HPK/2011/0395

DESIGN AND ACCESS STATEMENT



NEW SAINSBURY'S LOCAL

SPAR, TORR TOP STREET, NEW MILLS, DERBYSHIRE, SK22 4BS

HIGH PEAK BOROUGH COUNCIL
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1.0 INTRODUCTION

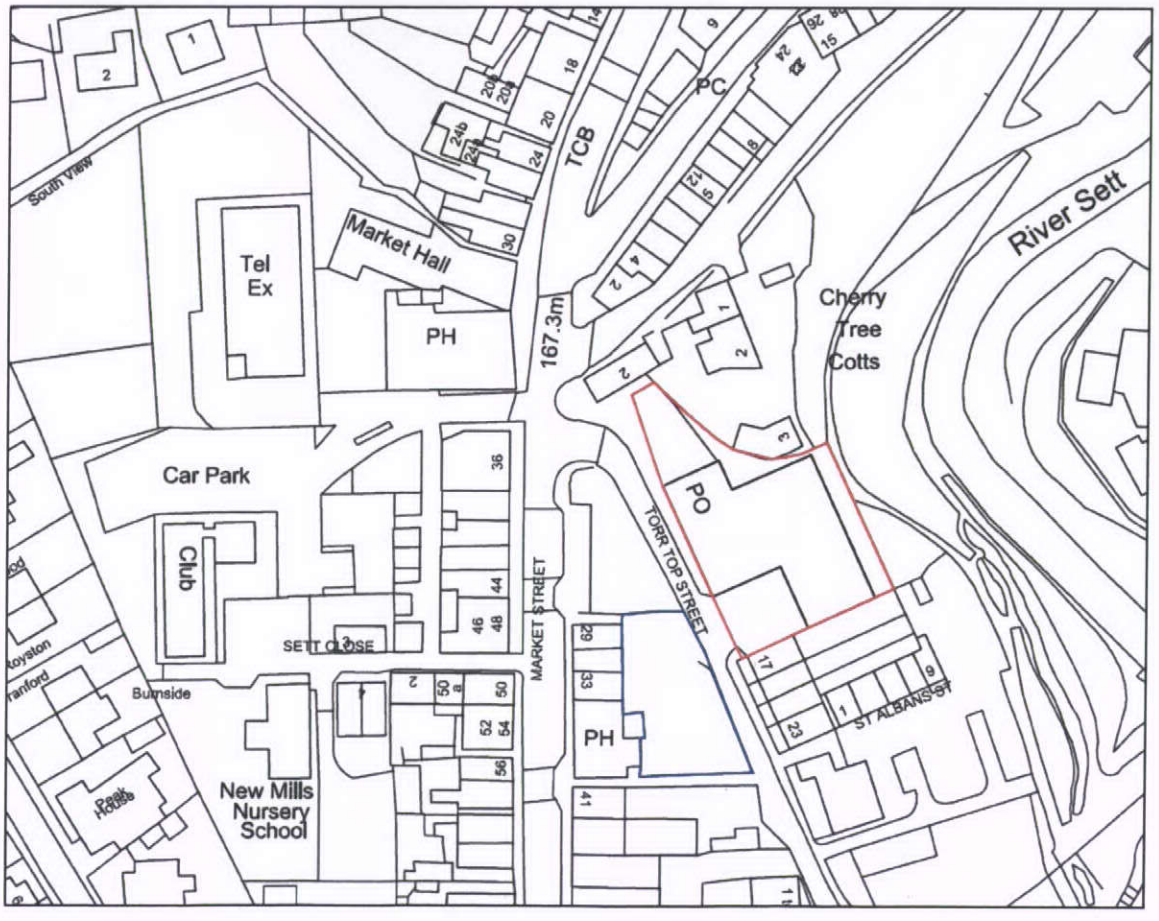
This Design and Access Statement has been prepared to support a planning application submitted on behalf of Sainsbury's Supermarkets Ltd. The planning application includes external alterations to include a new shopfront, ATM and advertisements in order to provide a replacement convenience food store.

This statement has been produced in accordance with Planning Circular 01/2006 and written following guidelines set out within CABE's Design and Access Statements document 'How to read, write, and use them' (2006). The statement provides information on the proposed use and access arrangements and describes the design parameters in terms of the scale and appearance of the development.

This report should be read in conjunction with the Planning Application drawings and the other supporting documentation.

2.0 EXISTING SITUATION

The site is located in the town on New Mills, at the Top of Torr Top Street, close to the junction with Market Street, as shown on the site location plan below.



Site Location Plan

The building comprises of a single storey retail unit with an adjoining two storey delivery and backup area, which is set back from Torr Top Street. The site is currently occupied by a SPAR convenience store.

The main customer entrance to the site is located on the Torr Top Street Frontage. Deliveries and servicing will be undertaken in the existing delivery area to the side of the store where there is parking for delivery vehicles.

Adjacent to the site, and within the same building, is a Post Office which will remain unaffected by the proposals. Car parking for the store is provided to the north of the site, beyond the Post Office and on the opposite side of Torr Top Street adjacent to the Royal Oak Pub. This car parking arrangement remains the same as the arrangement for the SPAR.



View of existing shopfront

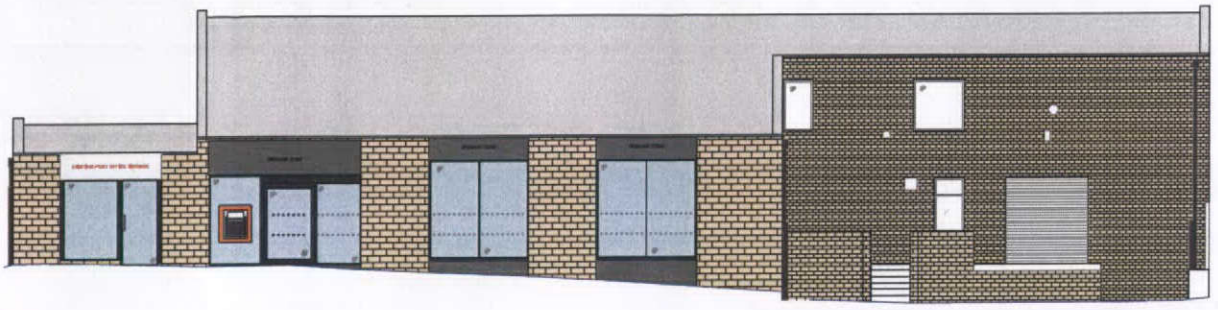


View of existing delivery and backup area

3.0 PROPOSED SITUATION

3.1 USE

This application seeks planning permission for a new shopfront for a Sainsbury's Local, this will include an external ATM and advertisements. This application does not include plant equipment, this is the subject or a separate application.



Proposed new shop front

3.2 AMOUNT

The Sainsbury's convenience store will occupy the former SPAR unit, as shown on the drawing above. The proposed shop front remains similar to the SPAR shop front but will include a new sliding entrance door, a new ATM to be located adjacent to the store entrance and new glazing panel. New advertisements are also proposed and these are shown on the drawings that accompany this application. The existing delivery area remains unchanged, as shown on the accompanying plans.

3.3 LAYOUT

The layout of the proposed convenience store is broadly in accordance with the current arrangement. Customer access is proposed from the front elevation on Tor Top Street to the right side of the unit with deliveries undertaken to the side of the store in the existing delivery area, away from customer circulation areas.

The retail layout will be designed to maintain clear glazing to the Torr Top Street elevation as far as practicably possible to provide an attractive and active frontage.

An ATM installation is proposed beside the entrance door and would be monitored both internally and externally by dedicated CCTV cameras, as would the entrance door and individual checkouts.

3.4 SCALE

The new Sainsbury's Local is at the lower end of the convenience format and considered appropriate to this location based on the perceived customer catchment areas and demographics. The majority of the refurbishment work will be undertaken to the interior to create an inviting shopping environment.

3.5 APPEARANCE

The appearance of the proposed external alterations, including customer entrance door and ATM will not harm the appearance or character of this building and it's setting in the conservation area. The design of the proposed shopfront respects the proportions and character of the building and visibly improves the appearance of the retail unit on the Torr Top Street frontage.

3.6 ACCESS

A new entrance will be provided along with the new shop front. A ramp will be installed inside the shop entrance to ensure easy access into the convenience store.

The width of the entrance doors is 14500 mm allowing access for emergency services, people with wheelchairs, pushchairs and heavy shopping and emergency egress.

Vehicular access to the site will remain as currently provided from Torr Top Street. There are currently 5 customer car parking spaces top the north of the site, adjacent to the existing post office and 12 parking spaces on the opposite side of Torr Top Street. This will remain unchanged as will the delivery arrangements.