

DESIGN & ACCESS STATEMENT

FOR

CO-OPERATIVE FOOD STORE, CHURCH STREET, DARTON, BARNSELEY, S75 5HF.

Introduction

Evolve RPS limited have prepared plan views and elevation drawings for the above site address on behalf of the Co-operative Group. The existing Co-operative food store is situated on Church Street and serves the local community with produce and products without the need to travel into town. The store will be undertaking a new refurbishment requiring planning permission for external works.

Google Maps – Site Location



Amount of Development

The enclosed application seeks planning permission for the instalment of a new shop front window and removal of the existing external ATM machine. The existing shop front has two false windows used to display the Co-operative graphics. The new shop front window will be installed to replace one of the false windows; the second false window will be retained. The proposed alterations to the shop front will provide the opportunity to repaint the framework and entrance door to the latest Co-operative colour scheme Traffic Grey RAL: 7043.

As part of the new refurbishment planning permission is required for the construction of a new plant compound to be positioned on the East Side of the building. The existing timber fence enclosure will be reduced in sized. The new compound enclosure will be constructed from timber hit and miss fencing with access gates for maintenance purposes only. The store currently has five existing air conditioning units wall mounted on the West side of the building. Three of the existing air conditioning units will be removed and two will be relocated to the new plant compound. There will also be a requirement for a new external condenser unit to operate the new refrigeration units within the store.

To ensure noise levels are at an acceptable standard and in line with the requirements of the local planning authority we have enclosed the noise ratings and model type of the proposed condenser unit. Please refer to the manufacture data sheet enclosed for further details.

All works will be totally sympathetic to the character of the existing premises and with the full written consent of the Local Authority. With the exception of the above development no alterations will be made in regards to access to and from the building.

Layout of the Development

Nearby roads should not be affected as part of this proposal and should not have any impact on the existing traffic use within the surrounding area or on existing retail units in terms of trade and congestion. For the location of this building please refer to the ordnance survey map enclosed highlighting the site in red. The block plan indicates the location of the proposed development in relation to its surroundings.

Appearance

All additional colours and materials will be kept in accordance with the same standards used throughout all Co-operative stores and will be in keeping with the existing building.

Scale of the Development

The scale of the existing building will not change as part of this proposal.

Conclusion

The above proposal will provide the opportunity to update the existing shop front and introduce the latest Co-operative colour scheme. The new condenser will provide the opportunity to introduce new refrigeration cases within the store following the new refurbishment.

Any further alterations will be subject to separate applications submitted to the local authority.

Site Photographs – Existing Shop Front



Site Photographs – Existing East & West Side



Church Street, Darton