james & WARD ltd
Architectural Consultants

ASDA STORES

Design and access statement for the BOH remodel

ASDA Store, Wefare Road, Thurnscoe S63 0JZ.

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Design and Access statement

Date

11.01.2016

Agent

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Applicant

ASDA Stores Ltd
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Project

Proposed construction of a new single storey steel frame structural canopy and bin store within the existing service yard enclosure.

Site address

ASDA Store
Welfare Road
Thurnscoe
South Yorkshire
S63 0JZ

Drawings

1187_A_0001_Location Plan
1187_A_0002_Site Plan/Block Plan
1187_A_0003_Existing floor plan
1187_A_0004_Existing elevations
1187_A_0005_Proposed ground floor plan
1187_A_0006_Proposed Elevations
1187_A_0007_Typical section

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Site areas

Site area (red lined development area) = 67sq.m (721sq.ft)

Existing site

The existing development is an ASDA retail store with associated car parking, warehouse and enclosed delivery access/service yard.

Proposed development

Site design

The design of the proposed development is for a new covered canopy and bin store all located within the enclosed existing service yard/marshalling area.

Building design

Construction of a complete new single storey steel frame structural canopy extension with a min height of the front opening 5200mm (to allow sufficient headroom for the high level HGV's) and located over the existing service yard/ marshalling area with a low pitched roof with profiled steel roofing panels, and with the side and part rear elevations adjacent to the boundaries to have a profiled steel single skin wall cladding panels.

The canopy extension is to provide a covered area so that the HGV vehicles can be parked under the canopy allowing the store to unload and distribute the goods into the BOH warehouse in all weather conditions, and this will help to reduce noise pollution to the adjacent properties.

Included in the scheme and within the envelope is a reverse logistics area that locates all items that once emptied that are returned to the distribution centres

Use

The proposed development is for storage/retail use only

Amount of development

Covered area of the canopy 45sq.m (484sq.ft)

Boundaries

The proposed development will benefit from the existing steel palisade fencing To the south west boundary and all other boundaries will remain as constructed.

Landscaping

There is no landscaping within the proposed development area, the landscaping to the remaining areas around the store are as existing.

Access

Existing customer vehicular access is provided from Houghton Road into Welfare Road and into the car park via two entrances/exits.

Pedestrian routes exist from the boundary of the site routing alongside the Houghton Road and Welfare road providing access to the store entrance.

Delivery vehicles turn right off Welfare road into a turning area where they turn and reverse, parking the HGV vehicle within the service yard area which is enclosed with steel palisade fence and gates.

The proposals have no impact on the current access arrangements for the store

Existing fire exit doors from the warehouse and the sales floor will remain as constructed and will not be affected the canopy.

Photos

View of the existing service/marshalling area

View of the existing service/marshalling area and existing

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boundary fence

View of the existing boundary and the fire exit from the warehouse

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View from the adjacent existing car park in Welfare Court

View from the customer car park to the service yard access