Aldi Stores Limited

Proposed Foodstore
High Street, Royston, Barnsley

Design and Access Statement Addendum

1124 30/10/14

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Design and Access Statement Addendum

From previous planning approved scheme, Application Ref**: 2014/0318**, the following design changes have been implemented following comments from the planning department and further design development;

The design changes include;

- **Retail foodstore site extended (outline residential plot removed)**
- **Alterations to site access** - Longer site access road into the car park creating easier servicing and to aid in lowering site levels.
- **Larger foodstore building with associated alterations to the car park layout**. – The proposed store sales area and storage, staff and office facilities have increased along with car parking numbers. The additional projecting staff pod creates depth to the store front and enhances interest along the street frontage. The store has been repositioned further back on the site in order to allow for car parking along the front of the store. This has allowed the store level to be designed at a lower level, consequently, reducing the impact to the surrounding residential buildings.
- **Structured landscaping** – The introduction of a structured scheme to the front of the scheme has been carefully considered in order to enhance the streetscape, whilst still maintaining a strong visual link to the store and into the site. Appropriate screening has been incorporated within the scheme in the form of, a 2m acoustic fence to conceal the servicing area from the residential properties to the southern boundary, along with wildflower meadow planting and a robust native landscaping buffer to the embankment area.

1.0 Introduction

The proposal comprises:-

- Retail foodstore.
- Associated parking facilities comprising of **121** total spaces. The foodstore is to include **7** no. disabled, and **8** no. parent and child spaces.

4.0 Site and Surroundings

The total foodstore development site extends to **10,239sqm (2.53 acres).**

8.0 The Scheme

8.1 Use

The development proposes a single storey Aldi foodstore unit with car parking, servicing and landscaping.

8.2 Amount

The proposal is to form an Aldi foodstore with a nett useable sales area of **1108**sq.m, **1254**sq.m gross with additional storage, staff and office facilities of **460**sq.m, totalling **1728**sq.m gross internal area (**1788**sq.m gross external area). The scheme provides a total of **121** no. customer and staff car parking spaces including **7**no. disabled, **8**no. parent and child spaces.

8.3 Layout

The store location shields and protects the residential buildings to the east of the site on High Street from the main car park area and HGV loading whilst maintaining an active frontage to the High Street.

The building position works with the existing site levels to sit at the lower end of the site whilst allowing access off the High Street to be positioned at the higher end of the site to allow a gentle slope down into the site whilst allowing access to the residential plot to the south of the site.

The remodelling of the site levels means the development is kept at a low level so as not to impact on the surrounding properties on the east boundary.

Formation of additional landscape to the west, east, south and north boundary allows for adjustment to the levels between the adjoining land on the boundary.

The main shopfront glazing of the building faces the north of the site to allow the creation of an active street frontage as you approach the site from High Street.

The positioning of the building also allows ample space for parking to the north and west of the site making it visible and easily accessed from the High Street.

The warehousing element of the scheme has been located to face the east boundary to create a buffer between the car park and sales area to the residential units adjacent.

The layout of the site allows for extensive landscape around the perimeter of the site to soften the edges and create a buffer between the building and surrounding boundaries.

Servicing will be located south of the site to maintain visual amenity to the area, away from the main store entrance and thus away from customers and the residential properties off High Street and Winmartin Court.

The layout of the proposed development should take into account safe and convenient access to the highway and should not generate problems in principle of privacy or overlooking of immediate neighbours. This development achieves all these points.

8.5 Appearance

The blade roof design allows the store to sit comfortably on the sloped site; guiding and inviting the public into the store on the principle High Street elevation, whilst giving a harmonious link with the existing gradient of the site sloping to the south and east. With the blade falling towards the east perimeter of the site it creates a strong frontage to the main car park viewed from High Street, whilst allowing the store to sit softly and comfortable into its surroundings. The nature of the store and its operation in terms of use means that the rear elevation is relatively blank in appearance. In terms of modelling, the appearance has been broken up using contrasting but complimentary materials and landscaping to soften this elevation to the adjoining residential properties.

The Aldi store will have large elements of shop front glazing, together with a contemporary glass entrance canopy that shall signify the entrance to the store facing mostly onto the primary elevations from which the public shall approach. High level glazing will flood light over the top of the sales layout in a ribbon arrangement in line with the canopy structure and add interest to the principle car park elevation. The additional projecting staff pod gives an element of depth to the store front and creates an interesting architectural feature to the street frontage.

8.6 Access

The design alteration has improved efficiency and ease of access into the proposed foodstore car park for both customers and servicing.

The proposed main vehicular access to the site is off High Street which ensures clear access to the development for customers and for efficient servicing; the scheme will also incorporate pedestrian links from and across High Street and the public footpath along the west boundary thus connecting the foodstore to the existing public footpaths around the site.

The proposal will be fully DDA compliant with a level access threshold to the store entrance with gently graded levels throughout the site to create free flowing movement. Pedestrian links are also included into the site to the store entrance. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

In accordance with current DDA standards, there is provision for **7** no. disabled parking spaces. The spaces will be 6m by 3.6m and level with footpaths. Disabled parking and parent and child spaces are easily accessible located adjacent to the store entrance together with a dedicated area for 2no motorcycles and cyclist visitors into the site, creating 10 cycle spaces. The general car parking spaces will be 5m by 2.5m providing a more generous size to ease parking.

Servicing to the Aldi will run through the car park to the side of the store adjacent the southern boundary. A small path runs around the back of the foodstore to permit fire escape access from the staff and warehouse areas to a place of safety.

10.0 Conclusion

This design statement is submitted in support of a proposal for the comprehensive and coherent development of a key site along High Street, Royston in Barnsley. Careful consideration along with extensive dialogue with the Local Planning Authority and has been developed to determine appropriate locations for building layout, massing and pedestrian routes, whilst also focusing on the existing topography, landscaping and neighbouring properties that are in close proximity to the site. The overall design proposal has also been influenced by the direct dialogue and comments received from the local community and councillors during pre application meetings and consultation.

The proposal comprises of a **1788**sqm (gross external) Aldi foodstore with associated car parking. The foodstore utilises a contemporary design with materials that complement the surrounding area and character of Royston. The overall massing design is consistent with many local buildings. A strong built frontage, glazing and detailing have been proposed to ensure a high quality development that integrates successfully with the existing urban grain.