



DESIGN & ACCESS STATEMENT

Proposed redevelopment of site to reinstate former petrol filling station

at:

245, Barnsley Road
Wombwell
Barnsley
S73 8DT

for:

Dove Retail Ltd

date:

May 2018

General Overview

This design and access statement has been prepared in support of the planning application for the above-mentioned proposal. The application site was last used for carpet and flooring retail, the site is currently closed. The site was previously used as a petroleum filling station, permission B/86/0768/WW, prior to this the site was used as a car sales showroom.

There are currently substantial two storey buildings on the site, together with a forecourt canopy, with conservatory type structures beneath. The intention is to replace the existing group of kiosk buildings and canopy and redevelop the forecourt with a modern easily accessible layout.

Use

The proposal is to redevelop the site in order to create a modern filling station, incorporating latest technology and equipment, to create a clean, safe, user-friendly facility.

Amount

The amount and extent of the development is that as shown on the application drawings. The proposal briefly includes the following:

- Redevelopment of the forecourt, including 3nr. multi-fuel pump islands for general use, and a dedicated pump island for HGV use at the front of the forecourt, to enable good access for all vehicle users. Full forecourt resurfacing, with new double skinned fuel tanks and pipeline installation, incorporating leak detection – all to current APEA petroleum regulations.
- Improved car parking facilities for both customers & staff.
- Provision of two electric vehicle rapid charging points, 50kw DC with two connection types (capable of providing an 80% charge within 20-40 minutes).
- New kiosk/sales building, to incorporate typical shop sales, food franchise, accessible unisex public toilet facility, stockroom & staff welfare facilities.
- New forecourt canopy over fuel dispenser areas.

The footprint of the new kiosk building is 250m². The footprint of the existing building to be removed is 652m².

Layout

The layout of the development is that as shown on the application drawings. HGV's can take considerable time in re-fuelling. The concept in respect of the forecourt design is to give large, high-sided HGV vehicles a designated fuel filling area at the front of the forecourt. This will also serve as the fuel tanker delivery area. This will make manoeuvring easier and keep the main forecourt clear to motor car & small vehicle users.

The existing vehicular entrance and exit arrangement will remain. Both are satisfactorily located off Barnsley Road to serve the new forecourt layout.

Scale

The scale of the development and new buildings is that as shown on the application drawings. The new kiosk/sales building is of single storey construction, with flat roof. The new forecourt canopy will be of typical height, in order to accommodate high sided vehicles.

Landscaping & Trees

The site is primarily hard landscaped, due to the nature of its use and its location. There are no trees within the application site affected by the development.

Existing boundary treatments are generally to be retained, except where shown otherwise.

Appearance

New kiosk building will be constructed with masonry cavity walls, with a facing brick finish externally to local authority approval. Flat roof to be surfaced with single-ply polymer membrane, with powder coated aluminium fascias and soffits to local authority approval.

Forecourt canopy will be of typical steel frame construction, to receive paint & cladding finishes, to the petroleum company's corporate image scheme.

Access

The existing entrance and exit crossovers off Barnsley Road are to be maintained. The site will have a one-way traffic system through the forecourt, as shown on the submitted site plan.

Access to the kiosk building for customers & staff will be via a level approach off the forecourt to the principle entrance to the building. An automated principle entrance door to the building will provide easy access for all. Internal circulation & access to all facilities will be designed in accordance with the current edition of Approved Document M of the Building Regulations.

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