

STATEMENT of PROPOSED MATERIALS

Re: Condition Nos 5 & 6 of
Planning Consent
2020/1249 dated 03/03/2021

**Conversion of Existing Building to
Drive Thru Coffee Shop &
Erection of Hot Food Delivery Hub**

at

**Doncaster Road
Barnsley, S70 3PE**

for

**Four Oaks 5 Property Investment
Limited**

Date: March 2021

Ref: 1974-P-MS1



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1.0 Ref Planning Condition No 5

1.1 No development above ground level in relation to the delivery hub shall take place before full details of the bricks to be used in the construction of the delivery hub have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved materials and the materials shown on the approved plans.

1.2 Proposed Facing Brick for Delivery Hub



Hanson Yorkshire Multi Buff Facing Bricks with a natural mortar

This brick has been selected to be in keeping with the brick multi buff facing brick on the existing nearby Travel Lodge, see photograph below.



2.0 Ref Planning Condition No 6

2.1 No development above ground level shall take place before the hard surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority and thereafter only the approved materials shall be used.

2.2 Hard Surfacing Materials

The proposed hard surfacing materials are as generally described below and as indicated on drawing no 1974-P-37.

2.2.1 Car Park

The main car park is to be generally retained as existing and will be repaired and/or re-surfaced as necessary with a bitumen macadam finish as existing, complete with new pre cast concrete kerbs as required. All new car parking bays to be also finished in bitumen macadam. The car park will have conventional white line markings and symbols to denote the parking bays as indicated on the Proposed Site Plan.

2.2.2 Drive Thru Lane

The re-instated former Drive Thru lane will have a bitumen tarmacadam finish complete with the new and adjusted new pre cast concrete kerbs.

2.2.3 Adjacent to the Drive Thru Lane

The kerbed area to the right-hand side of the entry to the re-instated former Drive Thru lane and that between the converted building and the re-instated former Drive Thru lane to be prepared and finished with bark chippings.

2.2.4 Footpaths

2.2.4.1 Existing footpath from car park to the converted building

The existing block paving to be retained.

2.2.4.2 Area to the north of the converted building

The new paved area between the 2no new accessible parking bays and the building will be finished in 450mm square x 60mm th pre cast concrete paving slabs with dropped kerbs provided adjacent to the parking bays.

2.2.5 Enclosed Yard

The concrete finish to the existing enclosed yard in the north east corner of the converted building is to be retained as existing.

2.2.6 Enclosed Yard

The concrete finish to the existing enclosed yard in the north east corner of the converted building is to be retained as existing.

2.2.7 Footpath around Hub

The maintenance footpath around the proposed Hub is to be finished in washed pea gravel complete with pre cast concrete edging kerbs.