

**The Co-operative Food Group Limited and Endon
Services Ltd**

138-140 LEEK ROAD, ENDON

**PROPOSED CHANGE OF USE AND EXTERNAL ALTERATIONS
APPLICATION AT
Endon Services Ltd
Moorlands House,
138-140 Leek Road,
Endon,
Stoke on Trent.
ST9-9EW**

DESIGN & ACCESS STATEMENT

Issue No 3

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1.0 Introduction

This Design and Access Statement has been prepared on behalf of The Co-operative Food Group Ltd, in support of change of use application from a car showroom and MOT Centre to facilitate the use of the building as a convenience foodstore at 138-140 Leek Road, Endon.ST9-9EW. Minor external alterations are also proposed.

The proposed works include:

- New doors and glazing to the front elevation of the ground floor of the existing building to accommodate the proposed foodstore operation.
- New bollard protection to the front of the foodstore
- A new ATM adjacent to the foodstore entrance
- Removal of the existing low level windows to the side elevation of the ground floor and replacement of the existing rollers with new access doors.
- Reconfiguration of the car park to the front of the existing building including 2 parent and child space and 2 disabled spaces. 8 separate car parking spaces are proposed for employees.
- A new timber fence and access gate between the existing building and the adjacent property to secure the service yard of the Co-operative foodstore;
- New hardstanding to the rear of the building to include staff car parking.

The above statement should be read in conjunction with the following drawings prepared by Darntonegs.

▪ 8831-20-01	Existing Floor Plan
▪ 8831-20-02 rev A	Existing and Proposed Elevations
▪ 8831-20-03	Proposed Floor Plan
▪ 8831-90-01	Existing Site Plan.
▪ 8831-90-02 rev D	Proposed Site Plan.
▪ 8831-90-03 rev A	Location and Block Plan.

This Statement is in accordance with guidance on the content of Design and Access Statements as set out within Circular 01/2006 and has had regard to the guidance document '*Design and Access Statement*' 2006, produced by CABI.

This Statement is structured as follows:

- **Section 2: The Design Process** summarises the background to the proposed design and access arrangements of the proposal. This is set within an assessment of the site, its setting, social, economic and policy considerations.
- **Section 3: Design** summarises the design principles of the scheme in respect of the use, layout, scale and appearance.
- **Section 4: Access** summarises the design in respect of the proposed access arrangements.

1.1 A brief conclusion is provided at **Section 5**.

2.0 The Local Context

The Site and its Setting

- 2.1 The Site Area extends to approximately 0.2ha as illustrated on the Site Location Plan submitted as part of the planning application pack.

The Application

A change of use application from sui generis to A1 retail is proposed to facilitate the use of the ground floor of the existing garage and show room into a new 4,120sqft convenience store on behalf of the Co-operative Food Group comprising 3,000sqft sales floor and 1,120sqft associated back of house.

The proposed external alterations include:

- New doors and glazing to the front elevation of the ground floor of the existing building to accommodate the proposed foodstore operation.
- New bollard protection to the front of the foodstore
- A new ATM adjacent to the foodstore entrance
- Removal of the existing low level windows to the side elevation of the ground floor and replacement of the existing rollers with new access doors.
- Reconfiguration of the car park to the front of the existing building to create 26 customer car parking spaces including 2 parent and child space and 2 disabled spaces. 8 staff car parking spaces are also proposed within the service yard. The parking shall be split left and right of the service area designated traffic route.
- A new timber fence (2.4m) and access gate between the existing building and the adjacent property to secure the service yard of the Co-operative foodstore;
- New hardstanding to the rear of the building to include staff car parking

Accessibility

- 2.2 The Site is situated within the settlement boundary of Endon on the A58 between Newcastle-under-Lyme and Leek. Customers visiting the Site will predominantly be travelling on foot and by car, but the Site is also accessible by other forms of public transport including bus service provision. A separate Transport Statement has been prepared in support of the planning application and considers these issues in more detail.

Public Transport

- 2.3 The existing Site benefits from local bus services, with a bus stop located approximately 50m from the Site.

Pedestrian and Cycle Links

- 2.4 The Site is accessible on bicycle, and provisions for this have been made for bicycle storage positioned adjacent to the service area.
- 2.5 The Site is accessible by foot and is within an easy walking distance of nearby residential properties.

Environmental Quality

- 2.6 The existing Garage and showroom is of a standard design which the proposed scheme seeks to improve with new minor external alterations proposed to the building. The building is not listed and is not located within a Conservation Area.

Social and Economic Considerations

- 2.7 In terms of impact, the scale of the proposed use is minimal as it was previously used as a trading Garage and showroom. A change of use to Use Class A1 is proposed, alongside a number of minor external alterations to facilitate the use of the unit as a retail foodstore to meet our Client's expectations and requirements.
- 2.8 The creation of a convenience store in this location will improve community based shopping facilities, and create additional employment opportunities within the area.

Planning Policy

- 2.9 A separate Planning Statement supports the planning application and addresses relevant local and national planning policies.

3.0 Design

Design Principles

- 3.1 A number of objectives have been considered in relation to the proposed scheme.

Use

- 3.2 The proposed development comprises the following:

Convert the existing ground floor garage and car showroom into a new 4,120sqft convenience store for The Co-operative Food Group, comprising 3,000sqft sales floor and 1,120sqft associated back of house.

A number of external alterations are proposed:

- New doors and glazing to the front elevation of the ground floor of the existing building to accommodate the proposed foodstore operation.
- New bollard protection to the front of the foodstore
- A new ATM adjacent to the foodstore entrance
- Removal of the existing low level windows to the side elevation of the ground floor and replacement of the existing rollers with new access doors.
- Reconfiguration of the car park to the front of the existing building to create 26 customer car parking spaces including 2 parent and child space and 2 disabled spaces. 8 additional staff car parking spaces are also proposed. The customer parking shall be split left and right of the service area designated traffic route.
- A new timber fence (2.4m) and access gate between the existing building and the adjacent property to secure the service yard of the Co-operative foodstore;
- New hardstanding to the rear of the building to include staff car parking

Layout

- 3.3 The preferred layout has been achieved by making use of the existing building as much as possible with minimal external alterations.

3.4

The internal areas will be utilised to provide a suitably sized convenience foodstore to meet the local needs for customers, without affecting the surrounding area, and remaining in keeping with the existing building.

- 3.5 The existing customer vehicular entry, car parking and circulation space will be maintained in their current position, although the car parking facilities will be upgraded, with additional car parking facilities for staff to the south of the Site.. The proposal will not affect the circulation of delivery vehicles as the existing front access will be utilised.

Scale

- 3.6 The scale of the proposed development is minimal and in keeping with the size and scale of the existing development which is appropriate to the needs of the surrounding area.

Appearance

- 3.7 The proposed development will improve the existing appearance of the building. Improvements to the existing appearance include painting the existing render white, improvements to the existing brickwork.

- 3.8 A new shop front is proposed on the front elevation facing A58 Leek road, including new doors and glazing, removal of the existing low windows and placement of existing rollers with new

access doors and glazing. A, ATM cash machine is also proposed along the frontage of the store.

Cycle parking provision and trolley storage is proposed positioned adjacent to the service area.

The existing roof line will not be affected.

External plant material is proposed however this is enclosed within the service and bin enclosure, and shielded from view from the general public by a new timber fence and access gate.

Summary

- 3.9 In terms of the overall design the proposals are limited and will improve the overall appearance of the building and Site.

The scale of the development proposed is minimal with minor external alterations proposed to the shopfront and side elevations. These alterations are designed to improve the overall appearance of the unit and to bring the development up to the standards expected by the Co-operative.

The existing customer vehicular entry, car parking and circulation space will be maintained in their current position, however improvements will be made to the existing car parking layout, to facilitate 26 spaces, and to allow for 2 disabled spaces and 2 parent and child spaces at the entrance of the store. 8 staff car parking spaces are proposed to the south of the Site. The proposal will not affect the circulation of delivery vehicles the existing side access will be utilised.

In terms of Use, Layout, Scale and Appearance, the proposed alterations to the unit will be minimal and will only improve the overall appearance of the Site.

Crime Prevention Measures

- 4.0 Advice has been sought from the Architectural Liaison Officer at Staffordshire Police. These comments were generally supportive of the scheme and a number of additional issues raised in this response have been included as part of the final scheme as follows;

- Although it is accepted that the ATM will benefit from good visibility and natural surveillance due to its positioning in the front elevation, we have also included an external CCTV camera in line with the comments received from the ALO.
- The store will have an internal CCTV system.
- The entrance doors to the new food store will be protected by an internal roller shutter to a standard specification which is used across all Co-operative food stores and meets the Group's security requirements.
- The rear entrance doors will be a heavy duty metal security door with 4 point locking mechanism.
- There will be an intruder alarm system installed within the store.
- Details of the proposed access gate to secure the rear service yard area can be submitted for approval as part of a planning condition.

4 Access

- 4.1 Minor alterations to the proposed access arrangements to the Site are proposed for both customer or employee access.

The existing customer car park spaces to the front forecourt shall be enhanced and to include the provision of 2 disabled car parking spaces and 2 Parent and Child car parking spaces. 8 separate car parking spaces are proposed for staff parking only and these will be located to the south of the Site, within the service yard.

The existing servicing arrangements will be maintained via the existing access at the front of the building on Leek Road (A58).

The service vehicle manoeuvres can be safely accommodated within the existing capacity of the Site.

Pedestrian Access

- 4.2 Pedestrian access will not be affected by the proposals. The scheme has been designed to ensure that the proposals are accessible for all, and the internal areas have been designed to facilitate easy access and circulation by those with disabilities in accordance with Building Regulations.

Cycle

- 4.3 Cycle access will not be affected by the proposals.

Public Transport

- 4.4 Public transport will not be affected by the proposals.

Vehicular

- 4.5 The existing vehicular access will not be affected by the proposals.

Servicing

- 4.6 The existing service yard will be retained to the side. It is also fully enclosed and secure with existing boundary fences treatments and a new timber palisade fence proposed to match existing height.

The existing servicing access through an existing secure gate on the side of the building will be retained and replaced within a new timber fence and access gate.

5.0 Conclusion

In terms of Use, Layout, Scale and Appearance, the proposed alterations are minor and will improve the overall appearance of the Site.

The proposed change of use to facilitate the use of the unit as a Co-operative foodstore will improve locally based shopping facilities, and create employment opportunities.

Only minor alterations are proposed and include new glazing and doors to the front elevation of the store, replacement of existing rollers on the side elevations with new access doors, new bollards and ATM machine on the front elevation.

The existing service yard will be maintained, and a new designated secure services/bin enclosure is proposed to accommodate the proposed air conditioning and refrigeration units, which will be enclosed by a 2.4m high timber palisade fence and lockable access gate.

Existing customer parking arrangements will be improved increasing the total customer car parking spaces to 26 car parking spaces; providing 2 disabled spaces and 2 parent and child spaces. 8 additional car parking spaces are proposed for staff car parking only.