pond. There is also a line of dense trees planted on a berm along the south east boundary. The remainder of the application site and that of the adjacent Mercedes-Benz UK Ltd. site are covered with massive expanses of black tarmac which serve/served as a goods vehicle parking arrears.

The new building will be sited on part of a grassed area to the south west of the existing car park with the goods vehicle service yard to the north west of that. Within the grassed area are several small trees which will require removal to facilitate the application scheme, (see site survey drawing). The site layout plan identifies possible areas where replacement planting could be accommodated and provides additional greenery to the front of the building. It is considered that the loss of a relatively small grassed area, set some considerable distance back from the main public highway (Wentworth Way) will not be a significant loss to the overall site.

Appearance;

As with other buildings on Wentworth Industrial Park the proposed new building is primarily of an industrial architectural pattern, formed with large span frames.

The mass of this structure is broken down into two adjoined shed shaped structures with a shallow roof pitch of 10 degrees tucked slightly behind the cladding to give a lower and more subtle height to the building. The main cladding of the building is trapezoidal profile steel with the lower 1250mm of the building as blue brickwork and a standing seam roof.

The main customer road approaches the building from the north-east, with a view looking up towards the building through the car park and a number of trees that soften the view. The company shop can be clearly seen and pinpointed from the road running parallel to the front of the building due to the name displayed on the front.
The shop entrance can be clearly identified by a protruding single storey section with sliding doors to give more ease to the disabled users of the building. This and the glazed area around the sliding door distinguish between the users entrance route and the rest of the building.

Access;

Although the building is constructed in two phases the land is flattened and prepared for the whole building in one phase. This means that during the excavation there is little disruption and the minimum amount of ground being moved off site as the removed soil is being used to build up the lower side of the site. By excavating the site and levelling the ground for the new building, it will be possible to present flat surface access to the staff shop from the car park, making this route easier for elderly and disable users. Fourteen parking bays for car drivers/users with disabilities are proposed to be sited close to the entrance of the staff shop. In addition provision has been made for access to the first floor level of the new building via a staircase designed for use by ambulant disabled persons and a lift for wheelchair users. Access to the building, all aspects within the building and parking provisions are all to be compliant with the Building Regulations Approved Document M.