DESIGN AND ACCESS STATEMENT

Proposed Retail Development

Kings Head, Darton Lane
Mapplewell



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HTC Architects

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INTRODUCTION

This document has been prepared in support of a planning application for the construction of a retail development with associated car parking at Kings Head, Darton Lane, Mapplewell.

The development site area is 0.220Ha

Proposed works consist of the demolition of existing site buildings and construction of a new single storey retail unit with integrated warehousing and staff welfare facilities, and alterations to the existing site externally to provide dedicated off street parking for customers and a delivery area.

The existing site access from Kingsway will be closed and replaced with a new proposed site access / egress from Darton Lane, which will improve site access and egress and overall pedestrian and motorist safety. Highways alterations will be carried out to increase the width of existing footpaths surrounding the site. This will improve circulation around the site and increase safety for customers and pedestrians.

Proposed new hard and soft landscaping alters the existing site dynamic and will improve its aesthetic appearance.

The purpose of this document is to explain the design process behind the development proposals and justification of the scheme. The image below highlights the site within which the proposed works will be carried out.



The existing site

INTRODUCTION

The design and access statement forms an integral part of the application submission and should be read in conjunction with other supporting documentation, including the Architect's drawing package.

This document provides important and detailed information about the scheme and has been written for a wide target audience, including the local planning authority, local residents, statutory and non-statutory consultees and elected members.

The document takes the reader through the various design stages of the scheme and specifically, provides information relating to the following elements:

DESIGN

Assessment
Design
Amount
Layout
Appearance
Scale
Landscaping

ACCESS

Vehicular and pedestrian access

SITE

The image below highlights the location of the site within Mapplewell. It sits within an urbanised area consisting of primarily residential and retail buildings and lies at the junction between Kingsway / Town Gate and Darton Lane (B6131).

Darton Lane (B1631) is a main thoroughfare within Mapplewell, is regularly serviced by public transport and has direct links to the nearby M1 motorway which bypasses Mappelwell to the west.

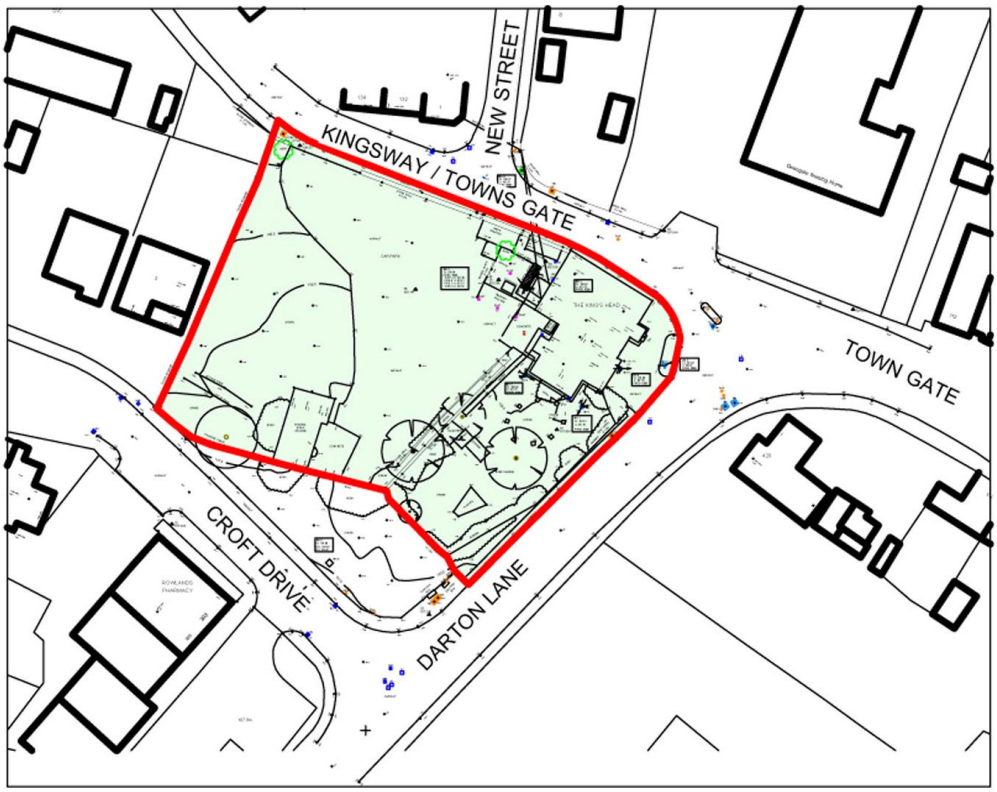
Mapplewell Is situated in close proximity to nearby Darton, Athersley North, Woolley Grange and Kexborough.



Site location within Mappelwell (Site highlighted in red)

ASSESSMENT

SITE



Existing Site Plan

The existing development site, highlighted above in red, has primary frontage along the site's north and eastern boundaries onto Kingsway / Town Gate and Darton Lane.

The site has an existing singular vehicular and access from Kingsway / Town Gate which is to be removed as part of the design proposals. A new site entrance is proposed off Darton Lane.

The sites southern boundary backs onto landscaped land, and overlooks Croft Drive and nearby existing retail developments. The sites western boundary adjoins existing residential properties.

The existing site is currently occupied by a public house with associated car parking and garden areas.

Photographs overleaf depict the site and its surrounding environment.

ASSESSMENT

SITE



North view into site from Croft Drive



North east view across site from Kingsway / Town Gate



Southern view into site from Kingsway / Town Gate



North west view into site from Darton Lane



North view of site up Darton Lane



East view down Kingsway / Town Gate and existing site entrance

ASSESSMENT

DESIGN AND USE

The use of the proposed building is to be retail, with use class A1. The construction of a small retail convenience store would be of great benefit to the surrounding residential community.

Design proposals include for a single storey structure which includes an open plan retail area, and separate warehousing, delivery and staff welfare spaces.

Materials have been chosen to both compliment the existing character of the area, and to provide a building that is both contemporary in design, whilst being balanced and contextually appropriate within its surroundings. Brickwork walling and feature roof slates will ensure the scheme fits into the surrounding vernacular, whilst contemporary full height shop front glazing and timber cladding will add a contemporary and high quality finish to the design. The building will enhance the area as a whole.

Externally, the proposed new site access will provide a safer and wider means of site access and egress and will improve site line. This will increase customer, driver and pedestrian safety. The new access will also improve the safety of site deliveries. Widened public footpath will provide safer pedestrian routes around the site. The scheme has been designed to maintain pedestrian safety at all times.

New hard and soft landscaping will be used to form the new car park areas. All materials will be sympathetic to existing surrounding buildings and complimentary to the whole area. Landscaping and hard surface finishes will enhance the site aesthetic and will create a positive and pleasing environment which will be of benefit to the surrounding area.

AMOUNT

The proposed works consist of the construction of one new retail unit with a GIA of 372sq m (4000sq ft). Proposals also include the construction of an improved customer car park with 20 customer spaces (including two disabled parking space) and 5 dedicated staff parking spaces.

The total development site area is 0.220Ha.

PROPOSED SITE PLAN



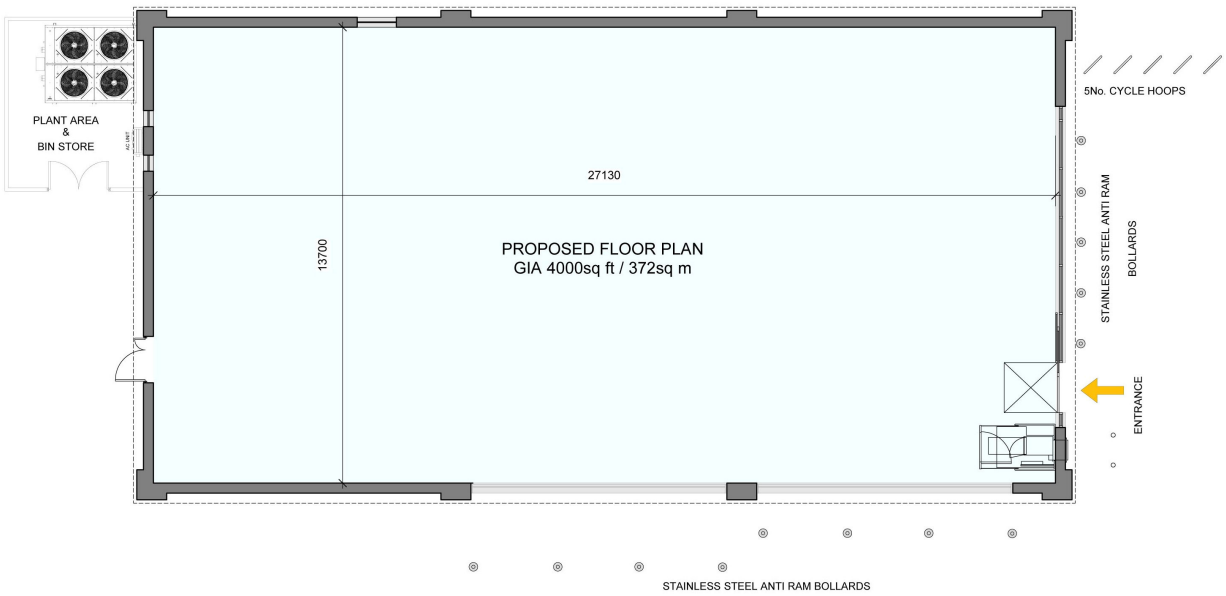
Proposed Site plan

The proposed site plan is exhibited above. Proposed redevelopment works consist of:

- Construction of a new single storey retail unit with integrated warehousing and staff accommodation.
- New car park area to be created to provide 20 customer parking spaces (including two disabled space) 5 staff parking spaces and a dedicated deliveries area
- Construction of a new site access / egress off Darton Lane. This will improve visibility for motorists, will provide a wider site entrance, and will make accessing and egressing the site safer.
- New hard and soft landscaping to be installed and new boundary treatments installed / existing boundary treatments refurbished where necessary

DESIGN PROPOSALS

PROPOSED FLOOR PLAN



Proposed Floor Plan

The proposed retail floor plan is exhibited above. Proposals include:

- A single open plan retail area, to be internally fitted out to provide a sales area, warehousing areas and staff welfare facilities.
- An external close boarded timber bin store and plant equipment area.
- Feature shop front glazing to the primary elevations that face into the car park and onto Darton Lane
- Dedicated warehouse entrance / exit doors. This will ensure that the primary access is used solely for customers and all deliveries are co-ordinated and passed through a dedicated access.
- New ATM positioned within the shop front wall
- Five stainless steel Sheffield style cycle hoops

DESIGN PROPOSALS

PROPOSED ELEVATIONS



Proposed retail unit elevations

SCALE

- The proposed new retail unit has been carefully designed to ensure it appears balanced with its surrounding and nearby properties.
- The scale of the proposed building has been carefully considered to ensure it is contextually appropriate.
- The pitched roof design delivers a scheme that is within keeping with the design of surrounding buildings, whilst allowing the retail unit to maintain a presence along Darton Lane and Kingsway/Town Gate. This provides design cohesion and links the proposed unit into the surrounding area.
- The unit has been positioned to provide a frontage onto Darton Lane. It has however, been carefully positioned to ensure that it is situated further back into site than the existing public house that is to be demolished. This will improve existing site lines from the junction of Kingsway and Town Gate.
- Glazing, high quality brickwork, timber cladding and feature eaves detailing, have been utilised within the design to provide a balanced scheme that is both high quality and appropriate within its surrounding environment.

DESIGN PROPOSALS

MATERIALITY & APPEARANCE

- Proposed materials chosen for the proposed retail unit have been chosen to ensure that it compliments the surrounding buildings and is contextually appropriate.

- Walls will be constructed using brickwork to match surrounding buildings with timber cladding at high levels to provide design contrast. Brickwork piers will break up the elevations and contrasting string courses will add flair to the design.

- Contemporary high quality shop front glazing and the timber cladding will ensure that the building retains a retail design aspect. The amounts of glazing and cladding have been carefully controlled to ensure that the scheme is well balanced.

- The roof will be constructed using roof slates to match the surrounding area. The roof design will help to deliver a contemporary building that is modern whilst balanced within its surroundings.

- Roof pitches have been designed to create feature gable ends.

- Differing hard landscaping finishes have been chosen to differentiate between vehicular and pedestrian areas which helps to create a clear and safe site for staff and customers.

COMMUNITY SAFETY

Crime & Safety

The proposed development has been designed to maximise site safety and minimalise crime. The design proposals provide a clear sense of site ownership and provide clearly established public and private areas. All restricted areas are securely screened and privatised.

The primary tool for providing a safe environment is through careful built design. Providing for natural surveillance is recognised as being a basic requirement and therefore the proposed development provides natural surveillance over the whole site. Natural surveillance prevents anti-social behaviour and increases people's perception of safety.

Internal and external lighting will be installed which will ensure the site is well lit. This will promote a feeling of safety for customers and staff. Clearly marked footpaths and vehicular routes to and through the site will be well lit and maintained and ensure the separation of pedestrians and vehicles to create a safe environment for all.

CCTV will be installed on the building as a preventative measure against crime / anti social behavior. The lighting strategy will also be configured to help reduce the potential for crime in and around the site.

LANDSCAPING

New hard landscaping will be provided which will be complimentary to the existing character of the site and the surrounding context. Hard landscaping will form new pathways within the site and will link the proposed main access to the existing public footpath.

New tarmac roads will be installed which will form the proposed new car parking area / site access and egress.

Soft landscaped areas will be retained and redeveloped to ensure the development retains a balanced outlook.

New landscaping will be installed to enhance the aesthetic appearance of the site. This will have a positive affect on the surrounding built environment.

As stated overleaf, the differing hard landscaping finishes chosen will help people to differentiate between vehicular and pedestrian areas which will help to create a clear and safe site for staff and customers.

ACCESS

The proposals include for works to be carried out to remove the existing site access and install a new site access/egress off Darton Lane. The main purpose for this is to make access and egress into and from the site both easier and safer for customers and the public.

As well as improving safety for customers, the proposed access alterations will improve safety for pedestrians and vehicles travelling up and down Darton Lane and West Gate by reducing the risk of collisions – This will benefit the area as a whole.

The proposed siting of the convenience store, which is positioned further back than the existing public house will improve existing site lines from the junction of Kingsway and Town Gate. The location of the proposed access will also provide clear sightlines for customers egressing the site.

New level access into the proposed retail store will be provided inline with current building regulations standards and requirements. Disabled parking is proposed and drop kerbs will be installed to ensure safe and easy circulation in and around the site.

Reference should also be made to the transport statement prepared by EJS Associates.

APPENDICIES

DRAWING NUMBERS

1062 06H Proposed Site Plan

1062 07H Proposed Elevations

1062 08 Proposed Floor Plan

1062 09 Proposed Roof Plan

1062 10 Site Location Plan

13183-119 2DT Topographical Survey

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