DLA ARCHITECTURE

www.dla-architecture.co.uk

2006-247

Unit 3A Elevational Alterations.

Design and Access Statement : 9 July 2012.

In support of 'full plans submission'



Wombwell Lane.

BARNSLEY RETAIL PARK

Stadium DEVELOPMENTS

INTRODUCTION

This Design and Access Statement has been prepared on behalf of Stadium (Barnsley) Ltd by DLA Architecture Ltd. The statement accompanies a full planning application for elevational alterations to Unit 3A at Wombwell Lane Retail Park, Wombwell Lane, Stairfoot, Barnsley S70 3NS. The existing retail park was constructed circa 1995. There are currently 6 retail units on the park of which only 5 are currently trading. This proposal seeks approval to install a new shop front window into the front elevation of Unit 3A and modifications to the rear elevation to form a new delivery door.

Full Planning Approval was previously granted for the elevational treatment to Unit 3A under application reference 2011/0347 dated 10 May 2011.



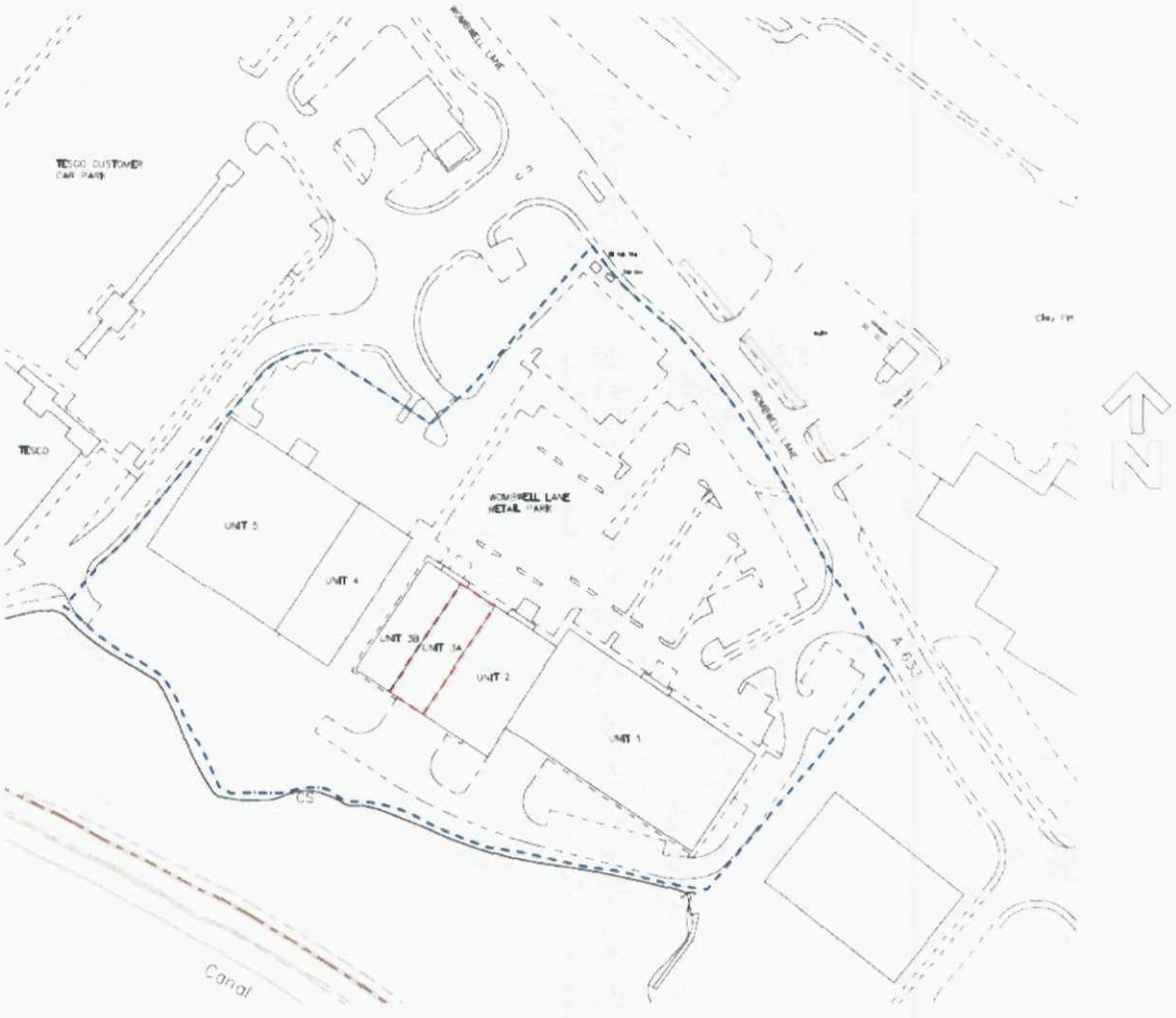
Summary of Proposals

Use

The submitted proposals do not seek permission to alter the current use of the vacant unit. This application is seeking Approval to the elevational alterations required to facilitate a new tenants requirements only, including the formation of a new shopfront window and alterations to the rear elevation to form a new delivery door.

Layout

All shop entrances are well illuminated and positioned to provide a focal point for access. All openings are DDA compliant and passing places are to be provided if required. All entrances are provided with level access and floor surfaces are to be smooth and will not hinder the motion of all pedestrian, wheel chair users and vehicles.



Site Access

Access to the existing customer car park for the public is from Wombwell Lane (A633), the submitted application does not propose any changes to these existing access points. Delivery and service vehicles share the use of the access from Wombwell Lane via an existing service road to the service yards at the rear of the existing retail units. All ancillary operations such as the delivery of goods and the disposal of waste will utilise this existing service yard arrangement.

Scale

The submitted proposals to not alter the scale of the existing development. The proposals do not increase or provide any additional floor space at the development. The proposed elevational alterations maintain the existing scale and balance of the existing elevations.

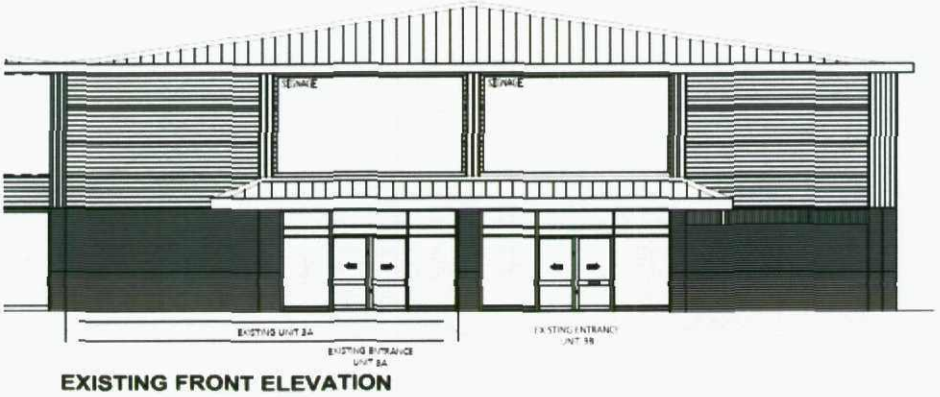
Landscaping

The existing established and maintained landscaping is to be completely retained.

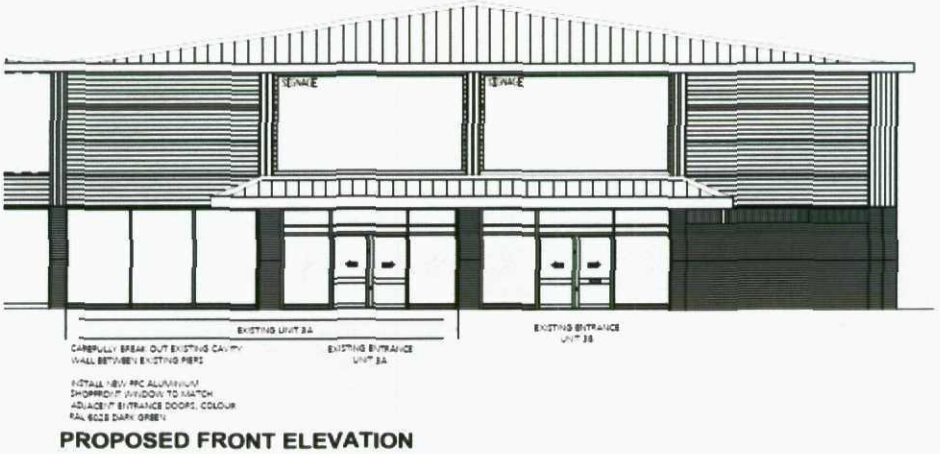
DESIGN

Visual Impact and Appearance

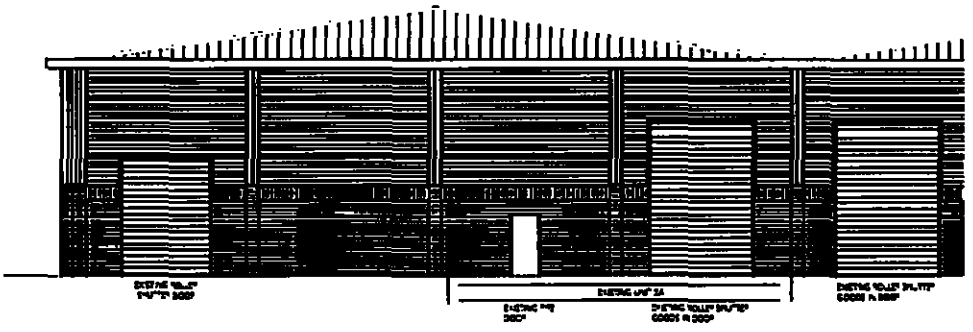
The elevational alterations to the front elevation facing the existing customer car park have been designed to match the architecture of the existing retail park to provide an appearance that blends in with the other retail unit entrances. The new shopfront utilises polyester powder coated aluminium frames to match the existing. The new rear delivery door is designed to match the existing doors on the rear elevation.



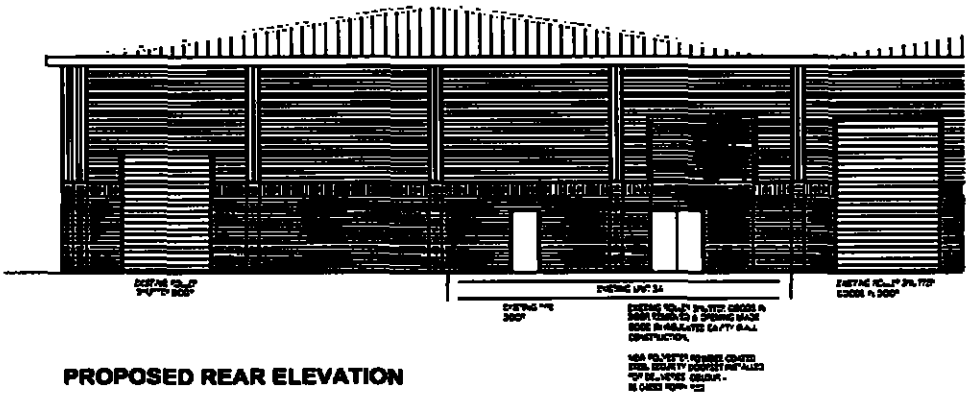
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

Vehicular and transport links

The site is located on Wombwell Lane (A633) Stairfoot, Barnsley. Vehicular access and transport links to the existing site will be unaffected by the submitted proposals.

Public transport runs to & from the retail park & the adjacent Tesco store.

Site access and egress is via Wombwell Lane, these access points are unaffected by the submitted proposals.

Car Parking Numbers

The existing customer car park is located to the front of the existing retail park this will remain unaffected by these proposals. Staff car parking to the rear is also to remain unaltered.

Pedestrian and Cycle Link

The existing pedestrian and cycle access to the retail park is unaffected by this application.

Servicing

On-site servicing and turning is provided to rear of the retail units and remains unaffected by the current proposals.

Inclusive access

All customers will use the same access points to the front of the units. All hard surfacing will not hinder movement.

Provision of ample lighting is also provided to aid access.

General Sustainability Considerations

The materials selected for the refurbishment will provide enhanced performance in respect of the conservation of fuel & power.

Access Statement

This access statement is intended to accompany Planning and Building Regulations applications and to inform tenants of the retail park of the steps taken by Stadium (Barnsley) Ltd and their design team to provide accessible buildings.

It should be noted that the following should be considered in the context that this is an existing retail park and that the submitted proposals are for a new shopfront window and delivery door.

Site Access

Access to the site from the edge of the public footpath will remain unaltered.

1. Access to the building from site entrance.

01. Level approach is provided from boundary car park to shop entrances.

02. Surface width of footpaths will remain unaltered by these proposals.

03. Unobstructed headroom on approach of 2.1M.

04. Passing places provided will be min 1.8 x 2.0M.

05. Where required passing places will be in sight of each other and max 50M apart.

06. Firm durable slip resistant surfaces will be provided.

07. Different materials used will have same frictional properties.

08. Joints between paving's will be less than 5mm.

09. Route clearly identified and illuminated.

10. Vehicle route and pedestrian route from road are separated.

11. Tactile paving will be provided to new uncontrolled road crossings if applicable.

2. On site car parking.

01. Disabled parking bays are provided.

02. Disabled parking bays will be positioned close to building entrance.

03. Dropped kerb / level access will be provided from parking bays to the pedestrian route.

3. Hazards on access routes.

01. Protection will be provided to projections greater than 100mm.

02. Windows at ground floor level will be fitted with stays to prevent opening over footpaths.

4. Accessible entrances.

01. Entrances will be clearly signed.

02. Entrance will be easily identifiable by lighting / visual contrast.

03. Structural supports at entrance do not cause a hazard.

04. Surface will not impede movement of wheelchairs.

05. Threshold will be level or no more than 15mm high weather bar.

06. A canopy will provide weather protection at the shop entrance doors.

07. Internal floor surface will not form trip hazard / impede wheelchair movement.

08. Matting will be level with floor finish.

5. Doors to accessible entrances.

01. Opening force required at leading edge of door will be less than 20N.

02. Effective clear width of single door or one leaf of double door will be min 1000mm

03. Minimum vision panel zone to leading edge will be 500 – 1500mm high AFFL.

6. Manually operated non-powered entrance doors.

Not applicable.

7. Powered entrance doors.

01. Automatically operated bi-parting door:

(a) Remains open long enough for slow moving to move through door.

(b) Both visual and tactile information and warnings.

To be designed to meet the requirements of clause 6.3.3 of BS8300.

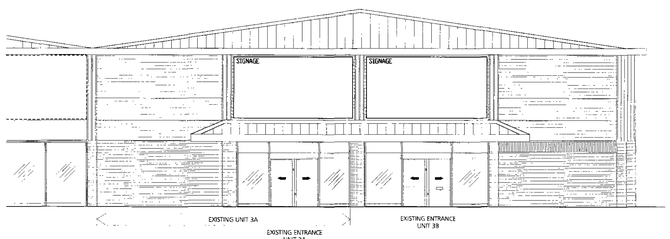
8. Glass entrance doors and screens.

01. Manifestation will be provided at 2 levels. 850 – 1000mm and 1400 – 1600mm AFFL.

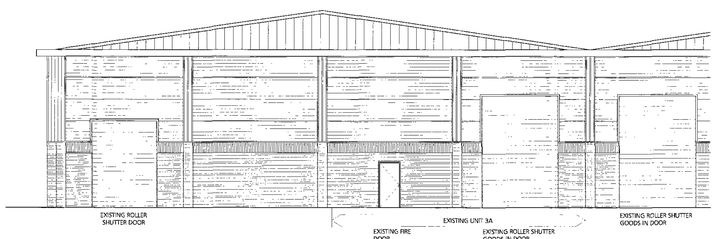
02. Manifestation will contrast visually with background.

03. Manifestation to be a logo 150mm high or bands 50mm high.

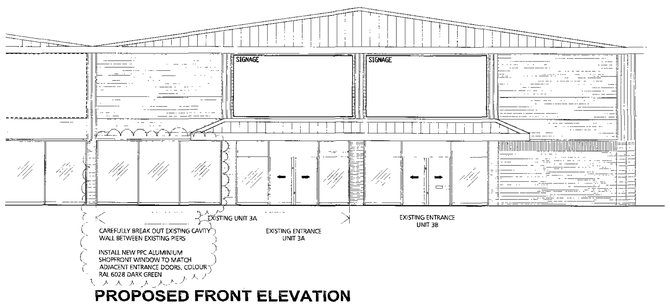
REVISIONS



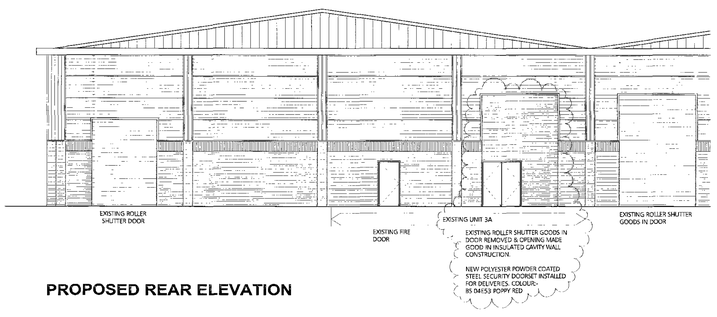
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

For Planning

DLA ARCHITECTURE

South Park Way | Wakefield 41 Business Park
WAKEFIELD | WF2 0XJ
Tel : 01924 858585 | Fax : 01924 858555
Email : info@dla-architecture.co.uk | www.dla-architecture.co.uk

PROJECT
WOMBWELL LANE RETAIL PARK
BARNSLEY

TITLE
UNITS 3A
EXISTING & PROPOSED ELEVATIONS

SCALE	DATE
1:100	09/07/12
DRAWN BY	REVIEWED
APH	APH
DRAWING NO	REVISION
2006-247/204	

DWG PATH
T:\2006\2006-247\DLA\Autocad\Dwgs\204
ORIGINAL PAPER SIZE A1