

Retail Development for **NETTO**



Design & Access Statement

Proposed Extension at High Street, Goldthorpe

March 2009



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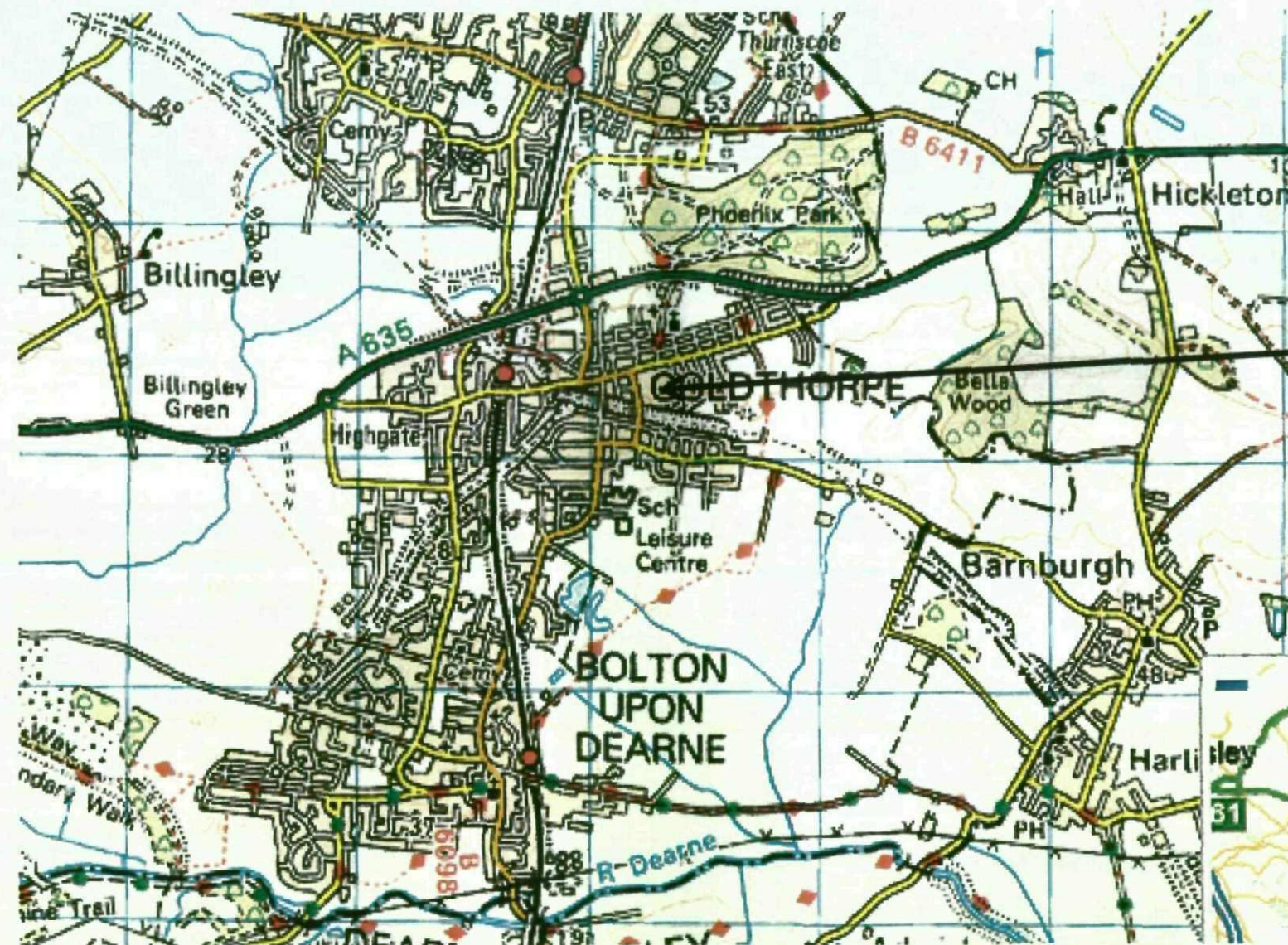
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Location Map and Site as Existing



Site Location



1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of an application by Netto Foodstores Ltd for an extension to the existing store at 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 CABI publication "Design and Access Statements – How to Write, Read and Use them".

NETTO



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)

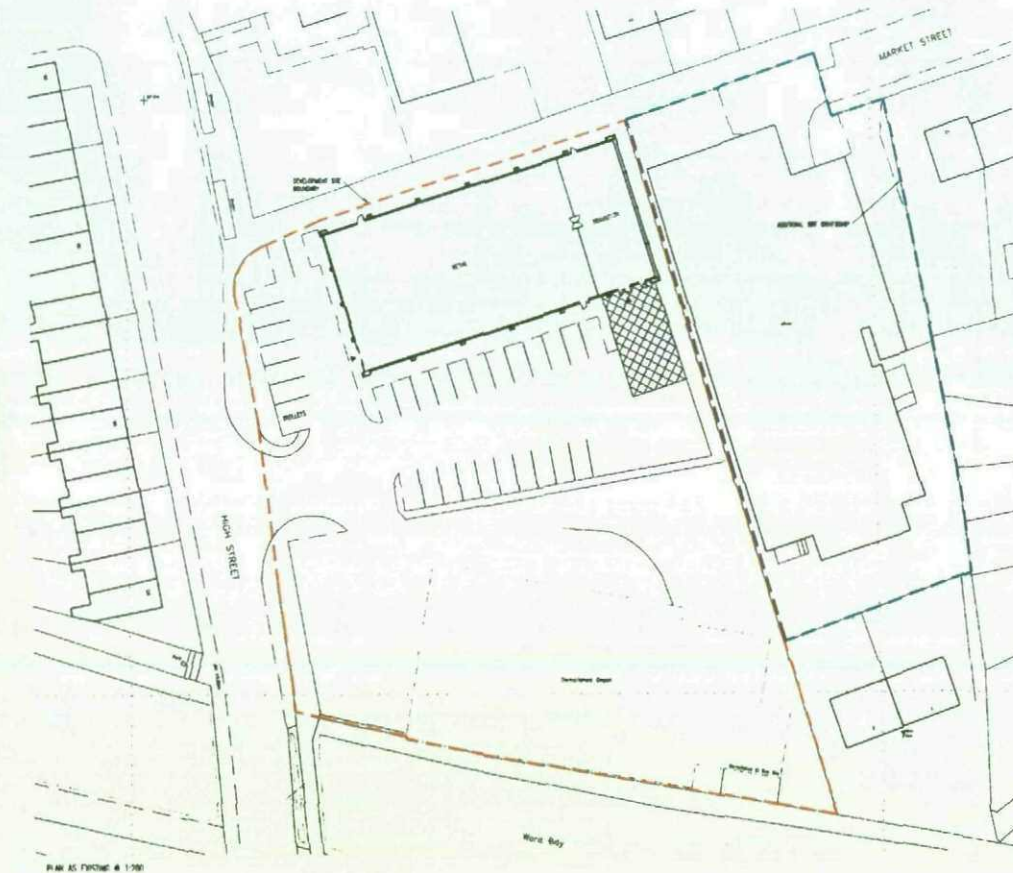
1.4 The documents also indicate the issues to be addressed, these being **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance** (Circular 01/2006 S81); the CABI document also makes reference to **use**; and this issue is addressed in the Planning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

1.5 This application is made 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.

2.0 Description of the Application Site and its Context

2.1 The site currently comprises a retail unit and associated car parking, situated to the north of the application site to the east of High Street, Goldthorpe. The Netto store has been operating from the site for 17 years and Netto now seek to extend the retail area of the store and increase and improve the parking and service arrangements. The existing building comprises brickwork and glazing, the extension proposes new brickwork to match the existing. Existing shopfronts will be replaced with new double glazing. Access into the store is from the south west elevation facing the high street.

2.2 The southern part of the application site comprises a vacant area formerly a depot which has been vacant since 2006 and has now been demolished.



2.3 The site is within the defined shopping and commercial centre of Goldthorpe. The local school, shops and services are located to the north, residential areas are to the west and a vacant site and residential areas lie to the east. The southern boundary of the site is formed by the former railway embankment, with residential properties beyond.

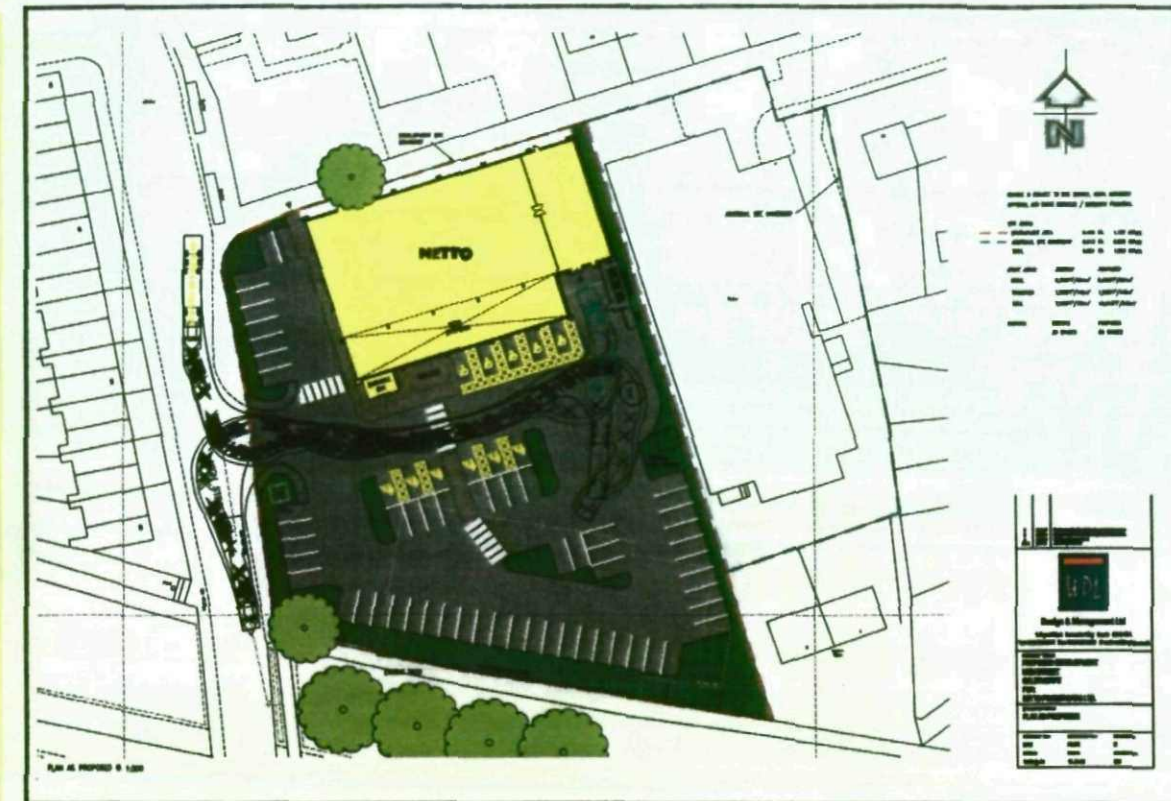
2.3 Vehicular access to the site is taken from High Street to the west of the site. Car parking is currently located to the south and west of the existing store with servicing located to the east of the retail unit.

3.0 The Application Proposals

Amount

3.1 The application seeks to extend the store to provide more modern premises for Netto Supermarket. The site is currently occupied by a single storey retail unit measuring 739sqm. The application proposes a 210sqm extension resulting in a total area of 949sqm. Additional car parking is proposed to provide a total of 68 spaces compared to the existing 30 spaces.

3.2 The existing store is outdated and is of poor quality in terms of design and visual impact on the streetscape. The new extension will provide a more modern store and will improve the overall design and character of the area. It is acceptable in respect of the amount of development in this town centre location.



Layout

3.3 The layout of the scheme is largely guided by the existing building on the site. The building is situated on the northern part of the site with car parking to the west and south accessed from High Street. Deliveries to the store are received on the eastern side via the main access from High Street.

3.4 The application proposes to extend the store to the south onto the existing parking areas. Additional car parking and circulation areas will be provided on the southern part of the application site, servicing will remain as existing. Access for customers and service vehicles will remain as existing from High Street. The site is designed to have good pedestrian links within it and to the surrounding area.



Scale

3.5 The application seeks to extend the existing Netto Foodstore. The unit currently has an internal floor area of 739 sq m. An extension to provide an internal area of 210 sq m is proposed, bringing the total internal floorspace to 949 sq m. The store is currently served by 30 car parking spaces located to the south and west of the store. The application proposals will provide an additional 38 spaces to give 68 spaces in total.

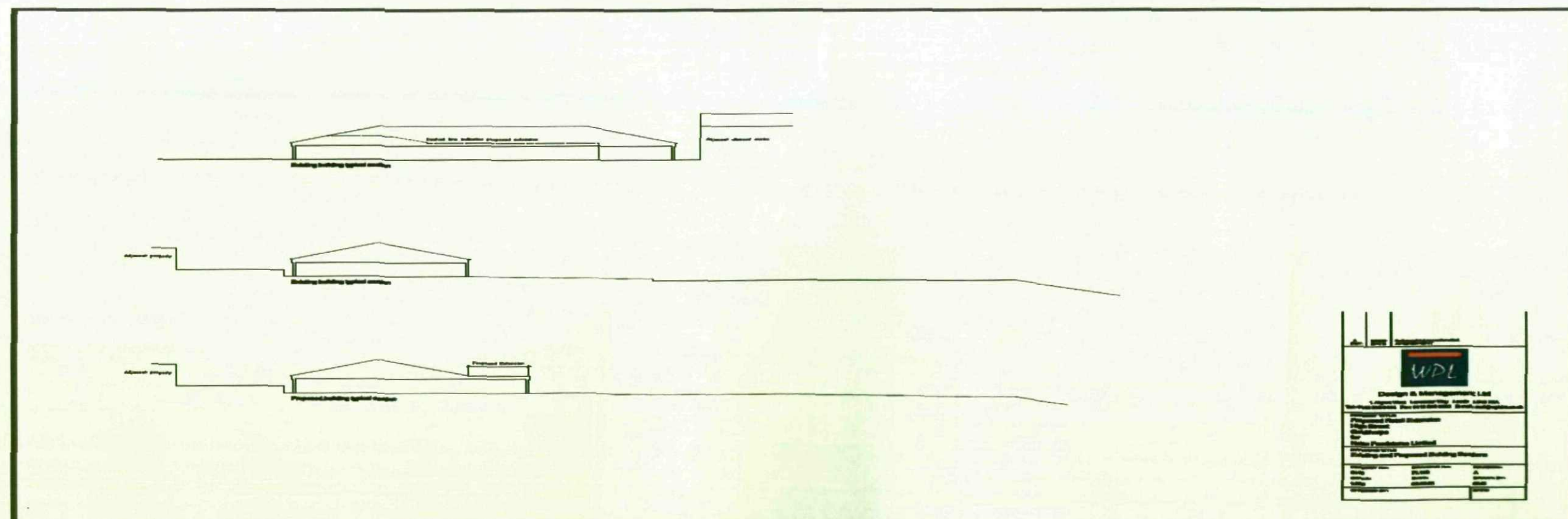
3.6 The existing store is 4 m high to the eaves of the roof and 8 m high to the ridge. The proposed extension measures approximately 32 m x 6.5 m and has the same eaves height as the existing store and is 5.5 m high to the ridge of the roof.

3.7 The application site is within the defined shopping and commercial centre. It is considered the scale of the proposed extension and additional parking is appropriate to Goldthorpe Town Centre.

Landscaping

3.8 The existing Netto site is void of any landscaping. The application proposals seek to extend the store and car parking onto a vacant site to the south. The vacant site consists of hardstanding with areas of self seeded scrub planting. There is a small amount of landscaping on the southern boundary and a group of trees in the south west corner.

3.9 The application proposes to retain the existing planting to the southern boundary and south west corner. In addition, the proposed layout introduces additional areas of planting to the perimeter of the site and in the centre, which soften the appearance and add interest to the site.



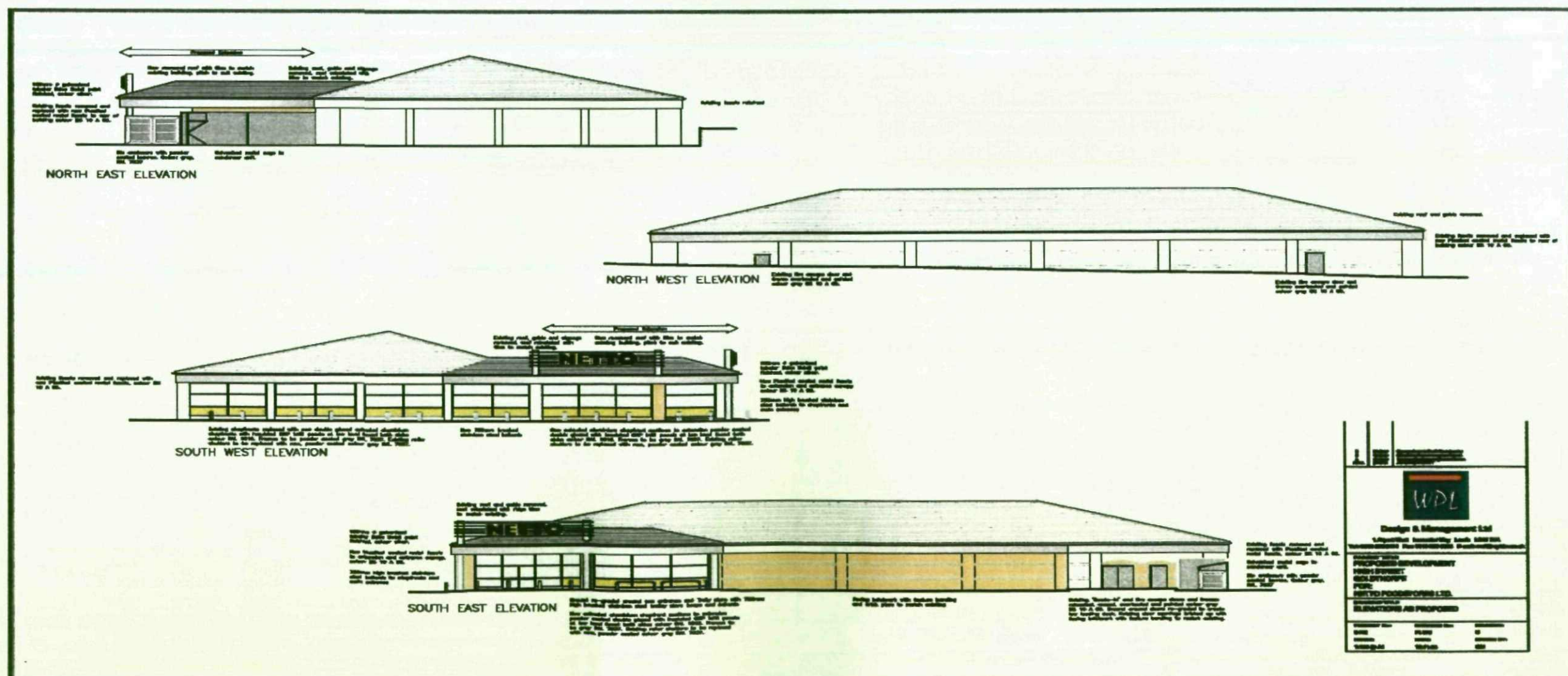
Appearance

3.10 The site is located within the defined shopping centre, retail uses are located to the north with residential areas located to the east, south and west. The school to the north is a two storey building as are the surrounding residential properties.

3.11 The existing unit presents a relatively poor quality frontage onto High Street and the vacant land is an eyesore and of poor environmental quality in terms of design and visual impact on the streetscape. The proposed extension and alterations to the existing elevations will use modern materials and it is considered the design will enhance the character of Goldthorpe and streetscape.

3.12 The entrance to the Netto store will be relocated to the south of the unit with glazing and a new entrance incorporated into the frontage. New glazing on the south west elevation will add interest to High Street. The existing parking on High Street will be retained which will ensure this frontage remains active.

3.13 The new car park and circulation areas will be laid out with areas of planting which will add interest to the site and soften the appearance of the application site.



4.0 Access Statement

4.1 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”

4.2 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.

4.3 Five disabled spaces are provided on the site with the dimensions of spaces meeting requirements. These spaces are located directly adjoining the store entrance. In addition, six parent and child spaces are located adjacent to the store entrance. Access to the car park can be taken directly from High Street via the existing access which allows safe and easy access for all customers. A level pedestrian route from the car park to the store entrance is provided. The service arrangement will be unaltered, although the improved circulation areas will assist in the efficiency of servicing the store.

4.4 The application site is easily accessible by foot with footpaths and pedestrian crossings linking the site to the main footpath on High Street and to the other facilities in the Centre.

4.5 Access into the retail units will be constructed to an appropriate standard. This will allow access to all regardless of ability.

5.0 Conclusions

5.1 This Statement has considered the proposed extension of the existing Netto Foodstore on High Street, Goldthorpe, Barnsley. Additional car parking and circulation areas are also proposed. It has had regard to the current site characteristics and has indicated how the development proposals will enhance this part of Goldthorpe.

5.2 The proposed design and layout of the store and units and the car park are appropriate in terms of its context and the site is accessible by a range of means of transport.

5.3 The proposal is in accordance with local and National Planning Policy