

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 1 of 14

Introduction

Sainsbury's Supermarkets Ltd are proposing to convert the former B&Q warehouse on Stairfoot Business Park, Barnsley into a Sainsbury's store. The proposals include the following:

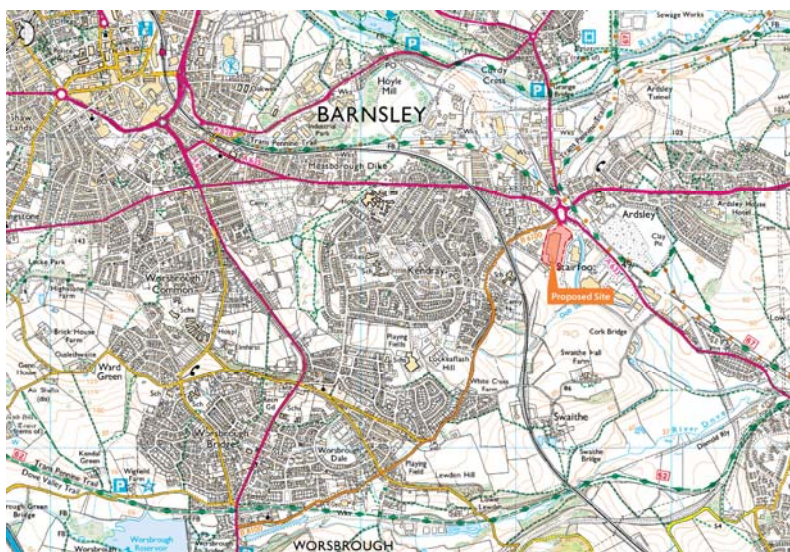
- New store entrance lobby
- New customer toilet & ATM facilities along the shopfront
- New shopfront concession units
- New customer café and toilet facilities at mezzanine level
- New colleague facilities at mezzanine level
- Reconfigured car park to improve circulation

This Design and Access Statement has been prepared to provide a written description of the existing site and proposals and to explain how the design and access principles of the scheme have been formulated and dealt with. The statement should be read in conjunction with the drawings appended to the application.

Site Location

The site is located 1½ miles to the south east of Barnsley town centre in Stairfoot Business Park. The area is easily accessible from Barnsley town centre via the A635 and other villages in the vicinity including Worsborough, Wombwell and Darfield.

The site, which incorporates a B&Q warehouse, garden centre, builder's yard and associated car parking, measures approximately 10.02 acres.



Site Location Plan

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 2 of 14

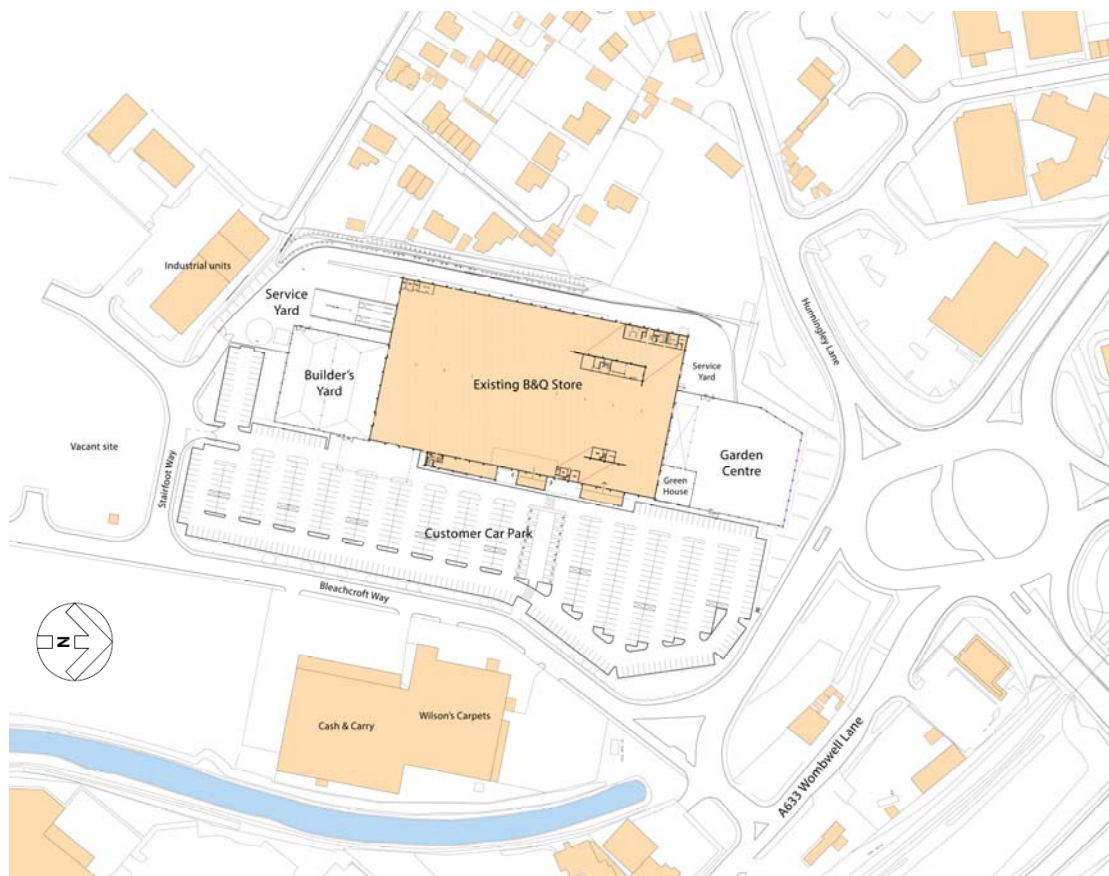
Existing Site Layout

The site consists of an existing B&Q Warehouse (10,199 sq m gross external area) together with a builder's yard and garden centre. The warehouse is located along the western edge of the site with its frontage facing the surface car park which has 591 car parking spaces. The car park is accessed off Bleachcroft Way via Stairfoot Way which also serves a number of industrial units.

The B&Q store is serviced to the south of the store within a secure service yard also accessed from Stairfoot Way. An internal service road at the rear of the store provides a service link to the garden centre located to the north of the store footprint.

The builder's yard is situated adjacent to the service yard area, to the south near to the car park entrance. Open trolley bays are located at regular intervals throughout the car park.

The B&Q site sits approx. 4m above the level of Stairfoot Roundabout with soft landscaped embankments taking out the level difference between the car park and road to the north.



Existing Site Layout

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 3 of 14

The perimeter of the car park contains low level shrub planting and trees which run parallel to Bleachcroft Way. This soft landscaping continues along the northern site boundary on the sloping embankment between the B&Q car park and Stairfoot Roundabout. A pedestrian link from the store, across the garden centre frontage to the perimeter of the car park leads, via external steps, to the existing bus stop on Bleachcroft Way.

Surrounding Context

The site is located within Stairfoot Business Park which also incorporates Wilson's Carpets and Blakemore Wholesalers, in addition to a collection of small industrial units located to the south of the B&Q store accessed from Stairfoot Way.

To the west of the B&Q store, separated by the internal service road and a landscaped embankment are the residential properties on Field Lane and Kay's Terrace. To the west of the garden centre is an open area of land used for light industrial and garage services accessed from Hunningley Lane. To the south of the B&Q car park and Stairfoot Way there is a large area of undeveloped land with future access from Bleachcroft Way and Stairfoot Way.

Located to the north of the B&Q, set below the level of the car park is Stairfoot Roundabout which is a major signalised junction from which the existing store is accessed. The Aldi foodstore, The Keel Free House and McDonalds unit are located north of the store with the Tesco Extra superstore located to the south east with access off Wombwell Lane (A633).



Industrial unit to west of the B&Q Garden Centre



Warehouses to the east of the site on Bleachcroft Way

Existing Store

The existing B&Q store is a portal frame unit which is predominantly single storey. There are two small internal mezzanine areas, one to the front and one to the rear of the store which accommodate colleague office facilities.

The main building has two shallow pitched roof areas with a parapet wall around to the perimeter. The roof contains strip roof lights which provide natural daylight within the sales area.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 4 of 14

The elevations to the store comprise of buff brick panels and piers set below light grey horizontal insulated metal cladding panels. There is an orange cover flashing trim to the top and bottom of the cladding panels in line with B&Q's branding. Canopy trim flashings and curtain walling framing are also finished in orange to suit the B&Q brand.

The main store frontage, facing east, contains customer toilets, a small customer café and the main store entrance /exit lobbies. This shop front accommodation for the most part is capped by a lower roof/canopy which runs into the larger entrance tower feature which extends above the main parapet level. This entrance feature forms a back drop to the main building signage and is constructed from metal cladding panels and curtain walling. Both the entrance and exit lobby areas have roller shutters to allow these spaces to be secured when the store is closed.



Shopfront elevation facing east with store entrance feature beyond

The main building frontage sits between the garden centre (north) and the builder's yard (south) which are both enclosed with a low brickwork wall and piers with timber infill panels. The builder's yard is an external display area accessed from within the store which sits below a metal hipped roof on steel column supports. The roof contains strip rooflights to provide daylight below and is trimmed with an orange metal flashing.

The unloading bay located to the rear of the builder's yard, has a dropped area to assist with unloading and is protected by a projecting canopy above the shutter doors. There is also a large canopy over the builder's yard loading area on the shopfront. These canopies incorporate a sloping silver vertical cladding detail which is echoed on a canopy running the length of the shopfront elevation. All canopies have an orange trim top and bottom.

The garden centre is a predominantly external area with no roof structure. There is an enclosed greenhouse area accessed from within the store and an adjacent area covered by a lightweight canopy. The garden centre is enclosed by a brick and timber fence to the perimeter.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 5 of 14

The builder's yard is also predominantly an external area but has a double pitched roof over and a brick and timber fence to the perimeter.

Existing Access Routes

Vehicular Access

Vehicle access to the site is from Bleachcroft Way which runs along the eastern boundary of the site and leads to Stairfoot Way from which the car park is accessed. Bleachcroft Way also serves the Wilsons Carpets and Blakemore Wholesale units which are located opposite the B&Q car park.

Service access to the B&Q store is also from Stairfoot Way via Bleachcroft Way with a secure service yard located to the west of the customer car park access.



Vehicle access via Bleachcroft Way



Vehicle exit towards Stairfoot roundabout with Aldi store beyond

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DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 6 of 14

Pedestrian Access

Pedestrian access into the site is from the footpaths on Bleachcroft Way. Openings created within the perimeter landscaping lead to a dedicated walkway and crossings within the car park which takes pedestrians to the store front.



Pedestrian access from Bleachcroft Way



Pedestrian link from bus stop on Bleachcroft Way; store car park beyond

An additional pedestrian link into the site from the bus stop on Bleachcroft Way leads pedestrians around the perimeter of the car park, in front of the garden centre to the store front. As a result of the existing levels in this area, the route includes 6 no. steps up from pavement level up to the car park.



Pedestrian track from Fields Lane with B&Q service yard access and sprinkler tanks to the right

There is also a narrow track from Fields Lane which runs between the rear of the BFS Unit and B&Q service yard which links through to Stairfoot Way adjacent to the car park/service access points.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 7 of 14

Involvement

Prior to the scheme being finalised, Sainsbury's held a pre-application consultation exhibition at two local venues - The Ardsley and Stairfoot Community Centre (Friday 11th October 2013) and The Ardsley House Hotel (Saturday 12th October 2013).

The consultation event was attended by representatives of the design team who were available to answer queries. The design team prepared information boards which displayed the proposals for the Sainsbury's store.

For detail of the feedback from the consultation event please refer to the Statement of Community Involvement which accompanies the planning submission.

SCHEME PROPOSALS

Use

The application proposal seeks consent for the conversion of the existing B&Q warehouse and car park into a Sainsbury's store with associated car parking and servicing.

Amount

The Sainsbury's store proposals will reduce the overall gross external floor area from 14,844m² (including Garden Centre and Builder's Yard) to 11,014m², a reduction of 3,830m². This is as a result of the removal of internal mezzanine office areas and the loss of the builder's yard and garden centre floorspace.

No acquisitions are required to progress this project and no alterations to the existing Highways are required.

Layout

The changes to the site layout under the current proposals are fairly minimal and the general layout and access/servicing principles used for the B&Q unit will remain the same. The customer access will remain from Stairfoot Way as existing. Additional car parking will be added to either side of the store following the removal of the Garden Centre and Builder's Yard areas.

Service access to the new foodstore will remain as existing from Stairfoot Way which leads to a secure service yard area to the south of the building footprint.

The general car park layout will be reconfigured to reflect Sainsbury's current parking standards. This involves re-white lining the parking spaces and creating additional pedestrian walkways, wider circulation aisles, adding hatched safety zone areas at the ends of parking runs to create safer vehicular and pedestrian routes within the site.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 8 of 14

The number of disabled spaces on site will increase from 13 to 38 and the number of parent and child spaces will increase from 6 to 25. The additional areas of parking gained on the former Garden Centre and Builder's Yard sites increases the overall parking on site, however, as a result of the additional specialist bays, the introduction of additional covered trolley bays and the wider car park improvements; customer car parking numbers on site will only increase slightly from 591 to 620, an increase of 29 no. spaces.

Car park signage will be renewed throughout the car park to reflect Sainsbury's current brand and assist customers with the new car park layout.

The existing store front will remain largely as existing, however, the pedestrian area will be widened to accommodate trolley circulation. A new store entrance lobby will be constructed, replacing the current B&Q exit lobby. The current B&Q entrance lobby tower feature will be retained and used for customer toilets and concession space. The former B&Q café block will also be retained with the space used for additional concession space and ATM facilities.

New refrigeration plant and electrical equipment required to support the new foodstore will be located within the existing service yard and to the north of the store. A new ground source heat pump will be provided within the service yard, the details of which are subject to specialist design input.

New cycle hoops will be provided on the new shopfront along with a motorcycle parking bay.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 9 of 14



Proposed Site Layout

Proposals

Conversion of the existing B&Q site for use as a Sainsbury's store requires a number of the external features associated with B&Q to be removed.

The Garden Centre including the small greenhouse area and its associated canopies to the north of the store are to be removed under the proposals and this area used to provide additional car parking spaces.

To the south of the store, the existing Builder's Yard canopy and the brick and timber fence enclosure will also be removed to provide additional customer car parking. A new fence will be constructed to separate the new car park area from the service yard.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 10 of 14

The large canopy over the builder's yard loading area on the shopfront will be removed and the elevation made good.

The majority of the remainder of the existing building will be retained and converted to a Sainsbury's store.

New customer facilities will be provided to the front of the store. A new entrance lobby will be formed under the existing canopy to replacing the existing B&Q exit lobby to provide a larger and more accessible entrance located to suit the new internal layout. Customer toilets will be located within the former B&Q entrance lobby along with a small concession. New ATM facilities are provided in the former B&Q café block along with additional concession space. The ATM's are oriented to face the car park and this, along with the wider shopfront pedestrian area, makes them easily visible and accessible to customers. This prominent location, in conjunction with external lighting and CCTV coverage, will enhance the security of this feature. A small localised canopy will be provided to protect customers using the facility from the weather.

The existing lowered yard area associated with the B&Q delivery area is to be in-filled and new unloading bay doors and scissor lifts are to be incorporated to suit the new internal store configuration. The existing unloading bay canopy is to be extended by one bay to the east to provide cover to the new unloading bay doors.

The existing sprinkler tanks and pump house located in the service yard will be retained for use by Sainsbury's. Additional external plant including a ground source heat pump will be provided within the service yard.

Internally, the existing B&Q office facilities at grade and mezzanine level will be removed.

New service counters will be provided for customers, to the rear of the sales area, which will include Bakery, Delicatessen, Meat & Fish and Hot Food counters.

Back up areas will also be provided for goods storage.

To the north of the existing building shell a new mezzanine floor will be incorporated which will accommodate a new customer café and associated toilets. Access to these new facilities is provided via a customer lift and open stair core located at the front of the store.

To the rear of the mezzanine, new colleague facilities will be provided with a dedicated lift and stair core access to the rear of the store.

New glazing will be introduced within the cladding at mezzanine level to the café and colleague facilities overlooking the car park to the north and east of the store.

Scale

The scale of the existing store will not generally change with the new proposals. The garden centre and builder's yard will be removed, along with any associated roofs and canopies, therefore the scale of the development will appear reduced.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 11 of 14



Photomontage of proposed shopfront elevation

Appearance

Generally, the main building appearance will not change significantly and any amendments made will be sympathetic to the existing materials.

The current B&Q exit lobby on the shopfront will be replaced with a new entrance lobby located to suit the internal store layout and to provide improved access to and from the store. The new lobby will be located beneath the existing canopy with a new section of fascia to match existing. The current entrance lobby feature and shopfront accommodation block will be retained, as existing, with glazing blanked off as necessary to suit the internal layout. New ATM's will be added facing out towards the customer car park and will have a small localised canopy above them to provide shelter for customers using this facility.

Additional glazing to the north and east elevations is to be incorporated at high level within the existing cladding to provide activity and natural daylight to the new customer café and colleague office areas associated with the new mezzanine.

New Sainsbury's branding will be applied to all elevations in the form of high level signage and welcome walls around the new store.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 12 of 14

The existing orange trim flashings and orange glazing cover caps are to be repainted dark grey under the proposals.



Proposed shopfront (east) elevation to the car park



Proposed side (north) elevation facing Stairfoot roundabout

Landscaping

There are only minor amendments to the landscaping in relation to these proposals.

Generally around the perimeter of the site, the landscaping will remain as existing with some additional landscaping to the car park perimeter on the northern site boundary following the removal of the Garden Centre.

Planting beds at the ends of parking rows will be removed as part of the reconfigured car park layout.

The changes to the car park layout will incorporate new thermoplastic white lining throughout, replacement of all damaged kerbs, paving slabs and worn areas of tarmac. The car park works will also include re-worked non-slip paved areas with statutory blister paving adjacent to pedestrian crossings.

New covered trolley shelters will be provided throughout the car park for customer use. Additional external lighting will be provided to the store adjacent the customer entrance, shopfront trolley storage and ATMs. Renewed lighting will be located throughout the car park to provide a safe, sustainable area with minimal impact on surrounding areas.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 13 of 14

ACCESS

The overall site layout and design of the building has been carefully considered to comply with the current Building Regulation Approved Documents, the British Standards and the requirements of the Disability Discrimination Act.

Access to the site

Access to and from the site by customers travelling by car is via Stairfoot Way, a dead end spur off Bleachcroft Way. This is in turn accessed from Stairfoot roundabout on the A635.

Pedestrian access is from the surrounding footpath network along Bleachcroft Way. There is an additional access along a footpath which runs from the residential properties to the west of the site.

Customer and pedestrian access will remain unchanged.

There will be a clearly defined route through the car park from the access points, via a series of pathways and pedestrian crossings which provide a safe link direct to the store entrance.

Pedestrian routes within the car park will be clearly defined and have flush kerbs generally to assist trolley use. Where raised kerbs have been used on pedestrian routes, dropped kerbs will be provided at crossing points.

Under the current proposals, 12 no. cycle hoops are to be installed along the shopfront providing parking for 24 no. cycles.

The amended car parking layout has been carefully considered to locate disabled spaces and parent & child spaces close to the new store entrance.

Access Routes to and around the Store

Dropped kerbs will be provided along pedestrian routes through the car park to the store entrance with tactile paving to comply with Approved Document Part M as necessary. Dropped kerbs will also be provided along the modified shopfront paving to facilitate trolley movements. Bollards will be set at regular intervals along the shopfront to prevent vehicles from encroaching onto the pavement area.

Entrance

All new footpaths and pedestrian access routes in the re-worked car park areas will have smooth and level access toward the main store entrances, including flush kerbing across the whole shopfront and contrasting paving to pedestrian crossing routes.

DESIGN & ACCESS STATEMENT

Sainsbury's Supermarkets Ltd
Stairfoot Business Park, Barnsley

Proposed Sainsbury's Store

Job Number | 2011-356

16 Jan 2014

Rev A

Page | 14 of 14

Entrance Doors

The main entrance doors to the store are glazed, automatic sliding doors with the appropriate manifestations in accordance with Approved Document Part M (2004). Clear opening widths are in the region of 2800mm. Entrance mats do not impede the progress of wheelchairs, pushchairs or trolleys.

Exit Doors

Customers exit the store the same way as they entered, via the main store entrance lobby.

The fire doors at various locations around the perimeter are fitted with push bar handles with 'push bar to open, strap will break' signs.

Circulation

Immediately inside the store is a wheelchair accessible customer service desk where a member of staff is always on hand to provide any specific assistance required by customers and visitors.

Circulation around the store is via clearly defined routes. Access between display gondolas is not less than 1000mm and Sainsbury's management policy is to maintain these routes clear of obstructions at all time. The floor finishes proposed within the new extension will be flush with the existing finished floor level.

Goods for sale are displayed on display units/gondolas up to 2300mm above finished floor level. Signage clearly identifies that staff are available to offer assistance if required.

Till Points

The main till points have sufficient space in front of them to enable appropriate access for wheelchair users and are DDA compliant. Sainsbury's management policy is for larger goods to be carried to the till point by a member of staff trained in lifting and handling techniques. Items will also be carried to cars if requested. This service is available to all customers on request. Till points at the tobacco / newspaper kiosk are fully compatible with wheelchair users.

Means of Escape

The means of escape policy for Sainsbury's on these premises includes management assistance when needed.

Facilities

Sanitary facilities will be provided for both staff and customers that comply with the requirements of Approved Document Part M (2004).