

Retail Development for **NETTO**

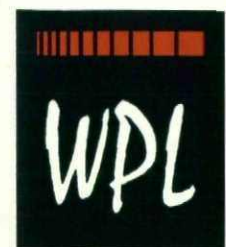
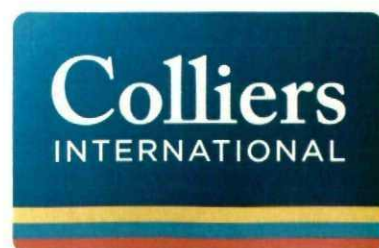


Design & Access Statement

**For the extension of the existing store and new service area
and car parking**

High Street, Goldthorpe

August 2010



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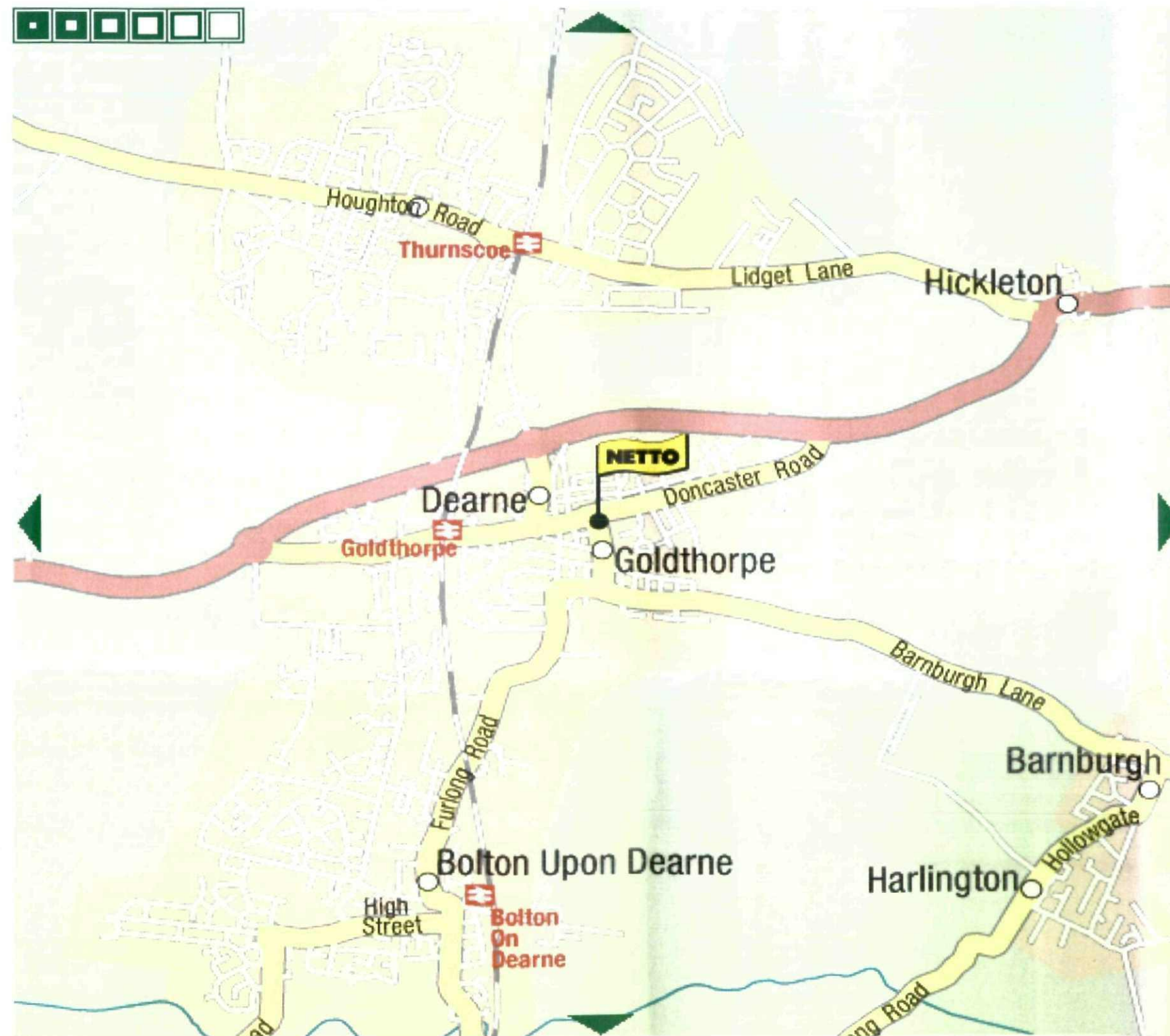
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1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of an application by Netto Foodstores Ltd for the extension to the Netto Store on High Street, Goldthorpe. It has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and DCLG Circular 01/2006, "Guidance on Changes to the Development Control System". This Statement considers matters of design and access in respect of the proposed development.

1.2 Regard has also been had to the CABE application "Design and Access Statements – How to Write, Read and Use them".

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1.3 These documents have a common approach to the form and content of a Design and Access statement:

"A Design and Access Statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way" (S60, Circular 01/2006)
"The level of detail required in a Design and Access Statement will depend on the scale and complexity of the application, and the length of the Statement will vary accordingly. Statements must be proportionate to the complexity of the application, but need not be long." (S62, Circular 01/2006)

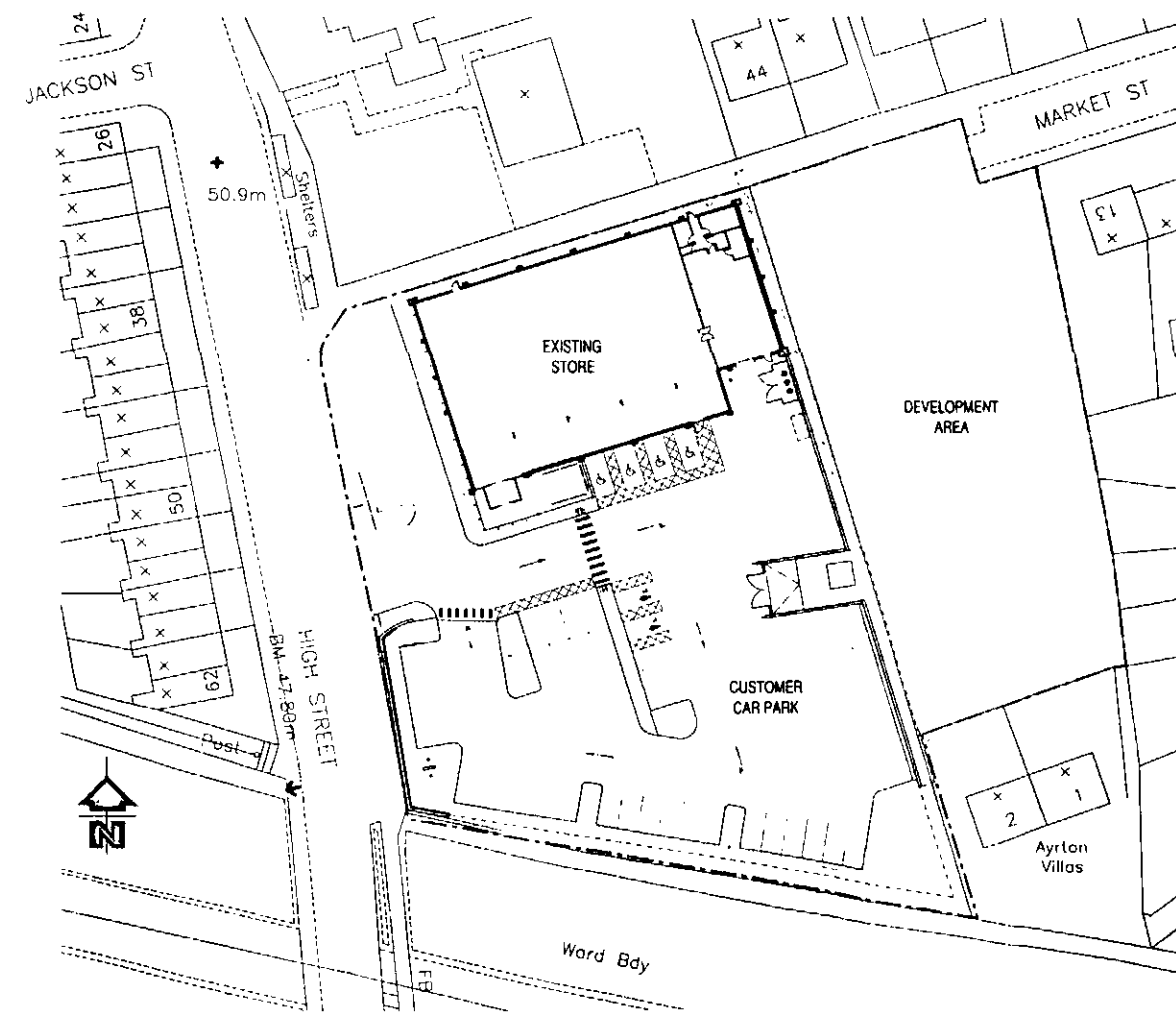
1.4 The documents also indicate the issues to be addressed, these being **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance** (Circular 01/2006 S81): the CABE document also makes reference to **use**: and this issue is addressed with the Planning Statement accompanying this application, which considers the planning policy background.

1.5 This application is made in part to meet the specific requirements of Netto Foodstores Ltd, to enable them to improve the retail services available to local people, and to improve the environment of and in the vicinity of the site. The development of the vacant site adjoining the existing store will provide a greatly improved service and delivery arrangement and the extension of the store will provide customers with an enhanced range of goods.

2.0 Description of the Application Site and its Context

2.1 The application site measures 0.68ha and comprises two distinct areas, the western part of the site measures 0.47ha and comprises the existing Netto foodstore and customer car park, the eastern part of the site which is at a higher level comprises an area of vacant land measuring 0.2ha. The existing Netto and car park fall within the designated Goldthorpe town centre, the vacant area falls within the housing area of the adopted UDP.

2.2 Access into the site for customers and service vehicles is from High Street which forms the western boundary of the site. Residential development is situated to the east and west of the site and the junior and infant school form the northern boundary with the remainder of the town centre to the north. There are two residential dwellings immediately to the south of the vacant part of the site, beyond these is a disused railway line with residential development beyond.



3.0 The Application Proposals

Amount

3.1 The proposal is to construct an extension to the existing Netto store. The extension would have an internal floorspace of 573sqm which would result in a total floorspace of 1485sqm. The internal space would provide 766sqm of retail floorspace and 146sqm of storage space and staff facilities (transition space). In addition to the extension the application proposes a new service delivery and vehicle manoeuvring area to serve the store. The larger store is appropriate to the needs of the residents of Goldthorpe to meet their shopping needs.



Layout

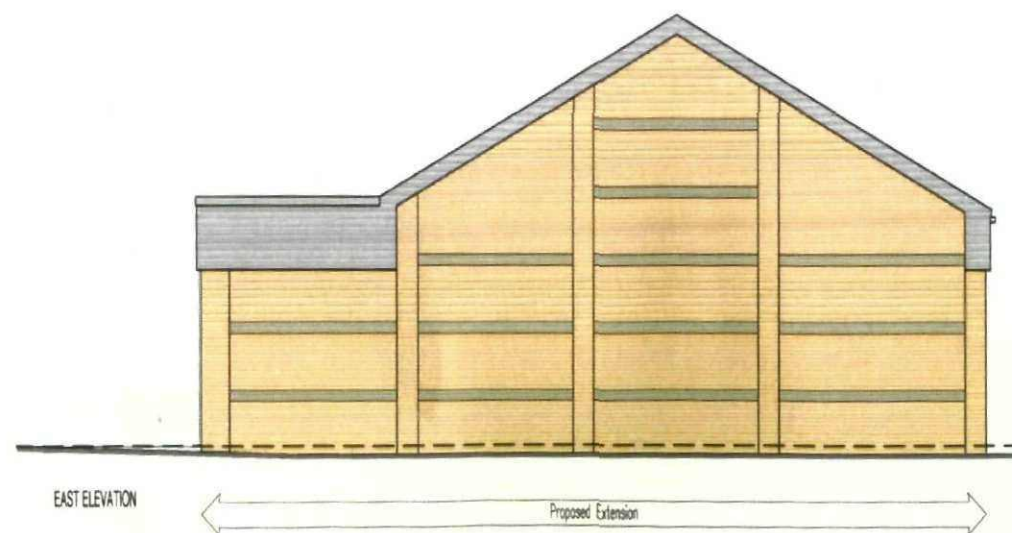
3.2 The existing store is located on the north western part of the site with the customer entrance in the south west corner. The proposal extends the store to the east continuing the same scale and mass of the existing building. A new delivery and vehicle manoeuvring area would be situated immediately to the south of the extension. The service area would be separated from the customer car park by a gate on the western side. The area would be bounded by a wall and acoustic fence with landscaping beyond on the eastern and southern sides to ensure noise from the service vehicles does not impact on the surrounding residential properties.

3.2 The existing car park to the south of the store would be reconfigured with additional landscaping added to the centre. The reconfiguration would result in a total of 64 car parking spaces including 5 disabled and 6 parent and child spaces.

3.3 The proposed layout extends the store to occupy the northern part of the site. The car park and service area lie to the south of the store with the service area situated to the east of the car park and separated by a gate. A pedestrian route is provided across the customer car park to the store entrance. The layout and particularly the separate service area creates a safe and secure environment for customers using the car park. Both servicing and customer access is taken from High Street.

Scale

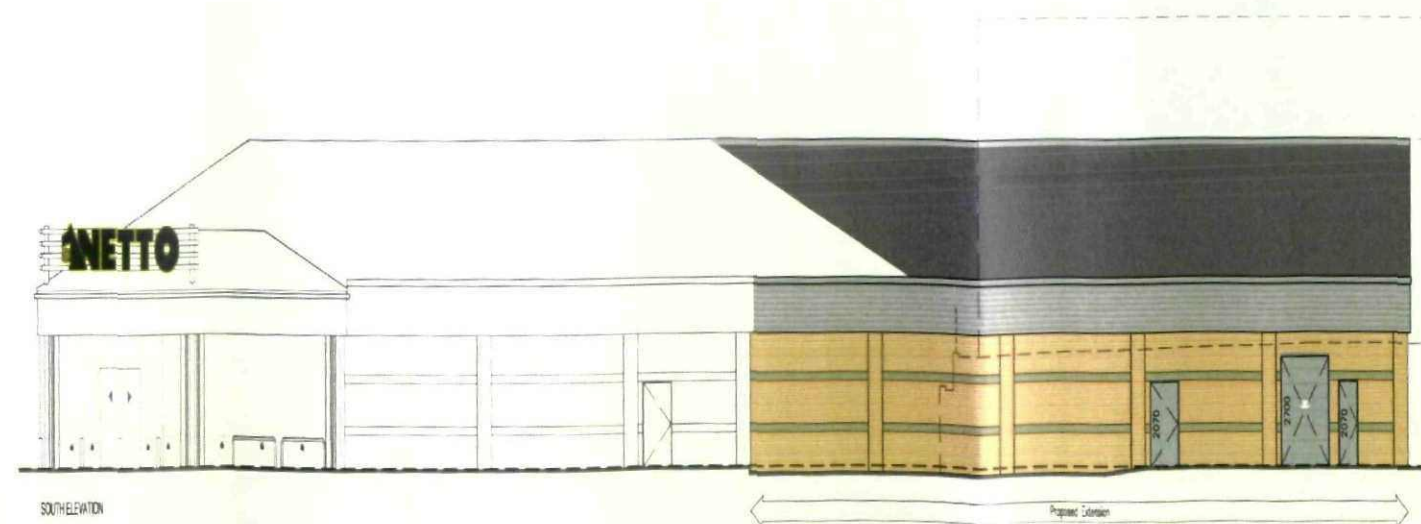
3.4 The scale for the extension has been determined by the scale of the existing store. The existing hipped roof will be removed, the roof will be extended and a gable arrangement added on the eastern elevation. Roof and ridge tiles and fascias will match the existing. Facing brickwork with feature banding and brick piers will match the existing.



Landscaping

3.6 The existing trees and shrubs forming the southern and south western boundary will be retained. Additional landscaping will be added to the centre of the car park which will assist with softening the appearance of the site and the area generally. The majority of new planting will take place around the proposed service area on the currently vacant site. The planting will soften the appearance of the site for visitors to the site and particularly those residents in properties adjoining the site.

3.7 The existing fence around the customer car park will be retained with gates added to provide access to the service area. The existing paladin fence will be retained at the north eastern corner of the site to prevent access onto the site from Market Street.



Appearance

3.8 The existing Netto store is located in the northern part of the site and it is proposed to extend it along the northern boundary towards Market Street to the east. Different ground levels exist on the site which would be levelled to allow for the proposed extension. The western elevation comprises glazed shopfronts with metal fascia above and will be unaltered. The southern elevation contains the store entrance on western corner comprising double glazed and aluminium shopfronts which would be unaltered. The remainder of the elevation comprises facing brickwork with banding and aluminium fascia above, this would be extended to form the extension. Two additional emergency doors and a roller shutter door would be fitted.

3.9 On the eastern elevation, the existing hipped roof would be removed and would be reinstated with a gable arrangement and ridge tiles to match the existing. The northern elevation comprises facing brickwork and fascias which would be extended to match the existing.

Sustainability

3.10 The aim of sustainability is to ensure that developments will benefit the local community by being environmentally sound, healthy, comfortable and viable. The extension will be insulated and air tight above current building regulation.



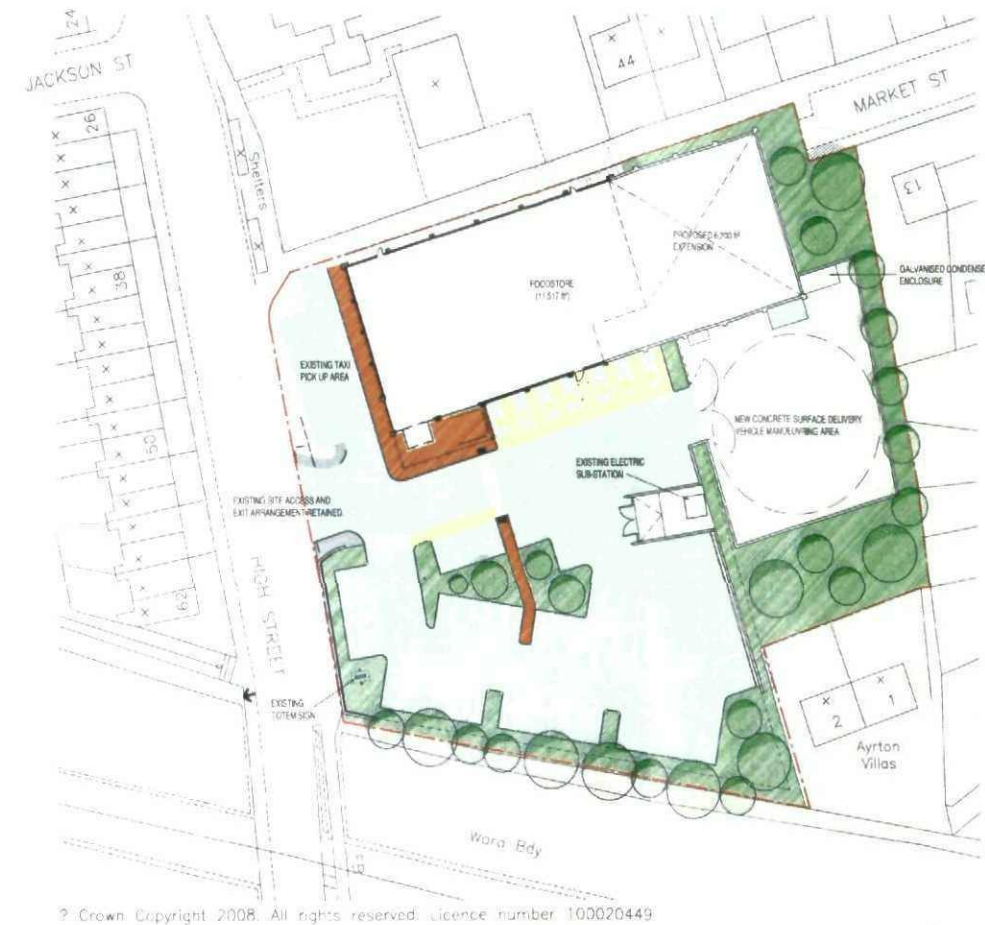
5.0 Access Statement

5.1 DCLG Circular 01/2006 describes the purpose of this component of the Design and Access Statement as being to:

“explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network”

5.2 The applicant Company is committed to meeting the objectives of this advice and instructs its technical teams to take full account of current and emerging guidance and requirements.

5.3 Appropriate disabled and parent and child parking provision is incorporated within the site, with the dimensions of spaces meeting requirements. These spaces are located directly adjoining the store entrance and in the central parking area adjoining the pedestrian crossing to the store entrance. Access to the car park is taken directly from High Street from the existing access point which allows safe and easy access for all customers. There is also sufficient space for service vehicles (and therefore, also emergency service vehicles) from the same access across the site and into the service area. The service area is separated from the customer car park by a lockable gate.



5.4 The application site is easily accessible by foot from the High Street. There is also easy access by public transport with bus stops located at the north west corner of the site on High Street. Cycle parking is provided within the site.