DESIGN & ACCESS STATEMENT

FOR

CO-OPERATIVE FOOD STORE, MORLAND CENTRE, 1 PENNIE ROAD, SIMMONDLEY, GLOSSOP, DERBYSHIRE, SK13 6NN

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 Pennie Road 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

Planning permission is required for alterations to the existing shop front which will involve introducing a new customer entrance door and windows. The new automated sliding door will be positioned in the centre of the frontage and will provide a clear opening width of 1500mm. The new windows and entrance door will be constructed from aluminium frame work finished Grey RAL: 7043.

The existing entrance lobby area will be removed creating additional retail space within the store. The ATM machine will be re-located with new spandrel panels fitted, please refer to the proposed plans enclosed for further details.

As part of the new refurbishment permission is required for a new timber hit and miss fenced store to be located on the side of the store. The new timber enclosure will provide the opportunity to allow a designated area for staff members to store goods trolleys in preparation for new deliveries.

With the exception of the above development no other alterations will be made in regards to access to and from the building following the new refurbishment.

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. The new shop front will be finished Grey RAL: 7043 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 and improve the existing shop front in line with the requirements of the local planning authority.

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

Site Photographs – Existing Shop Front







