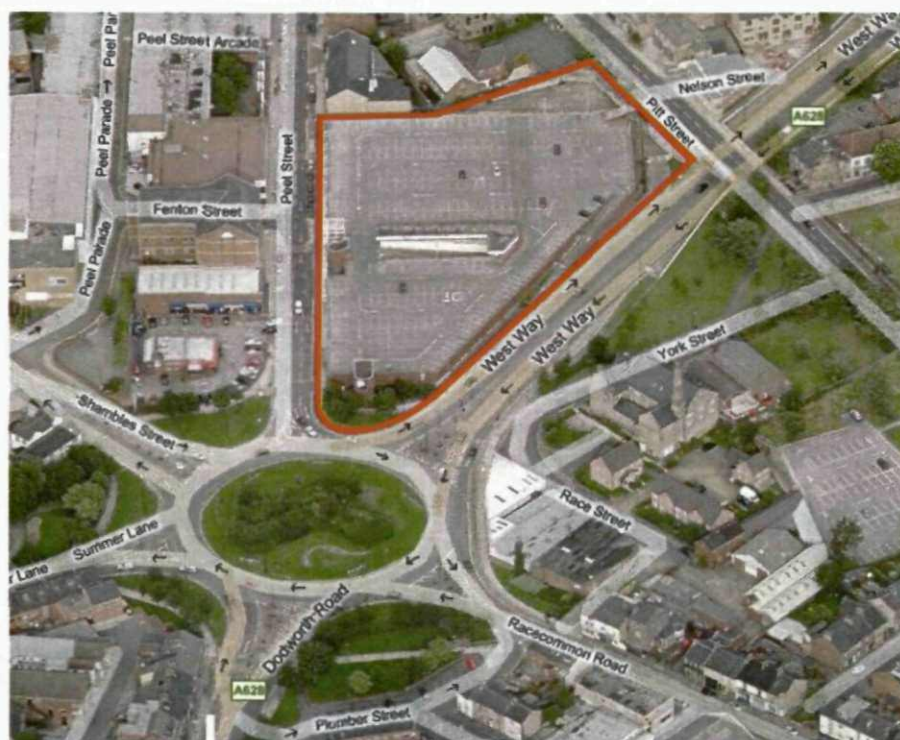


Design & Access Statement

Proposed Amendments to Approved Scheme
Application No. 2010/0823

Redevelopment of former Pioneer Store into Retail
Units with Associated Car Parking

Lidl Store
Peel Street, Barnsley



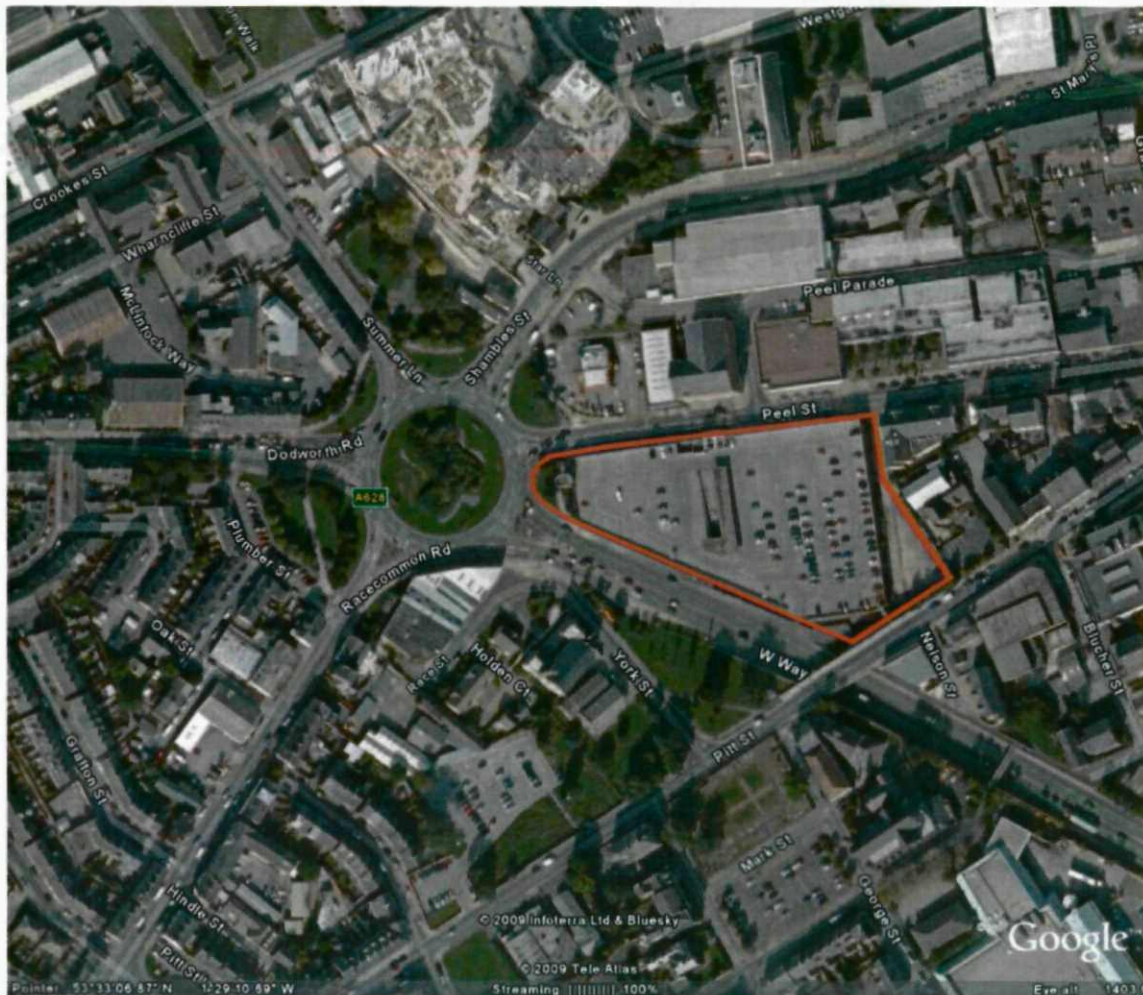
CONTENTS

Introduction.....	1
Use.....	2 - 3
Amount / Quality In Design	4 - 5
Layout / External Spaces	6 - 7
Conclusion	8
APPENDICES	9
CONTACTS	10

INTRODUCTION

This Design & Access Statement has been prepared in respect of an application to proposed amendments to approved scheme application no. 2010/0823 for the redevelopment of the former Pioneer store into retail units with associated car parking at Peel Street, Barnsley.

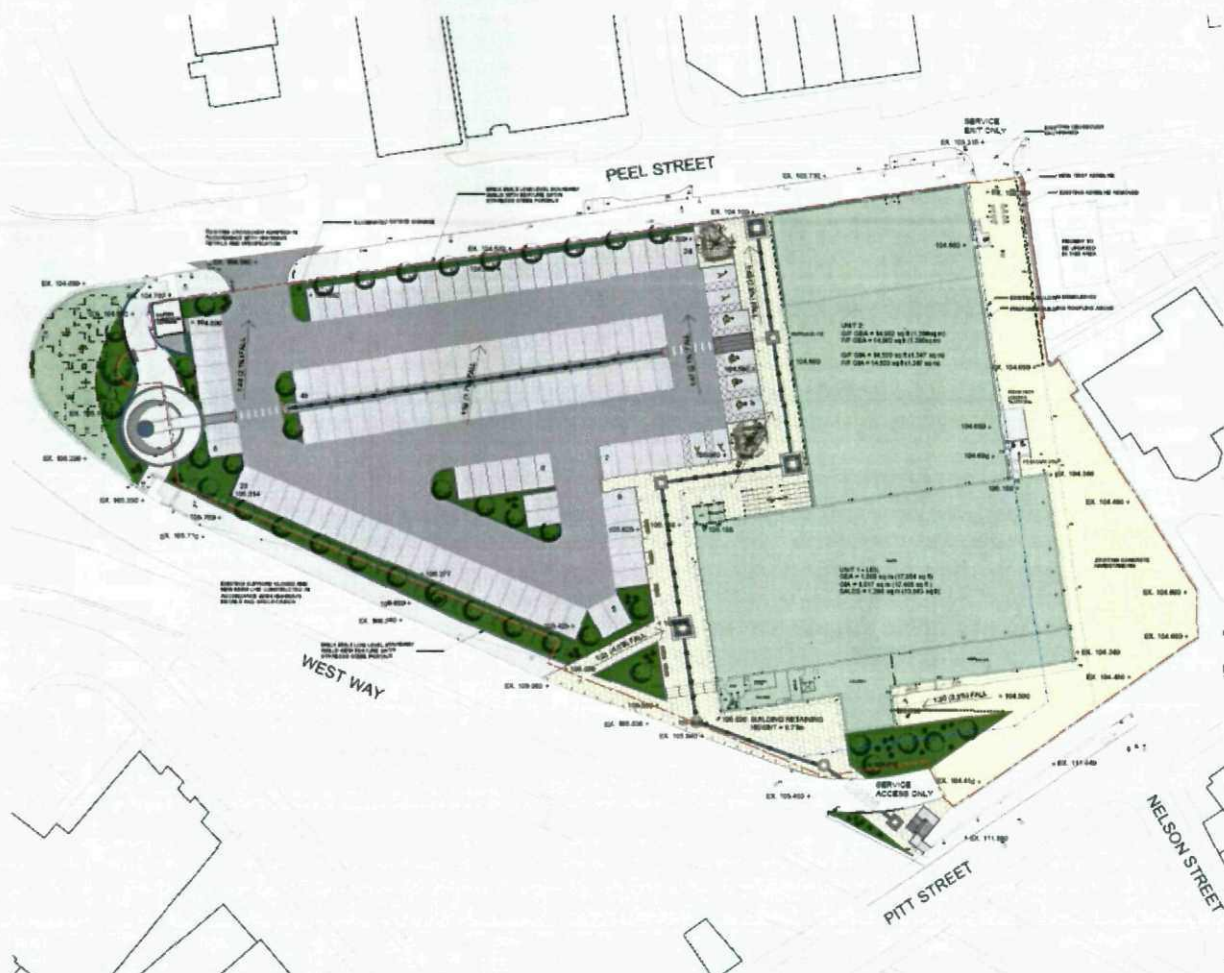
The aerial photograph below shows the location of the whole retail site.



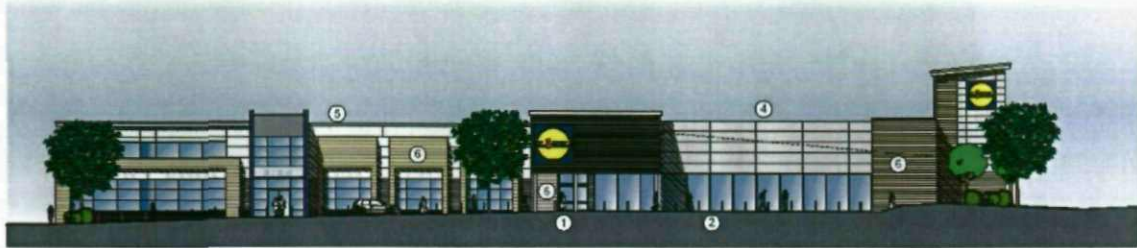
The Design & Access Statement will outline the design approach adopted having regard to information gathered about the existing building, site and its assessment and evaluation of the design.

The site is currently undergoing demolition and was formerly the Co-op Pioneer store with parking.

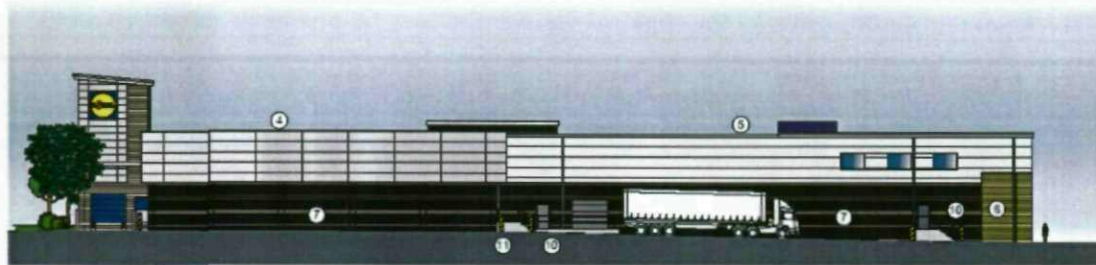
Below are images of the approved scheme which was comprehensively described in the Design and Access Statement which accompanied the application dated 13 July 2010 approved with conditions 4 October 2010.



USE



Front Elevation To Car Park / Street Scene



Back Elevation



Side Elevation To Peel Street



Side Elevation To West Way / Pitt Street

AMOUNT/QUALITY IN DESIGN

Lidl are committed to providing a pleasant shopping and working environment for all customers and staff. The thrust of Lidl retail philosophy is centred on simplicity and maximum efficiency allowing savings to be passed onto the customer. By working through the design principles and formulating the design response Lidl are committed to providing a modern, attractive and functional store that enhances the current site in terms of viability and vitality.

The proposal is to amend the approved scheme by implementing the following changes.

1. Change to Lidl Unit Entrance Canopy

Due to operational difficulty relating to maintenance, Lidl have recently changed the specification of the canopy. The narrow louvre detail has now been replaced by a rainscreen cladding. The rainscreen cladding is Alucobond and provides clean definition with shadow lines between the panels. The Alucobond system is also used on the elevations.

The images below illustrate the changes made to the canopy.



Previous Canopy Elevations



Proposed Canopy Elevations

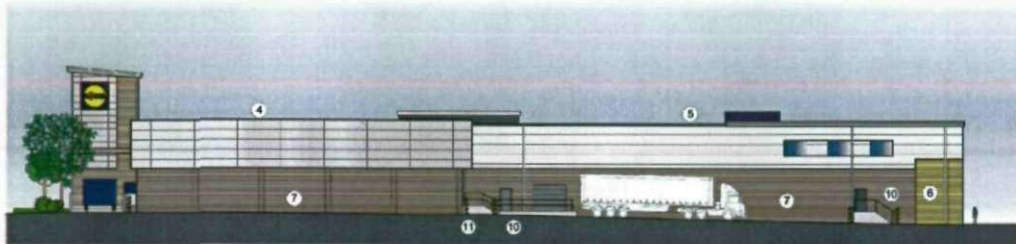


AMOUNT/QUALITY IN DESIGN

2. Escape Stairs to Rear

Dependent on the end user of the non food retail unit, a means of escape to the rear may be required, to comply with building regulations.

Previous Rear Elevations

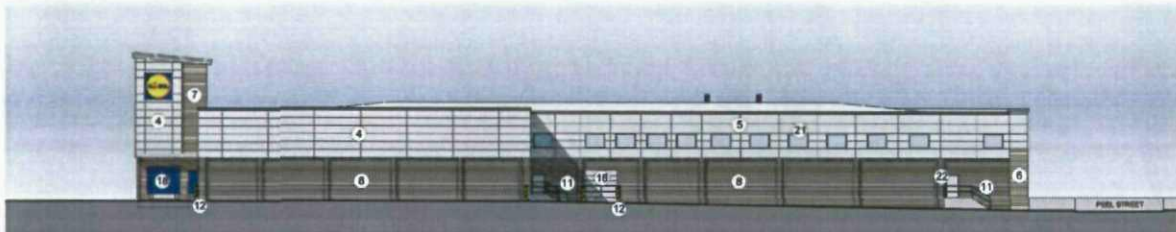


Back Elevation



Side Elevation To West Way / Pitt Street

Proposed Rear Elevations



Back Elevation



Side Elevation To West Way / Pitt Street

LAYOUT/EXTERNAL SPACES

External spaces and landscaping are key factors in ensuring effective integration of the proposal into the surrounding environment and are a key amenity of local residents and visitors to the store.

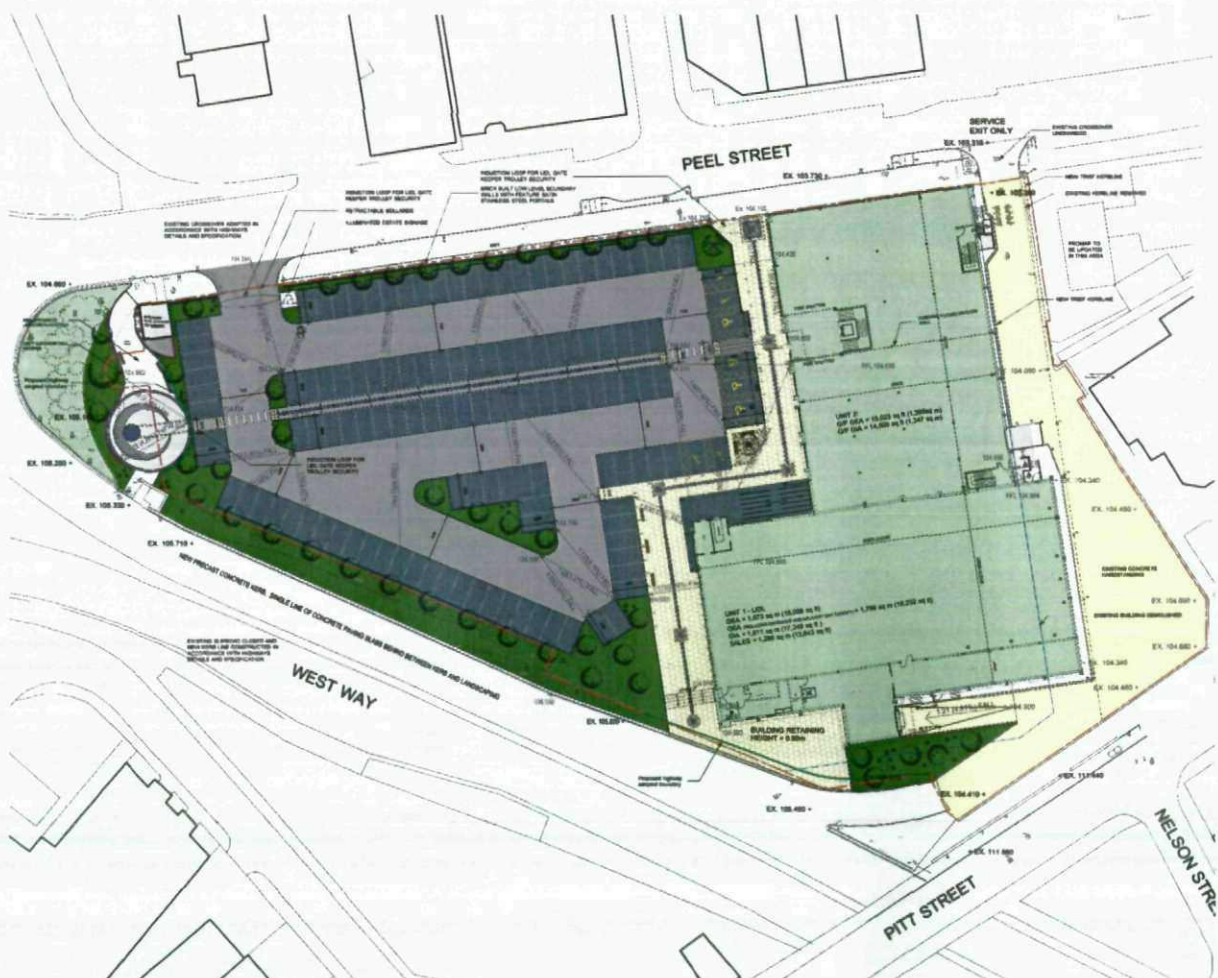
The following changes to the approved scheme are proposed:

1. Deletion of Footpath Adjacent West Way

The approved scheme incorporated a footpath adjacent West Way. However, the existing situation on site is that in the interest of public safety there are no footpaths to this side of the road. This has subsequently been commented on by the Highway department who have requested removal of the footpath from the approved scheme.

2. Access Control/Traffic Management

The revised scheme incorporates retractable bollards to the car park entrance. These are included in order to deter anti-social behaviour. See site layout below:



LAYOUT/EXTERNAL SPACES

3. Removal of Pedestrian Staircase to Pitt Street

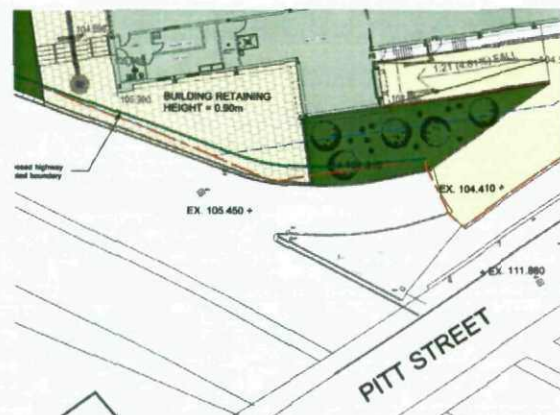
The approved scheme incorporates a pedestrian staircase from the retail development to the upper level Pitt Street. This application seeks to remove the staircase on the basis the Highways department are unwilling to adopt this feature.

The Highway Authority consider the staircase link is not required for a public pedestrian route, and have also made the following comments:

- a. The staircase is not DDA compliant (no ramps)
- b. There is a toe to the foundation of the wall (adjacent to the bridge abutment) retaining Pitt Street, and any proposed foundation for the staircase will affect the wall foundation
- c. The staircase would impede the maintenance of the bridge abutment and retaining wall
- d. The land at the base of the wall is highway land and therefore a licence is required, but may not be granted because of the above.



Steps on Previous Scheme



Steps Removed

CONCLUSION

The proposed changes are considered to enhance the overall design in terms of long term maintenance and appearance and in order to comply with statutory requirements and public safety. The amendments do not constitute a significant departure from the approved scheme and seek to ratify a number of informal agreements reached between the Applicant, the Planning Authority and the Highway Authority.

APPENDICES

Drawing No.s

747 12G	Proposed Site Layout
747 13J	Proposed Elevations
747 14D	Proposed Floor & Roof Plan

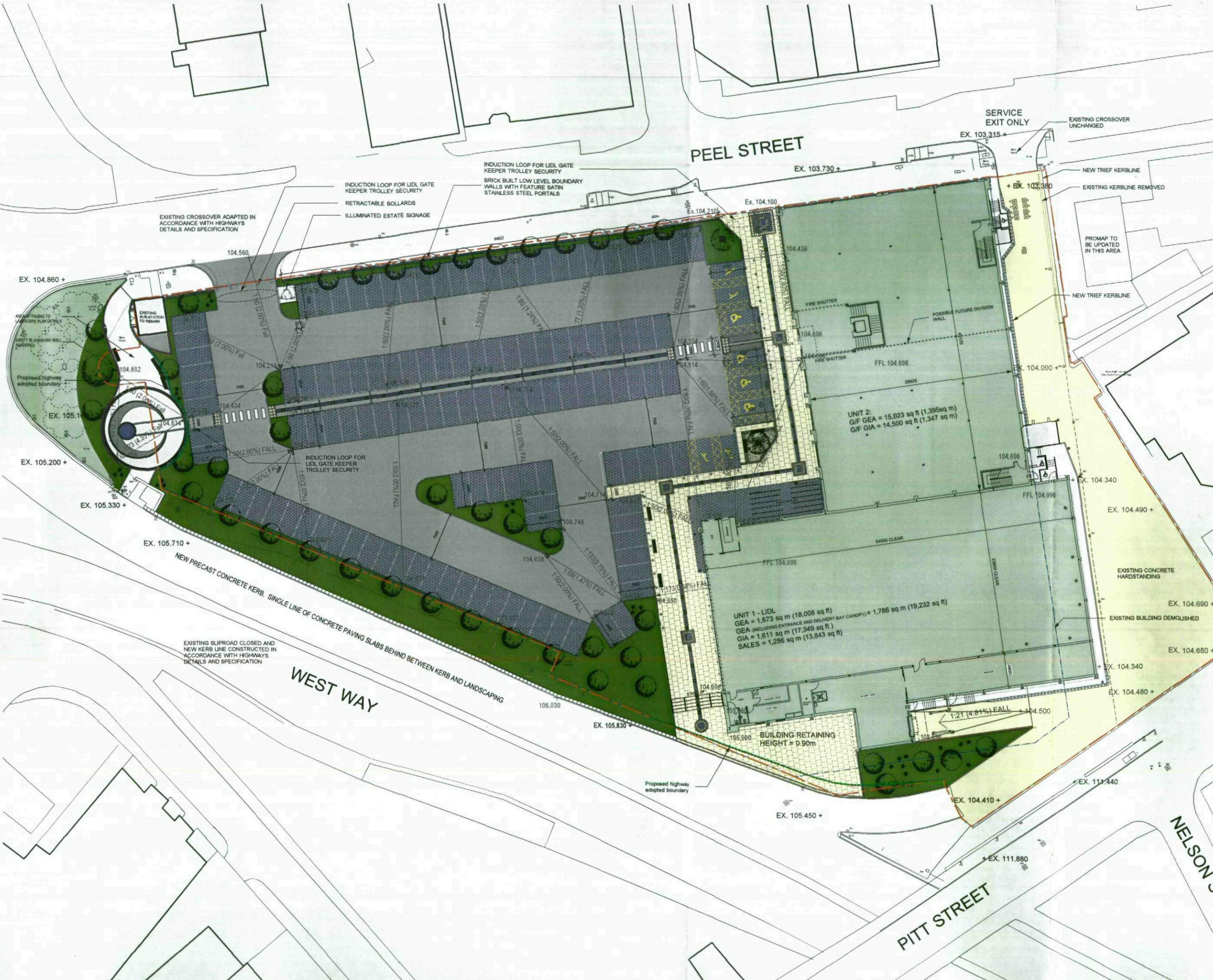
THIS DRAWING IS COPYRIGHT, AND REMAINS THE PROPERTY OF HUMPHREYS TEAL PARTNERSHIP. IT MUST NOT BE REPRODUCED, USED, DISCLOSED OR TRANSMITTED TO THIRD PARTIES IN ANY FORM, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

DRAWING TO BE READ ON CONJUNCTION WITH FDA LANDSCAPE SCHEME AND LIDL SPECIFICATION

130 NO. CAR PARK SPACES INC. 4 NO. DISABLED AND 4 NO. PARENT & CHILD

- = Concrete
- = New Tarmacadam
- = Precast concrete paving flags to landscape detail drawing
- = Block Paving to landscape detail drawing
- = Soft Landscaping to landscape detail drawing



Rev.	Date	Description	Drawn
G	21.12.10	New pedestrian stair from Pitt Street removed and pedestrian area around the rear of the store generated to site.	JH
F	06.12.10	Updated floor plan added. New pedestrian footpath along West Way removed and landscaping alteration around the sub station added. Revised levels and proposed highway adopted boundary added.	JH
E	03.10.10	Updated following clients comments	MH
D	16.06.10	Payment parking note corrected	MH
C	02.06.10	Updated for planning issue	MH
B	01.06.10	Areas updated	MH
A	27.05.10	Floor plan possible sub-divisions added	MH

humphreys teal partnership
architects

Priority Park Lodge
Aberford
Leeds
LS25 3DF

T: 0113 281 2020
F: 0113 281 3232
W: www.humphreysteal.com
E: architects@humphreysteal.com

client
Lidl UK GmbH

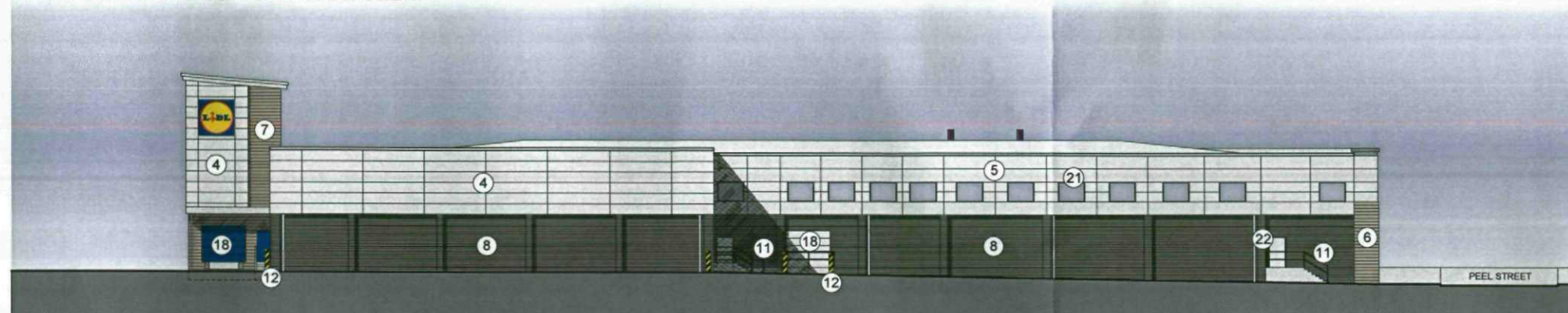
project
Peel Street, Barnsley

drawing title
Proposed Site Plan

date April 2010
status Planning
scale 1:250 @ A1
drawn MH checked PH
job no. 747 dwg no. 12 rev. G



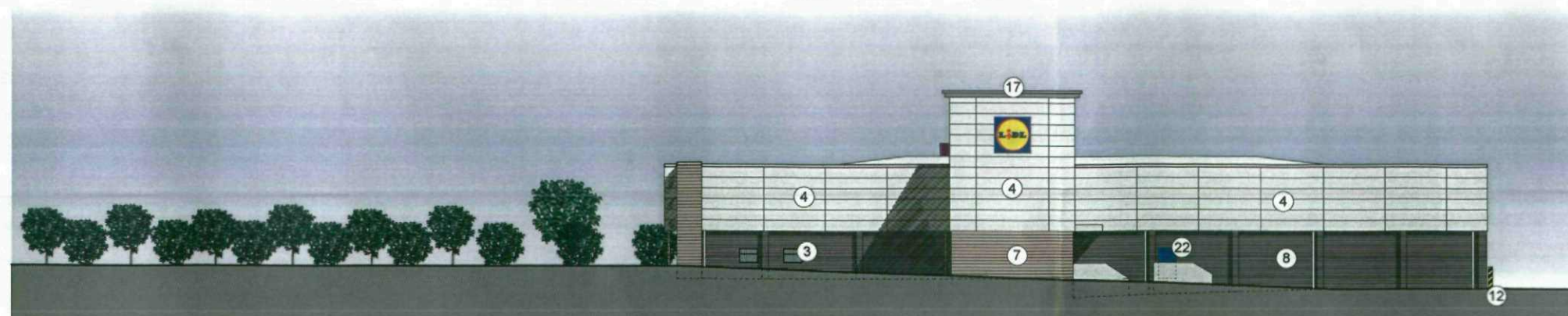
Front Elevation To Car Park / Street Scene



Back Elevation



Side Elevation To Peel Street



Side Elevation To West Way / Pitt Street

MATERIALS KEY

- 1 POWDER COATED ALUMINIUM FRAMED ENTRANCE LOBBY WITH GLAZED SLIDING DOORS AND SIDE SCREENS. COLOUR: BLUE (RAL 5010)
- 2 POWDER COATED ALUMINIUM DOUBLE GLAZED SHOPFRONT WINDOWS. COLOUR: LIDL BLUE (RAL 5010). COLOUR UNIT 2: SILVER
- 3 POWDER COATED ALUMINIUM DOUBLE GLAZED WINDOWS WITH SOLID GALVANISED STEEL SECURITY BARS. COLOUR: BLUE (RAL 5010)
- 4 ALCOBOND RAINSCREEN CLADDING WITH TRAY PROFILE AND SECRET FIXINGS. COLOUR: SILVER (RAL 9006)
- 5 COLORCOAT PRISMA COATED STEEL COMPOSITE FLAT CLADDING WITH SECRET FIXINGS. COLOUR: METAL SILVER
- 6 CAVITY WALL WITH OUTER LEAF CONSTRUCTED USING LIGHT BUFF MASONRY BLOCKWORK
- 7 CAVITY WALL WITH OUTER LEAF CONSTRUCTED USING DARK BUFF MASONRY BLOCKWORK
- 8 CAVITY WALL WITH OUTER LEAF CONSTRUCTED USING BUFF BRICKWORK
- 9 CAVITY WALL WITH OUTER LEAF CONSTRUCTED USING BLACK BRICKWORK
- 10 RWP'S IN ZINC
- 11 STAINLESS STEEL GAUDDING TO RAIL
- 12 STEEL BOLLARDS PAINTED YELLOW AND BLACK
- 13 STAINLESS STEEL BOLLARDS
- 14 STAINLESS STEEL TROLLEY BAY
- 15 STAINLESS STEEL POSTER DISPLAY BOARD
- 16 POWDER COATED STEEL CANOPY SUPPORTS. COLOUR: SILVER RAL 9007
- 17 POWDER COATED ALUMINIUM FASCIA. COLOUR: SILVER RAL 9006
- 18 ROLLER SHUTTER SERVICE DOOR. LIDL COLOUR: BLUE RAL 5010. UNIT 2 COLOUR: GREY
- 19 POWDER COATED ALUMINIUM ENTRANCE FEATURE. COLOUR: PURPLE
- 20 FULL HEIGHT DOUBLE GLAZED ENTRANCE WITH DOUBLE GLAZED SLIDING DOORS. COLOUR: SILVER
- 21 DOUBLE GLAZED WINDOWS. COLOUR: SILVER
- 22 POWDER COATED STEEL DOOR. LIDL COLOUR: BLUE RAL 5010. UNIT 2 COLOUR: GREY
- 23 POWDER COATED ALUMINIUM FALSE GLAZING PANELS. COLOUR: BLUE RAL 5010

Rev	Date	Description	Drawn
J	08.12.10	Ground levels amended to suite proposed levels. First floor window sill heights lowered to allow for the first floor and windows added to the back elevation. Ridge height amended for first floor in unit 2. Material key notes added.	JH
H	30.11.10	Lidl Canopy amended	JH
G	25.08.10	Clients (C8) amendments - busrines added	MH
F	24.06.10	Clients (C8) amendments - canopy & busrines length increased	DW
E	08.06.10	Clients (C8) amendments	MH
D	08.06.10	Clients (C8) amendments	MH
C	02.05.10	Updated for planning team	MH
B	01.05.10	Schema developed further	MH
A	10.04.10	Clients comments	MH

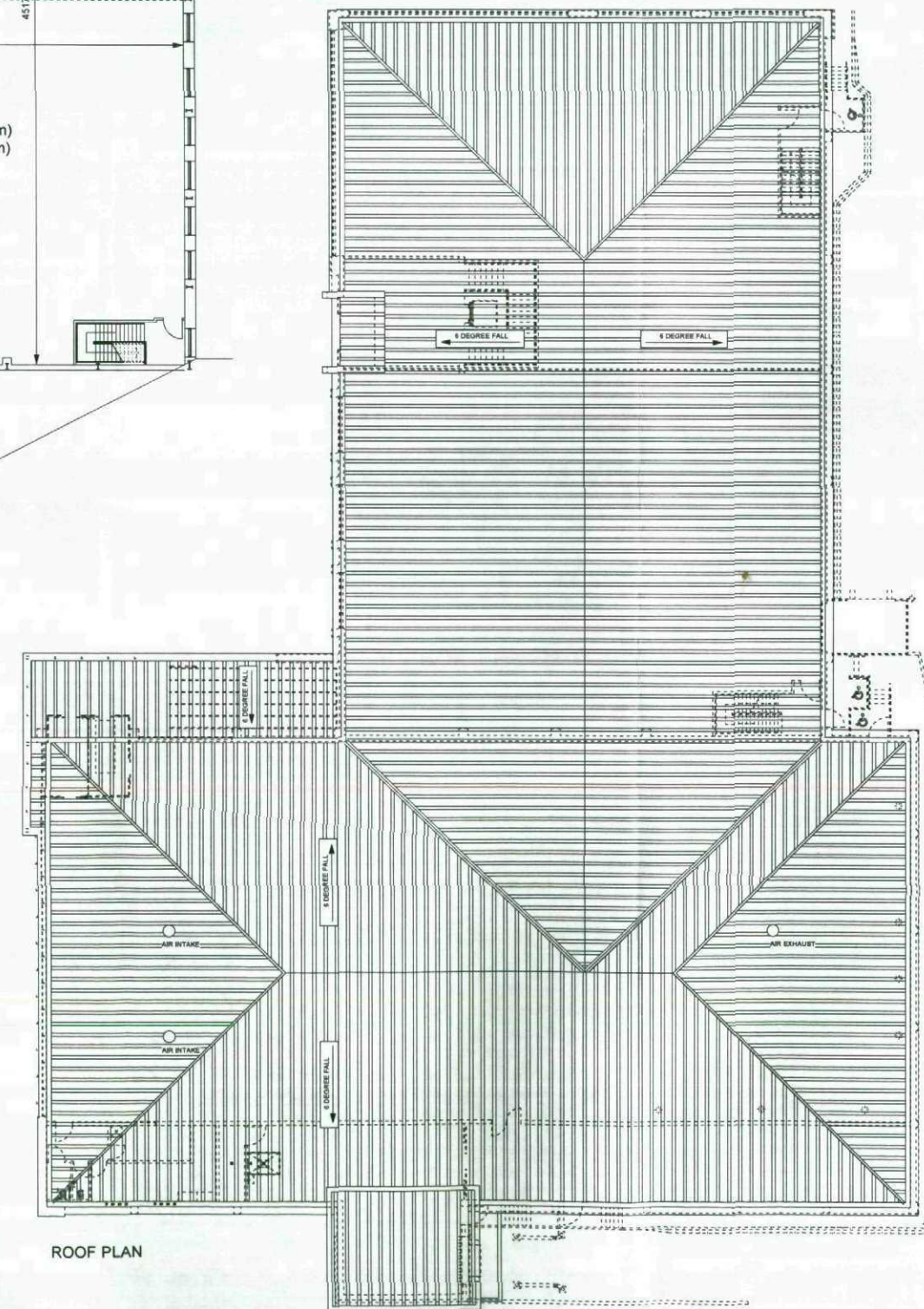
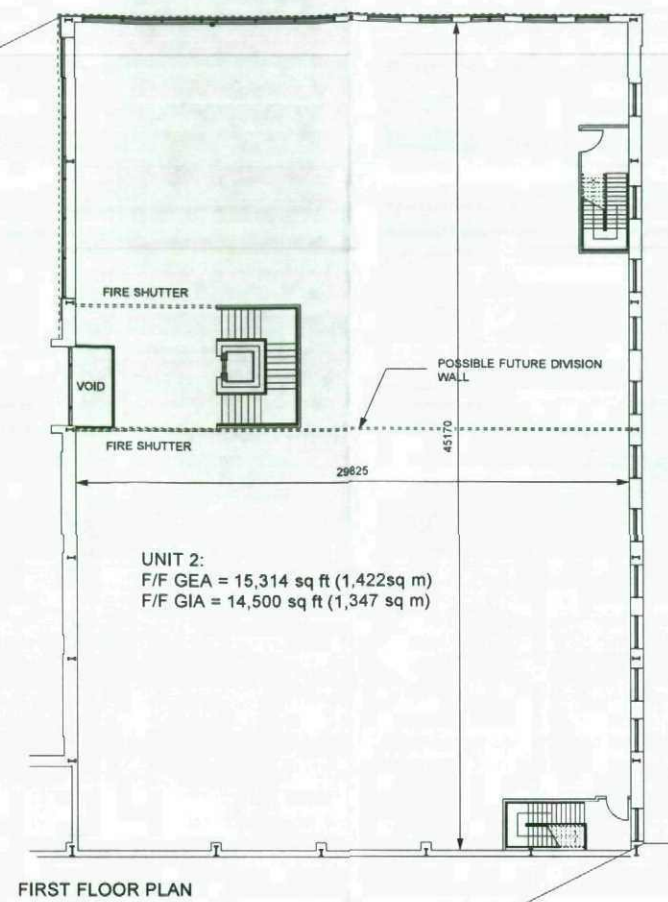
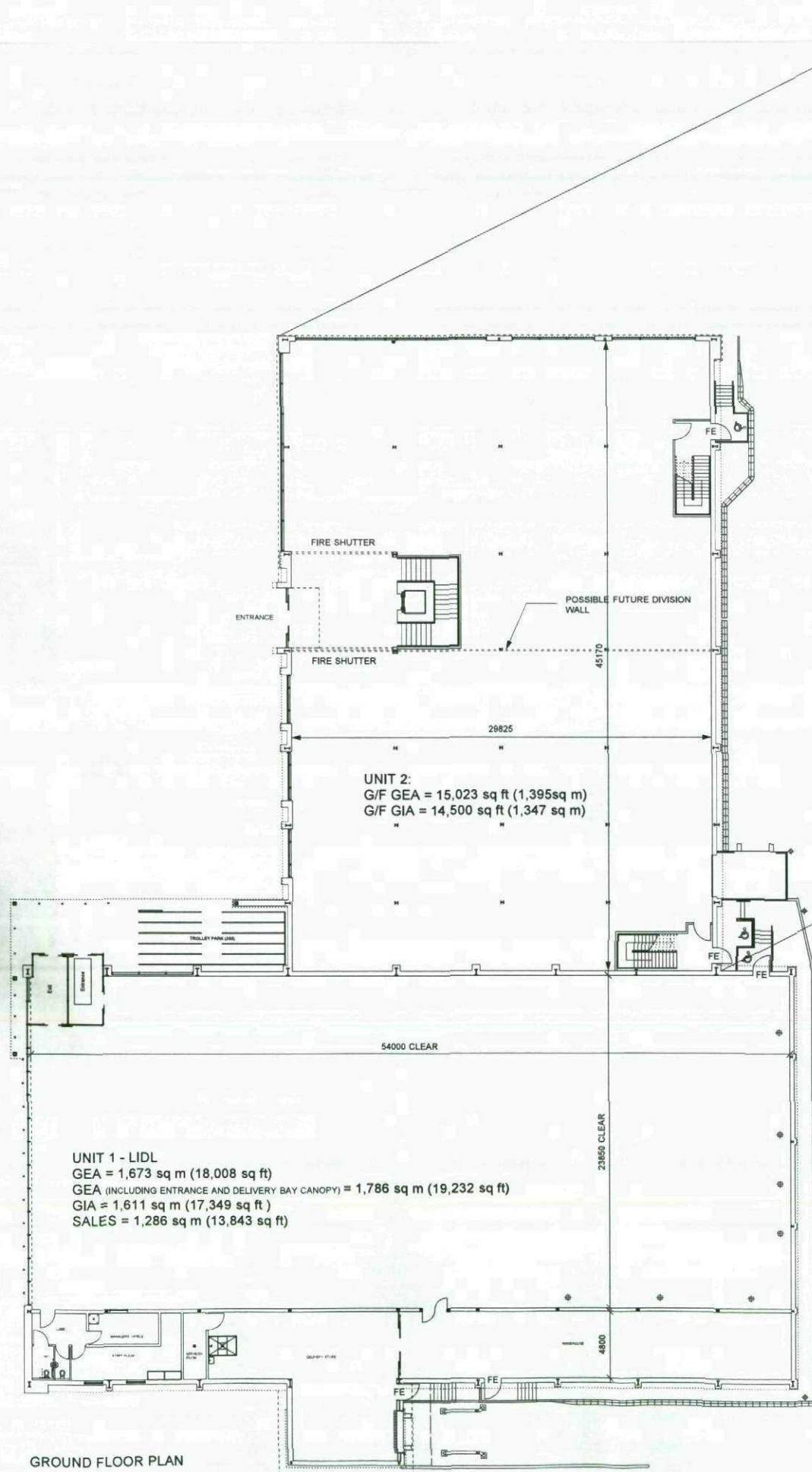
humphreys teal partnership
architects
Priory Park Lodge
Aberford
Leeds
LS25 3DF
T: 0113 281 2020
F: 0113 281 3232
W: www.humphreysteal.com
E: architects@humphreysteal.com

client
Lidl UK GmbH

project
Peel Street, Barnsley

drawing title
Proposed External Elevations

date April 2010
status Planning
scale 1:200 @ A1
drawn MH checked PH
job no. 747 dwg no. 13 rev. J



D	06.12.10	Various amendments: Updated Lidl canopy added Updated Lidl entrance 1 side and added Updated Lidl mini dock added Lidl and Unit 2 columns added Internal detail and rear window added to Unit 2 Rear escape landings revised Roof plan updated	24
C	24.08.10	Canopy updated	DW
B	02.06.10	Additional F/F windows shown, roof fill updated	MH
A	01.06.10	Areas of retail unit updated, F/F plan added	MH
Rev	Date	Description	Drawn

humphreys teal partnership
 architects

Priority Park Lodge
 Aberford
 Leeds
 LS25 3DF

T: (0113) 281 2020
 F: (0113) 281 3232
 W: www.humphreysteal.com
 E: architects@humphreysteal.com

client
 Lidl UK GmbH

project
 Peel Street, Barnsley

drawing title
 Proposed Floor Plan and Roof Plan

date April 2010
 status Planning
 scale 1:200 @ A1 & 1:500 @ A3
 drawn MH checked PH
 job no. 747 dwg no. 14 rev. D

CONTACTS

Applicant:

Lidl UK GmbH (Leeds)
Second Floor
Marian House
3 Colton Mill
Bullerthorpe Lane
Leeds
LS15 7JN
leeds.property@lidl.co.uk

Architects:

Humphreys Teal Partnership
Priory Park Lodge
Aberford
Leeds
LS25 3DF
0113 281 2020
architects@humphreysteal.com