

Planning Submission

DESIGN AND ACCESS STATEMENT

Removal of the existing drive through carwash and formation of a new extended sales building, with first floor office and meeting room, ATM installation, and new mobility parking space.

At

**Wentworth Service Station,
Maple Road,
Barnsley,
S75 3DL**



Wentworth Service Station

Introduction/ General:

This report will explain how the scheme design and proposals have addressed national and local planning requirements.

This Planning application submission is for planning permission, to:

Removal of the existing drive through carwash and formation of a new extended sales building, with first floor office and meeting room, ATM installation, and new mobility parking space.

This statement forms part of the Planning Application submission.

The drawings to which this statement and -planning application submission relates, list as follows:-

- 12-228 -01 - Location and Site Plan as Existing
- 12-228 -10 - Site and Plans as Proposed

Site Description/ Background

The site is located in Maple Road with easy access to the M1 motorway.

The total site area is 0.27 hectares/ 2676sqm

The existing petrol filling station has operated for over 20years with canopy, 4 Car pump islands with 8 car dispensing points and 1 HGV pump island with 2 dispensing points. There is an automatic carwash to the western boundary of the site, with air and water points adjacent to the carwash, and 2 jet wash bays to the rear north east corner of the site and single storey sales building with ATM machine.

The existing sales building is of no architectural merit. The design and materials of the petrol filling station are typical of the standard 1970s corporate style prevalent at the time.

The petrol filling station was built over twenty years ago and although the existing sales building is serviceable the facilities offered are inadequate and out of date.



Existing Sales building

Convenience A1 goods are sold from the existing shop (provided by most petrol service stations). The shops current product ranges include cigarettes, newspapers, magazines, snacks, dairy products, soft drinks, groceries and associated car accessories. The sale of goods is and will remain ancillary to the main activity of petrol filling station. Please note the applicant has a No Alcohol policy, which will be retained.

The service station is bounded by open fields to the North and East, McDonalds to the West, Maple Road to the South.



Existing Car wash to be removed



Existing sales building in need of upgrading and refurbishment

The petrol service station business is in need of some modernisation and upgrading of the facilities provided, not only to attract customers and compete with other service stations, but also to satisfy legal requirements for the buildings to meet the new environmental, sustainability and disability legislation.

PROPOSED DEVELOPMENT

Removal of the existing drive through carwash and formation of a new extended sales building, ATM installation, new air/ water point and new parking spaces including mobility parking space. To the first floor is a new office and meeting room for the Service Station Business.

DESIGN

The proposed new extension will be single storey to the rear and two storeys to the side. The rear extension has been designed as a seamless addition to the existing sales building. The 2 storey side extension has been designed as a compositional bookend with parapet walls and a flat roof creating a strong composition.

The walls are to be in red brick, with large glazed openings to the shop front and smaller windows to the upper floors in grey polyester powder coated aluminium by Kawneer or similar approved.

We have chosen brick for the walls because it will weather well without the need for maintenance and will give the building a human scale, which is attractive to customers.

The roof will be finished in roof tiles to match the existing to pitched roofs and grey single ply membrane to the flat roof areas.

The facades have been designed to work with the scale and proportions of the surrounding buildings but with the large glazed openings, clean lines and contemporary detailing. This will greatly improve the visual appearance of the site and contribute positively to the local streetscape.

We have designed the building with a clearly articulated form with high quality durable materials, which we believe will help to make the building compositionally strong and also provide life and interest to the three-dimensional built form.

SITE LAYOUT

The site remains predominantly as existing.

The proposed entrance to the shop will be moved to the west of the building, which is the best location for all customers, whether on foot or driving, keeping pedestrian travel distances to a minimum. We are proposing automatic level access sliding entrance doors, which is the most convenient solution for all users of the building.

We have shown 3 new parking spaces to the front of the site, 1 mobility space directly in front of the shop, which is adjacent to the entrance doors and 3 additional spaces to the rear of the site

Customers can use the fuel pumps, air, water, hoover, jet wash, ATM or the shop without impeding other users in any way.

Two bicycle parking hoops have been shown to the front of the site, which will accommodate 4 bicycles.

Vehicle access to and from the site will be retained as existing.

Amount

The Gross extension size is 360sqm for fee calculation purposes.

The existing shop has 52sqm of sales area and 44sqm of ancillary accommodation.

The new shop has a sales floor area of 264sqm, with 45sqm of ancillary accommodation including WC, till area and storage and to the first floor a meeting room and office totalling 113sqm.

SHOP

The extended shop will offer much improved facilities and features including:

- DDA compliant.

- Level access to the entrance automatic sliding doors.

- Improved shopping environment and product lines, which is necessary to satisfy a far more diverse, sophisticated and multi-cultural client base, which is prevalent in the current retail environment.

- Improved site lines to help staff manage and oversee the shop and site.

- Improved lighting, which creates a better environment for staff and customers.

- Improved heating and cooling, which creates a better environment for staff and customers.

- Unisex mobility WC for customers.

- Improved storage and office facilities.

- Improved Staff welfare facilities.

- Dedicated office space.

- Secure storage

SIGNAGE:

We are proposing to increase the depth of the signage fascia, which will work well with the scale of the building..

LIGHTING:

Apart from the existing illumination from the forecourt canopy , lighting will be included to the parking areas to a level of 25lux, and will be designed to ensure there is no light spillage from the site that is likely to cause nuisance.

CRIME PREVENTION:

The proposed new service station will operate as existing.

After 10pm the doors to the shop will be locked and payment will be via a night payment hatch at the counter position.

Ram raiding bollards have been shown in front of the glazed areas of the building.

CCTV and lighting will be provided and the applicant will ensure there is no light pollution likely to cause nuisance.

CONTAMINATION REPORT:

There are no previous uses on the site that would suggest contamination. There was no contamination found during the more recent extension works. If a contamination report is considered necessary we would request that this is conditioned as part of the approval.

TREES:

There are no trees on or adjacent to the site that will be affected by the development.

Environmental Impact Statement:

The proposed works have been designed to incorporate Climate Change Mitigation measures as follows:

- Built to exceed current building regulations.

- Highly insulated walls, floor and roof.

- Heated using high efficiency heating system.

- All lighting to be low energy.

- High performance windows and doors.

- Sanitary ware will have low water usage with aerated taps used throughout.

- Where appliances are supplied they will be A+ rated for power and water usage.

- All construction materials will be locally sourced wherever possible.

- All timber will be from sustainable sources wherever possible.

- All contractors and tradesmen will be based locally.

The sum total of the above points will create a very efficient building, with a low carbon footprint, which is responsibly built in a sustainable location.

Flood Risk Assessment:

The site is not in an area at risk of flooding.

Surface Water Drainage:

We are not proposing any increase in hard surfaces on the site and therefore there will be no increase in surface water discharge from the site. The proposed extension is sited on a tarmac area and has a flat roof that will drain to the existing sewers.

Foul Drainage:

The existing foul drains will be re-used and we are not proposing any increase in discharge from the site.

Noise Impact Assessment:

Not applicable.

Photographs:

Included in this report.

CONCLUSION:

The site is an established petrol filling station and has been used as such for some 20years. The proposed sales building extension has been designed to improve the appearance of the site and to ensure there will be no adverse affect on the surrounding area.

The proposed scheme has been designed to be DDA compliant and will be built to current building regulations improving the energy efficiency of the building and site improving the user experience for staff and customers alike.

The proposed development will not give rise to any adverse or unacceptable consequences and will improve the site in terms of the impact it has on the environment, local community, users and staff.