

Co-operative Group
59 Green Spring Avenue,
Birdwell, Barnsley.
S70 5SW

Design & Access Statement

Relating to: Single storey store-room extension to the rear of the property and the removal of two temporary steel container storage units.

Applicant: Co-operative Group, 59 Green Spring Avenue, Birdwell, Barnsley. S70 5SW

Location: Co-operative Group, 59 Green Spring Avenue, Birdwell, Barnsley. S70 5SW

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This statement relates to a single storey store-room extension to the rear of the property and the removal of two temporary steel container storage units located within the existing outside yard & boundary wall area.

The property is currently owned and managed by the Co-operative Group.

The Co operative Group are continuing to trade and manage the property and have no intentions of changing ownership and/or use of the property, the store opening hours with the exception of public holidays are between 07.00 to 22.00 based on seven day working.

Background

The existing property is a two storey, brick built retail food outlet store, the ground floor of the property being used for retail and the first floor used for residential.

The store is located towards the end of a row of detached houses on Green Spring Avenue near to the junction of Worsbrough Road, with the front elevation facing Green Spring Avenue. Goods deliver access being available via the side of the property thus, leading into a rear enclosed yard area, with customer parking being available adjacent to the front of the store.

Access to the ground floor store area is via a single auto-opening sliding door located on the front elevation of the property, with slight ramp access approach from the pavement. Additional access / egress for staff and deliveries to the store is available at the rear of the property.

The store layout comprises of public retail area to the front of the property, consisting of general food shelving & freezer units, with access for store personnel to the rear of the property via a security door. The rear of the property comprises of a goods storage area along with staff welfare & toilet facilities, the first floor being used for residential use with separate access being available at the side of the property.

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Located within the rear yard area are two steel container units, these containers being used for additional secure storage of dry & refrigerated goods, the refrigeration container being fitted with a compressor unit to the side of the container.

At present all goods deliveries are made via the store room entrance located at the rear of the property, due to the size of the existing internal store room, goods cages are generally place directly into the public store area, this in turn limiting the amount of space within the public store area.

Depending on the volume and type of goods delivered, occasionally the goods delivery cages are temporary placed within the outside rear yard area or within the steel container units, this leading to the goods being susceptible to weather conditions along with the possibility of theft.

Statement of Intent

Following a recent site survey and feasibility study of the existing store layout and steel container location, it is evident that due to a lack of storage space within the existing store and the location of the steel containers, problems are arising when goods are being delivered, stored and handled. This being more evident on goods delivery days when very little space is available within the goods delivery area, thus leading to restricted movement for store personnel to operate, with the added problem of restricting access to emergency fire exits.

In order to improve the existing floor storage space along with improving the safety and wellbeing of the public & staff, the Co-operative Group wishes to build a store room extension to the rear of the property. The proposed store room will be located at the rear of the building and within the existing boundary of the rear yard. The overall floor area of the proposed store room will be approximately the same as the existing steel containers floor area, thus once the proposed store room is constructed, the existing steel containers will be surplus to requirement and will be removed from site.

The proposed store room will be constructed of brick with timber & felt covered roof, with the roof profile being a continuation of the existing flat roof construction. Level access approach into the proposed store room extension will be via double fronted security access doors fitted with high security locks and burglar alarm contacts. Fitted within the store room will be wired smoke detection, fluorescent lighting with emergency light backup.

Bulkhead courtesy lighting with sensor detection to be fitted above the proposed store entrance door and to both elevations

All surface water from the new roof area will drain into the gutter on the existing building with connection into the existing SW sewer.

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All material used are to match the existing and to the full discretion of the LA Planning Officer with all works completed to the full approval of the LA Building Control Officer.

Ref:

Access to Building - Ramped Access Approved Document M1/M2 - Section 1-1:19.

Stepped Access Approved Document M1/M2 - Section 1-1:27

Ref Drawing: **BIR/03/04/22/01**