THE KAY GROUP (UK) LTD

PLANNING STATEMENT

Application:
Approval of reserved matters for Fuel/Service Station (sui generis) and Drive Thru Costa Coffee (hybrid A1/A3) with associated landscaping, Car Parking and Access arrangements.

Site:
Plot A & B,
Land off Dearne Valley Park Way
Birdwell
Barnsley

Applicants:
The Kay Group (UK) Ltd

DAS PLANNING STATEMENT

PROPOSED FUEL/SERVICE STATION AND DRIVE THRU COFFEE SHOP

THE KAY GROUP (UK) LTD

This statement is to accompany the planning application for approval of reserved matters and refers to the following drawings:

M17-08-01	Location plan
M17-08-06 Rev 03	Proposed site plan
M17-08-08	Proposed building elevations
M17-08-09	Proposed site elevations
M17-08-10	Proposed site block plan

INTRODUCTION

Section 3 of DCLG circular 01/2006 sets out the principle to provide a statement covering design concepts and principles and access issues with the submission of an application for planning permission. Section 42 also inserts a new section 327A into the 1990 Act, which prohibits, among other things, a local planning authority from entertaining an application unless it is accompanied by a design statement and an access statement, where required.

The following document sets out and deals with the basic principles of a Design and Access report for the proposed retail development.

DESIGN

Physical (Context)

The proposed development site falls within plot A & B of the Dearne Valley Parkway development.

The site sits within an area of Industrial, commercial and retail use.

The site is close to Junction 36 of the M1 and directly accessed from the A6195 immediately adjacent to the Rockingham roundabout junction.

Located next to the M1, the area is well served by public transport and close to Wombwell Railway Station.

The site has open boundaries to the North, South and East.

The buildings which surround the site are of a varied nature, scale and materials. The range of scales is between single/double storey heights commercial to the North and West with residential properties to the further North West of the site.

Proposals

This proposal seeks the erection of a petrol filling station including a retail shop, with forecourt and jet wash facilities together with a drive-thru coffee shop. The remainder of the site would provide for customer parking and landscaping.

The proposed buildings would create 459sqm in connection with the petrol filling station and 204sqm in connection with the coffee outlet.

Environmental Sustainability

The materials proposed for the façades and interiors will be locally sourced where possible, therefore reducing both the transport costs and the carbon footprint associated with transport.

Specification will where practical and possible refer to A and A+ BRE green guide materials.

The building would feature a rainwater harvesting system to provide water for flushing toilets and feeding the valet bays.

The proposed roof design of both buildings would provide some solar shading to reduce the load on mechanical cooling during the summer.

The fit-out of the interior will include the use of energy efficient mechanical and electrical services, lighting sensors, zoned lighting and the use where possible of naturally vented spaces.

Interior lighting requirements have been reduced through the introduction of natural daylight sources and low energy burn lamps. This provides additional savings without impacting the customer experience.

Economic

This business development is a totally new operation by The kay Group creating around 40 new jobs added to which will be the increased work generated within their supply chain.

The project will provide construction work and materials requirements the provision of which, where practical and possible will come from locally sourced labour and suppliers.

The new building has the potential to create some further local employment.

Petrol Filling Station:

- 4 managerial roles
- 20 hourly paid positions

Costa:

- 2 managerial roles
- 14 hourly paid positions

Use

To provide a new petrol retail outlet and catering facility suited to the usage of the area in general

Amount

The new buildings will create 459 sq. m. for the petrol filling station and 204 sq. m. for the Coffee retail outlet.

Layout

The layout of the site has been designed to form clear and easy access for the customers and staff with adequate parking for each.
The relationship between buildings and open space is set out to its maximum potential within the site surroundings and circulation space.
The open space is designed to create a mix of hard to soft landscaping and to maintain the existing ecological landscaped buffers to the perimeter of the site.
The layout is designed to sit comfortably within the existing contours of the site, taking advantage of the open aspect over to the A6195.

Community Safety

There are public rights of way from the north of the site that provide access to the facilities from the existing footpath network. All parking areas within the site are in open spaces with adequate natural surveillance and close to the main building facilities. All landscaping around parking and circulation routes will be low level type to maintain open aspect views and surveillance.

There is to be inward looking CCTV covering the external areas of the site.

Scale

The two new buildings are designed in a sympathetic scale to each other and the surrounding buildings.

Landscaping

The landscaping has been designed to reduce the impact the development has on the site surroundings, with landscaped areas to the boundaries of the site. The emphasis will be towards low maintenance and indigenous planting where possible.

Appearance

The building facades will be finished in silver grey rain screen cladding, high quality facing brickwork and acrylic rendered panels with relief panels in horizontal timber cladding to create variety in the façade. All doors and windows will be powder coated aluminium. The overall appearance of the buildings are functional, with the retail areas and office areas having punched windows. *(See drawing M17-08-08)*.





A recent petrol station building for the Kay Group to a similar design





A recent Costa coffee drive through building

ACCESS

The existing access/parking and links are not affected by the development as it forms an upgrade to the facilities which already exist on the site.

The customer parking with disabled space will sit adjacent to the main entrance. The gradients of the access routes are generally level and well exceed the 1:20 gradients for access.

Parking spaces for customer use and the main entrance into the building are covered by the site wide way-finding signage and entrance statement to the building facade.

The number of parking bays is reflected from previous Kay Group sites and experience to ensure that customer parking is always available for the volume of trade.

Movement to, from and within the development

The site is adjacent to local public transport stops with bus stops at the north and east of the site; there are shops and convenience stores within 1.0km of the site. The railway station is 4.5km to the North East and access to the M1 is 0.6km to the South.

The site is set out to provide customer and staff parking within the site boundaries.

The overall site is set out to adequately allow for the parking and turning of all vehicles as well as refuse/waste and recycling collection.

PLANNING STATEMENT

This document should be read in accordance with the planning statement prepared by WYG and submitted as part of the outline planning submission application no. **2014/1452**.

Supporting document ref: - *14_1452 Planning Statement*