



Design & Access Statement

Erection of a new Farmfoods store on the site of The Athersley Arms, Rotherham Road, Barnsley, S71 1UT.

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Construction Property and Land Consultancy
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The Existing Premises

The existing building is of single storey construction with facing brick external walls and a combination of a tiled pitched roof and asphalt flat roofs. The footprint of the building is approximately 400m².

Conversion

Farmfoods have considered the conversion of the existing building, but have found it to be unsuitable.

It is important to have both sales and backshop/staff areas at ground floor, with consistent levels and few obstacles, to allow customers to shop with a trolley; to allow staff to replenish stock from the backshop area in a way which is not too labour intensive or unsafe; and to allow staff with disabilities to access ground floor toilet facilities and to gain easy access to other rest areas. The Athersley has a number of issues with differing floor levels, and the location of internal structural walls and columns would all compromise Farmfoods ability to operate efficiently.

It is also important to be able to easily service the site in Farmfoods typical style, whilst maintaining a customer car park area which is adequate and safe. Farmfoods deliver daily to their stores using 16.5m articulated vehicles. The site location of the Athersley makes the combination of safe car parking and convenient delivery access for long vehicles much more difficult.

There are also differences in ceiling heights on the ground floor. The typical freezer cabinet emits heat which, especially in a low ceiling environment, would require to be air conditioned. A new build unit would have ample ceiling heights throughout, a conversion would not.

A new building would have the added benefit of low cost maintenance, and would incorporate a number of energy efficient features. Farmfoods are discount retailers and they attach importance to reducing future costs wherever possible.

A new build unit would also have the sales floor on the same level as the surface of the car park and would therefore be more accessible to customers with disabilities. Disabled parking spaces would be located next to the entrance.

In summary it is not considered practical to convert the existing building.

The proposal

The proposal will involve the redevelopment of the former Athersley Arms public house site, through the introduction of a Farmfoods store with a gross internal floor space of 937m² and 49 customer car parking spaces. The delivery vehicles would be able to safely enter and exit site in forward gear, clear of all parking space

Layout

The layout has been designed giving consideration to surrounding area. The orientation of the building has been designed to reduce impact on the neighbouring residential properties by placing the lowest part of the building towards the western boundary with the highest point facing Rotherham Road.

The position of the building set back from Rotherham Road with the main car park in front also serves to continue the street scene.

Scale

The scale of the proposed building takes surrounding buildings into account. The building makes efficient use of the site, whilst not being overly dominant in the local street scene. The height of the building is less than neighbouring properties and the lower eaves have been located on the side closest to the neighbouring properties to reduce impact. The height of our building has been reduced lower to 2.2m to internal eaves to further reduce the height externally.

Appearance

The appearance has been considered in detail by Farmfoods Ltd. The proposed materials are detailed on the application drawings and indicate glazing and cladding which will be used to add interest and identity. The building will be modern in design and the bright yet natural colours are in line with the applicant's corporate image.

We have chosen terracotta coloured vertically clad columns to match adjacent residential property brickwork and pastel coloured infill panels that match adjacent rendered elements on the houses next to the site. Black fascias are incorporated to give the building a modern lower appearance.

The design will be of high quality and improve the overall appearance of the site. The materials are easy to keep clean and have significant life spans ensuring that the building will remain looking good for many years. They match adjacent materials and help blend the new property into the street scene.

Air Conditioning Plant

We have located our AC equipment in the least obtrusive position available. We have sourced equipment that is very low noise. Appended to the application are details of the equipment we are proposing.

Functionality

The sales and stock areas will both be on ground floor level which removes the labour intensive task of moving stock from one floor to another.

The car park, the provision of dropped kerbs and automatic doors and the level sales floor make the whole customer area accessible to customers with wheel chairs, or with children in buggies or with shopping trolleys.

The monopitch roof provides for minimum intrusion on neighbours at the rear yet gives the building a presence at the front.

Energy efficiency

The design of the building has taken into consideration energy efficiency with the use of high performing economical materials in the construction including the composite wall and roof cladding.

Farmfoods does not require central heating in their shops because they use the recycled heat from the freezer cabinets. They need air conditioning on very hot days and some heating on very cold ones. The monopitch roof design allows warm air to rise to the high point at the front in hot days and minimises the cubic capacity to be warmed on cold days because of the low roof at the back.

Roof lights will be installed which will enable the store to be lit with minimal use of electrical lighting during daylight hours.

Solar film will be applied to south facing windows to reduce the solar gain on sunny days.

The building is designed to be energy efficient in its construction and throughout its life.

The Owner and Occupier

The property has been bought by Farmfoods – the frozen food specialists – and will be traded by them once the alterations are complete.

The specialist nature of their offer will increase the choice of convenience retailing in the local area. They will also provide around 15-20 jobs.

This document should be read in conjunction with the submitted Planning Statement and application drawings.