

Project code	Project title
MTC13-010-DAS	ASDA Supermarket, High Street, Goldthorpe, South Yorkshire, S63 9NQ

Assessment carried out by	Date
Thomas Wragg	18th January 2013

DESIGN & ACCESS STATEMENT

INTRODUCTION

It is the intention of this Design & Access Statement to show that the proposed works are of a complimentary design which is for the installation of a 2.4m high steel palisade fence in front of existing store loading area. These works have no detrimental effect on the surrounding area. This statement investigates how, inclusive, practical and attractive the proposal will be once completed.

1.0 SITE ANALYSIS

1.1 The site is traded as an ASDA Supermarket, with customer parking to the South and warehouse and service provision to the South East of the unit.

1.2 The Store is located on High Street and is enclosed by residential properties on the North and West, with commercial properties to the East and an empty waste ground to the South. The main entrance to the store is situated to the South West corner of the unit.

2.0 PROPOSED DEVELOPMENT

2.1 The proposal is for the installation of a 2.4m high steel palisade fence. The position of the fence will be in front of the existing loading area to the store, effectively creating an enclosed area for the safe & secure loading & unloading of HGV delivery vehicles. The proposed location is to the South East of the store.

2.2 The proposals are overlooked by commercial premises (East) and setback residential premises (West, 3no.) separated by High Street road. Therefore its impact on the surrounding area is minimal.

3.0 DESIGN PHILOSOPHY

3.1 The philosophy behind the design is to provide a secure loading area for the store with no public access.

4.0 MOVEMENT/ACCESS

4.1 The car park for the store is unaffected by the proposals and as such customer parking remains unchanged.

4.2 There is ample opportunity for pedestrians and cycles to access the Store. No existing footpaths or cycle ways are affected by the proposal.

4.3 The front entrance to the Store is entirely unaffected.

5.0 CHARACTER

5.1 The proposed works is of minor scale and will not affect the character of the existing store. The existing building is of an older style bricks & mortar commercial design, and the proposed works will be of a complementary style.

5.2 There are no landscape proposals included in the works, as the works exclusively concern an area of the existing store loading area.

6.0 COMMUNITY SAFETY

6.1 The proposed works are not to be open to the public when in use, and the public will not have access to the service yard.

6.2 There are no alterations proposed that affect the existing vehicular and pedestrian routes to and from the store.

7.0 ENVIRONMENTAL SUSTAINABILITY

7.1 The development is not overlooked by the public, so its impact on the local landscape will be minimal.

8.0 DESIGN DETAILS

8.1 The proposals are for the installation of 12 metres of steel palisade fence.

Materials

8.2 Galvanised steel palisade fencing.

Lighting & Fire Fighting

8.3 The service yard area is suitably illuminated to carry out the required duties.

8.4 Smoke Detection & Fire Alarm – n/a

9.0 ACCESS STATEMENT

Vehicular

9.1 Vehicular access is via existing access and means of public access, no roads or vehicular paths are altered or affected by the proposals.

Pedestrian / Wheelchair

9.2 There is no public access to the service yard which is positioned to the East of the store in a staff only area. Staff and visitor pedestrian access is available from within the Store. No works are proposed to this.

9.3 Wheelchair access to the store is provided at the front public entrance. The front entrance does not form part of the proposals. The Store is already DDA compliant for staff and customers.

10.0 CONCLUSION

9.1 The proposed development is of a clean design and the works will benefit the safety and security of the loading area and reduce the risk of potential incidents.