HPK/2011/0396

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
16 AUG 2011

DESIGN AND ACCESS STATEMENT



NEW SAINSBURY'S LOCAL

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

1.0 INTRODUCTION

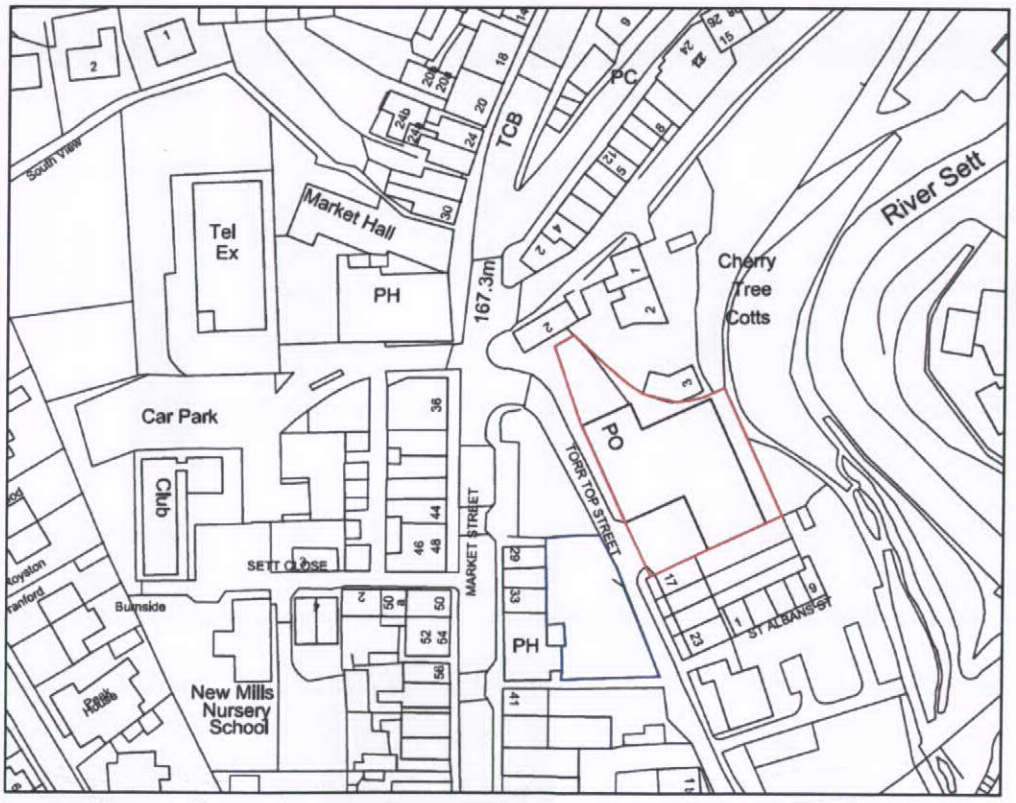
This Design and Access Statement has been prepared to support a planning application submitted on behalf of Sainsbury's Supermarkets Ltd. The planning application is for external plant for the replacement convenience food store.

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. The existing air conditioning units are currently located to the rear of the SPAR unit.

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

3.0 PROPOSED SITUATION

3.1 USE

This application seeks planning permission for new external refrigeration condenser plant to the rear of the existing post office area of the building, this is a discreet location that cannot be seen from the Torr Top Street frontage.



View of the rear of the rear of the existing post office - location of the proposed plant

3.2 AMOUNT

The equipment comprises refrigeration condenser units. Given that the proposal does not bring about the creation of new built floorspace amount is not relevant to consideration of this proposal.

3.3 LAYOUT

The external layout of the building will not be altered.

3.4 SCALE

The proposal does not include the creation of new buildings therefore scale is not relevant to this application. Not withstanding this point the proposed plant is considered of an appropriate scale for the type of the commercial use proposed at the site.

3.5 APPEARANCE

The design of the proposed plant equipment, including appearance and dimensions is set out on the accompanying application drawings. The plant will be enclosed and screened off from view.

3.6 ACCESS

The plant will be accessed to the rear of the site for maintenance purposes.