



## DESIGN & ACCESS STATEMENT

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### Redevelopment of Turnpike Filling Station

at:

Wakefield Road,  
Staincross,  
Barnsley,  
S75 6JX

for:

Mr SK Fuel Ltd

date:

November 2015

### **General Overview**

This design and access statement has been prepared in support of the planning application for the above-mentioned proposal.

The application site currently consists of a petroleum filling station with a small kiosk building and a substantial forecourt, much of which is under utilised. It is therefore the intention to replace the existing kiosk building and to redevelop the forecourt with new and improved facilities, expected of a modern day service station.

### **Use**

The site has been an established petroleum service station for many years, is currently fully operational and has a good customer base. The proposal is to redevelop the site in order to create a modern service station, incorporating latest technology and equipment, to create a clean, safe, user-friendly facility.

### **Amount**

The amount and extent of the development is that as shown on the application drawings. The proposal briefly includes the following:

- Redevelopment of the forecourt, including 4nr. multi-fuel pump islands for general use, and a dedicated pump island for HGV use at the front of the forecourt, to enable good access for all vehicle users. Full forecourt resurfacing, with new double skinned fuel tanks and pipeline installation, incorporating leak detection – all to current APEA petroleum regulations.
- Improved car parking facilities for both customers & staff, fully marked out.
- New kiosk/sales building, to incorporate typical shop sales, refreshments, accessible unisex public toilet facility, stockroom & staff welfare facilities.
- New forecourt canopy over fuel dispenser areas.

The footprint of the new kiosk building is 252 sq.m. The footprint of the existing kiosk/car wash building to be removed is 156 sq.m. There are also other structures to be removed, including jet wash bays, steel lock-up containers and small brick built plant rooms.

### **Layout**

The layout of the development is that as shown on the application drawings. HGV's can take considerable time in re-fuelling. The concept in respect of the forecourt design is to give large, high-sided HGV vehicles a designated fuel filling area at the front of the forecourt. This will also serve as the tanker delivery area. This will make manoeuvring easier and keep the main forecourt clear to motor car & small vehicle users.

The existing vehicular entrance and exit arrangement will remain. Both are satisfactorily located to serve the new forecourt layout.

### **Scale**

The scale of the development and new buildings is that as shown on the application drawings. The new kiosk/sales building is of single storey construction with a traditional pitched roof. The car wash building is of similar construction. New forecourt canopies will be of typical height, in order to accommodate high sided vehicles.

### **Landscaping & Trees**

The site is primarily hard landscaped, due to the nature of its use and its location. There are no trees within the application site affected by the development.

Existing boundary treatments are generally to be retained.

### **Appearance**

New kiosk building and car wash will be constructed with masonry cavity walls, with a facing brick finish externally to local authority approval. Roofs to be constructed with timber trusses and surfaced with terracotta tiles, to local authority approval.

Forecourt canopy will be of typical steel frame construction, to receive paint & cladding finishes, to the petroleum company's corporate image scheme.

**Access**

The existing entrance and exit crossovers off Wakefield Road are to be maintained. The site has a one-way traffic system through the forecourt, which will be maintained.

Access to the kiosk building for customers & staff will be via a level approach off the forecourt to the principle entrance to the building. An automated principle entrance door to the building will provide easy access for all. Internal circulation & access to all facilities will be designed in accordance with the current edition of Approved Document M of the Building Regulations.

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