

Design and Access Statement

Proposed Retail Unit Downsizing

Co-op Royston – High Street
South Yorkshire, S71 4RF



On behalf of The Co-operative Group

Supporting the Planning Application

for

Downsizing the existing shop,
amendments to the façade,
installation of new fence and gate,
installation of new plant equipment
and
reconfiguration of the parking layout.



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1. INTRODUCTION

AMCA Architects have been instructed by the applicants, The Co-operative Group, to prepare a Design & Access Statement in support of their Planning Application for downsizing their existing retail unit situated on the High Street (B6428) in Royston, Barnsley, S71 4RF, South Yorkshire.

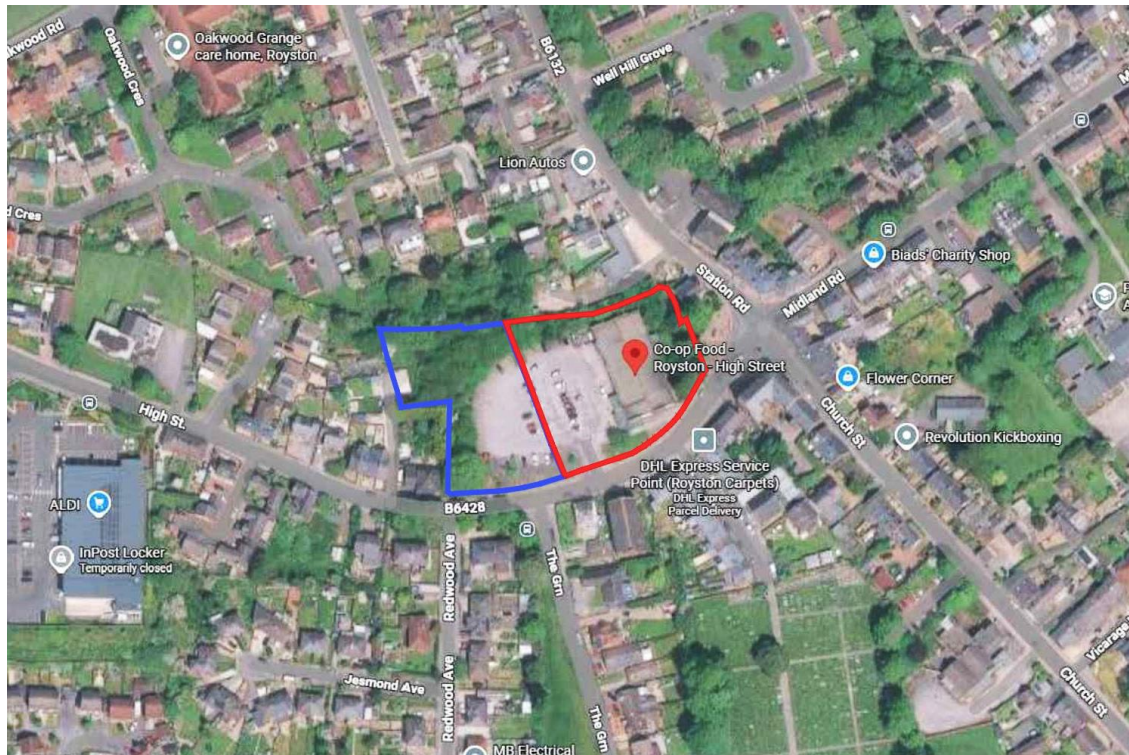
This statement should be considered in conjunction with the associated drawings.

2. APPLICATION SITE

The site is located in the central area of Royston, South Yorkshire, on the High Street and it currently operates as a Co-op retail unit.

The area is characterised by a mix of commercial, services and dwellings.

The main vehicular and pedestrian access to the site is from the High Street, and this is to be maintained as such. Further up the High Street there is a second pedestrian access into the South - Eastern side of the site. This is also to be maintained.



The application site area (red boundary) represents a part of the total title area (blue boundary) and there is a proposal for a new timber fence and gate to be installed, as to separate the two. The area included within the blue boundary is not part of the current application.



3. PROPOSALS

GENERAL PROVISIONS

The current proposal includes:

- Downsizing the existing shop
- Amendments to the façade
- Installation of s new dividing fence and gate
- Removal of existing plant equipment and installation of new units
- Reconfiguration of the parking layout

SALES BUILDING

The proposal is to downsize and reconfigure the existing shop, in surface of 1,023 m² (GEA), in order to rationalize the usage of space as an adjustment to the current market demand.

As such, an area of 541 m² (GIA) is to be retained for the future operation of the shop, with the remainder of 421 m² (GIA) being mothballed.

Out of the retained area, 276 m² (GIA) will be allocated for Sales and 191 m² (GIA) for the Back of House.

The proposal includes a reconfiguration of some of the existing accesses and means of escape and addition of new ones, as detailed below and in the architectural drawings submitted as part of this application.

The main customers entrance door on the front elevation will be replaced with automatic sliding doors with powder coated aluminium frames (colour white to match existing), with level access and DDA compliant threshold.

Secondary sliding doors with glazed side panel will be introduced to create an entrance lobby. 3 no. doors within the services area on the left-hand side of the main entrance will be removed.

The shutter to the existing deliveries entrance on the front elevation will be replaced with a glazed door, to provide future access into the area that is being mothballed. The existing door on the right-hand side of the shutter, currently serving as means of escape, will be bricked up.

3no. new external metal doors (colour white to match existing) will be installed, as follows:

- 1no. on the front (West) elevation, serving as Means of Escape and Goods Entrance into the proposed BoH area.
- 2no. on the back (East) elevation, serving as Means of Escape out of the proposed Sales Area and respectively the Mothballed Area.

The existing entrance door at the back of the ATM room will be removed. A section of glazed shop front will be installed in the opening to the outer side, with opaque film applied to the glazing. At the back of it, on the inner side, a security wall comprising of metal studs, Expamet security mesh and cement particle board will be installed. The ATM will be retained in place.



The building envelope will be generally kept as existing, with minor alterations being proposed, and these are mainly involving external doors and windows. All existing external finishes of the building will be kept as existing, with all new elements made to match the existing.

2no. parcel lockers (4022mm W x 9190mm D x 2424mm H) will be installed near the proposed goods entrance, as shown on the drawing no. *4170_PL_002_-_Proposed Building Plan*.

New bollards will be installed along the front elevation, to prevent potential damage to the façade from moving vehicles.

PLANT

The existing plant equipment situated in the gated enclosure at the front of the building (North-Western corner) will be removed. The enclosure itself, consisting of a 1.8m high metal fence and gate is to be kept in place.

The disused plant room at the back of the building (East elevation) will be demolished. The concrete slab underneath it will be kept and extended, to accommodate the new plant equipment.

PARKING

Currently, on the application site there are 29no. standard parking bays and 5no. accessible ones, which are serving the shop as functioning at full capacity.

The car parking arrangement is to be adjusted in accordance with the downsizing of the shop. The new layout will accommodate EV charging bays as well as parking for bicycles, in support of sustainable means of transportation.

As such, there is a provision for:

- 30no. standard bays
- 2no. accessible bays and 2no. Parent & Child bays against the Front Elevation, near the customers entrance
- 4no. EV charging bays (out of which 1no. accessible) along the northern side of the development site
- 3no. Sheffield stands to accommodate 6no. bicycles in the central parking zone, close to the customers entrance
- Long term bicycle parking for staff will be provided in a secure area at the Back of House of the shop.

A dedicated bay for the delivery vans is being formed along the front of the building, near the proposed Goods Entrance.

GROUND SURFACES

Most of the existing ground surfaces will be maintained as existing and made good where necessary.



A new gravelled pathway is being created at the back of the building, leading from the access metal gate to the new plant area.

The existing concrete platform of the former disused plant room adjacent to the Eastern elevation will be extended to accommodate the new plant equipment.

All green areas and trees existing on site will remain unaffected.

BOUNDARY TREATMENT

A new close boarded timber fence of 1.8m height (natural timber colour) will be installed along the Western boundary of the application site (red line), as to separate the application area from the rest of the title area. An access gate of the same make and colour will be installed within the proposed fence.

The existing metal barrier at the main site access from the High Street will be kept in place, cleaned and repainted as necessary.

The existing metal gate adjacent to the South-Eastern corner of the building will be repositioned so that it opens outwith the service yard, and towards the High Street.

The existing 1.8m high metal fence enclosing the back yard on the Eastern side will be kept in place, cleaned and repainted as necessary.

4. ACCESS STATEMENT

<i>Issue</i>	<i>Information Submitted</i>	<i>Legislation</i>
Transport	<p>There are bus stops for bus routes no. 57 and 59a for both directions on the High Street / B6428, within 50m of the site's entrance.</p> <p>More specifically, these are:</p> <ul style="list-style-type: none"> - The High Street / Station Road bus stop – East Bound - The High Street / Redwood Avenue bus stop – West Bound 	Planning Highways
Cars	<p>Provision has been made for:</p> <ul style="list-style-type: none"> - 30no. standard bays - 2no. accessible bays and 2no. Parent & Child bays against the front elevation, near the customers entrance - 4no. EV charging bays (out of which 1no. accessible) along the norther side of the development site 	Planning Highways



Deliveries van	A dedicated bay for the delivery vans is being formed along the front of the building, near the proposed Goods Entrance.	
Cycling	There is a provision for 3 Sheffield cycle stands, to accommodate parking for 6 bicycles. Long term bicycle parking for staff will be provided within the back of house area of the shop, in a secure area.	Planning Highways
From Boundary to Building Entrance	There is one vehicular and pedestrian ingress and egress point and an additional pedestrian access from the High Street / B6428. There is external lighting on the site. The 2no. accessible parking bays and 2no. Parent & Child bays are positioned directly in front of the shop's main entrance. The distance between the accessible EV charging bay and the customers entrance is approx. 23m.	Planning Building Regulations
Sales Building	Existing shop is a single storey building of 1,023 m ² GEA. Out of its total surface: - 541 m ² (GIA) to be retained for the future operation of the shop - 421 m ² (GIA) to be mothballed	Building Regulations
Entrance	The main entrance door is a glazed double sliding door with manifestations applied to comply with Building Regulations. With level access and DDA compliant threshold.	Building Regulations
Means of Escape	There are multiple external doors serving as means of escape, as follows: - Existing customers entrance door, proposed goods entrance door & proposed entrance door into the mothballed area, all on the Front (West) Elevation - Proposed exit door from the proposed sales area & proposed exit door from the mothballed area, both on the back (East) Elevation.	Building Regulations

