

# **Design & Access Statement**

## **Proposed Retail Unit**

**6201 Barnsley**

**Wombwell Lane, Barnsley**

## INTRODUCTION

This Design and Access Statement has been prepared by S+SA Architects Ltd, on behalf of Tesco Stores Ltd, in support of a full planning application for a new retail unit on Woobwell Lane, Barnsley.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development, an objective embedded through the NPPF (2012) and which is now enshrined through changes to the 1990 Planning Act and the GDPO.

The new unit sits within the existing Tesco retail store car park, within the Northern quadrant of car parking spaces.



Figure 1

## SITE AND SURROUNDINGS

The site is located adjacent to the existing Tesco retail store along Wombwell Lane, which also has direct links with the Barnsley Retail Park. The proposed site is approximately 2.1 miles from the Barnsley town centre.

The proposed retail unit is sited within the existing Tesco car parking area, to the Northern extent of the car park. The unit will be within an area of car park, separated from the main car parking area by a pedestrian footpath and access road.

To the North we find existing residential dwellings and a number of small industrial units along Wombwell Lane. Along the East, the existing Tesco petrol station sits alongside the main vehicle access route to the Tesco store and Barnsley Retail Park.

The Tesco Store covers the Southern boundary with other small retail/light industrial units to the east.



View of Tesco Store and Walkway



Proposed Site from Wombwell Lane



Barnsley Retail Park

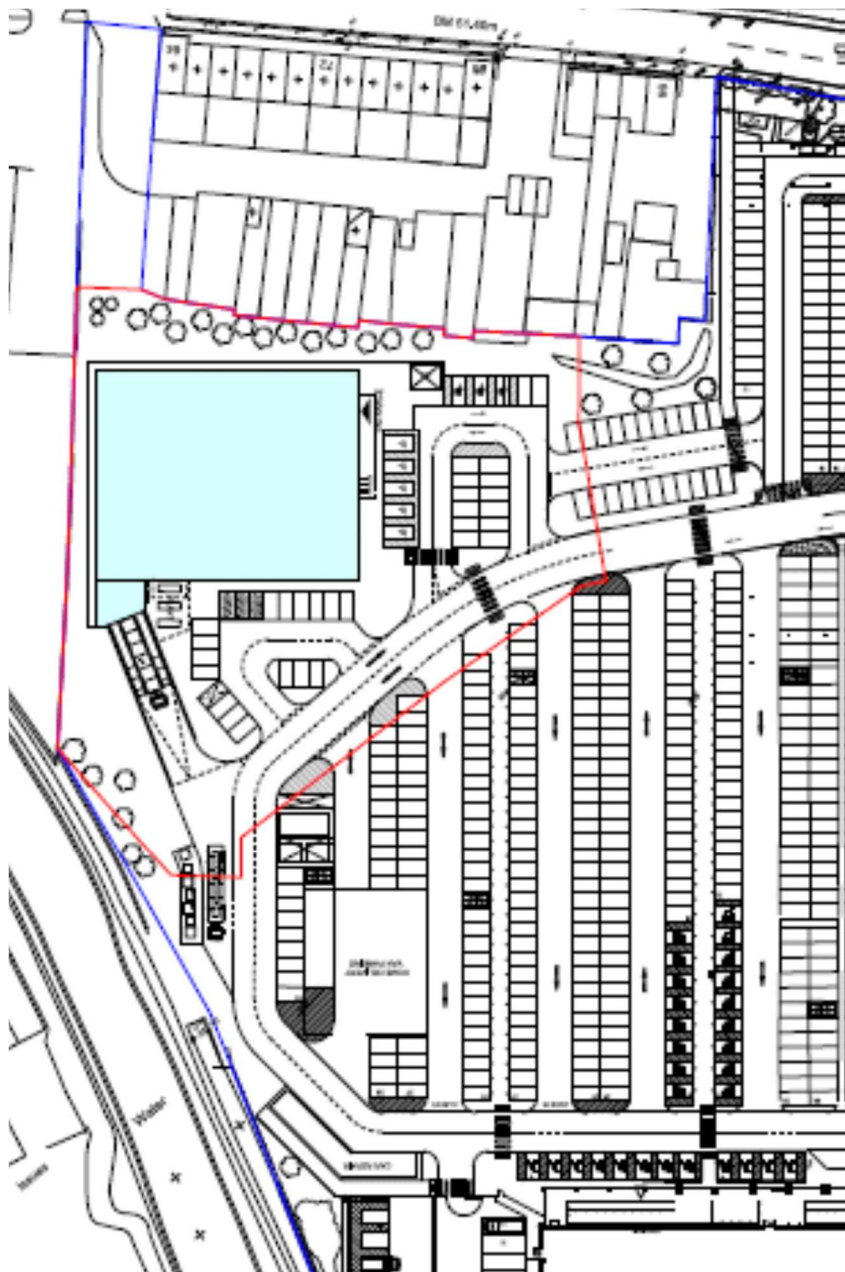
## PROCESS AND DESIGN PRINCIPLES

The key site parameters and design drivers which have led to the proposed design are as follows:

A key view of the building is from the main access route from Wombwell Lane as the unit is not visible from the A633, due to the existing residential dwellings.

Clear visibility of the main entrance area is a key factor for the proposed unit. The feature wall and contrasting design to the existing Tesco store, sympathises with the existing build form, but stands out, in its own right, as a new modern retail unit on the site.

The existing car parking area and through/access road within the car park will be altered to accommodate the proposed unit. Levels and drainage will be maintained over the majority of the existing site and only alter slightly to accommodate the new unit.



Extract of proposed site plan

## **THE SCHEME**

### **USE**

The proposed unit will be used for retail (use class A1). A Planning Statement has been prepared to support this planning application where further details can be found.

### **AMOUNT**

The proposed gross internal ground floor area of the new unit is 16,490sqft (1,532sqm)

Car parking will be shared with the existing Tesco car park, with the addition of 3no. Parent and Child spaces and 5no. Disabled parking spaces are located close to the new unit entrance. The Total car parking spaces on the site is 787.

### **LAYOUT**

The customer entrance is required to be accessed from the existing car park. This means the customer entrance for the building will be facing east and located in the direction of the main site access point/petrol station. The proposed building has been located to provide its own individuality on the site, while allowing a good connection to the existing retail. The entrance/ exit locations face the existing car park, linking with the pedestrian routes from Wombwell Lane to the larger food store and surrounding area.

The retail unit requires delivery servicing by HGVs. A shared access and egress road to an unloading yard is to be provided; access to it is gained via the main site access and then separates to a delivery yard to allow for manoeuvring into the designated area. All unloading will take place within the designated area, without the obstruction of customer parking, or increase in noise to local residents.

Staff parking will be within the customer parking zone and staff will be encouraged to park as far as possible from the main customer entrance for the benefit of customers. Disabled parking spaces have been located nearest to the entrance. A new footpath has been designed into the frontage of the scheme linking the new retail unit to the existing site.

Cycle parking is to be provided outside the main entrance for customers, under the proposed canopy.

## FORM AND SCALE

The footprint of the proposed unit takes a simple rectangular footprint form, with rectangular elevations designed to meet a general tenant's internal fit-out requirements.

The unit has been anchored to the site (in massing terms) using robust corner treatments that address the main view from Wombwell Lane access. The corner features assist in modelling and breaking down the elevation facing the road and reducing its apparent visual length. The colour of the proposed feature corner is to be confirmed.

A glazed curtain walling and customer entrance/exit doors are proposed to be inset within external cladding panel facing the customer car park, providing a clear viewing point for customers both inside and outside the store.

A signage panel is proposed directly above the store entrance and side elevation facing Tesco, with the intention that the tenant's corporate signage would be provided here. This signage area would be integrated into the building design concept which helps to clearly identify the entrance location. Signage will be subject to a separate advertisement consent application.

The elevations on the remaining sides and rear elevation are to be treated high performance insulated panels, which not only reduce the onsite build time, therefore minimising any noise and disruption, but also offer high levels of factory finish with high insulation values.

The scale of the proposed unit is much reduced in height over the Tesco store and other retail units and in the immediate vicinity. The unit will be a single storey retail unit, built to provide an internal height to accommodate retail operational requirements.



3d Visual of proposed retail unit

## **APPEARANCE**

A simple palette of monochromatic materials is proposed.

The elevations are to be treated high performance insulated panels, which not only reduce the onsite build time, therefore minimising any noise and disruption, but also offer high levels of factory finish with high insulation values.

From ground level, the first panel will be dark grey and the remaining panels will be off white with dark grey aluminium capping's to weather seal and protect the cladding panels.

A coloured corner feature to the building will be formed in the composite cladding panels to suit tenant requirements, colour to be confirmed, and help to maintain the elevation height to the front portion of the side elevation.

The proposed glazed entrance / exit screen is to be in polyester powder coated aluminium frames, colour dark grey. The proposed fire exit doors and service door are to be in polyester powder coated steel. The roof will be a single ply membrane bonded to prefabricated interlocking insulated panels.

## **SUSTAINABILITY**

The development team is committed to achieving sustainable development and minimise the environmental impact of the developments by incorporating sustainable design techniques. The proposed building will be constructed to achieve standards in excess of Part L of the Building Regulations and a 'Fabric First' approach will be promoted in the construction of the building. This will result in a highly insulated, thermally efficient, air tight building which means that the building envelope itself will offer good thermal performance so reducing the reliance upon mechanical heating and cooling systems.

Submitted alongside this application is an Energy and Carbon Report and BREEAM Pre-assessment. In accordance with Core Strategy Policies CSP 2 and CSP 5, these reports demonstrate how carbon emissions from the development will be reduced by a minimum of 19.2%, and potentially further dependent on the end occupier's requirements, and how the proposed development will achieve a BREEAM standard of at least 'very good'.

## **ACCESS**

The site is adjacent to an established road network system with retail and leisure amenities close by. As the proposed unit is sited within the existing Tesco car park, access will be maintained to allow pedestrians to navigate between the new retail unit and the Tesco store, via the existing crossings and walkways. All kerb edgings to the pedestrian frontage are to be installed flush to the car parking area to create a level approach. This will provide ease of access for wheel chairs, push chairs and mobility impaired customers.

Accessible car parking spaces have been located close to the customer entrance to meet current building regulations and DDA requirements. This allows mobility impaired users and customers with young children to park their cars close the customer entrance in accordance with Core Strategy Policies CSP 25 and CSP 29.

## **LANDSCAPING AND BOUNDARY TREATMENT**

A detailed proposed landscape plan has been prepared and submitted with the application.