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architecture · project management · space planning

ASDA STORES LIMITED

HARPURHEY

NEW ROOF MOUNTED PLANT

DESIGN & ACCESS STATEMENT

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1.0 Introduction

1.1 This Design and Access Statement has been provided in respect of the proposed existing ASDA store on North City Shopping Centre, Harpurhey for the installation of new roof mounted plant.

1.2 It has been provided alongside the following drawings prepared by Darnton Elgee.

- 6590[20]03 Rev A.

1.3 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 CABE.

1.4 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.

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

2.0 The Local Context

The Site and its Setting

2.1 The application site is situated within the ownership of ?? as illustrated on the site location plan attached to the application.

2.2 The store is located on the East part of the site and is surrounded by the car parking to the North and the market to the South.

The Application

2.4 The work that forms the application is for the installation of new roof mounted refrigeration plant.

Accessibility

2.5 The proposed development site is located in an established part of Harpurhey. Whilst customer visiting the site predominantly travel by car (given the bulk food shopping role of the existing ASDA store) the site is accessible by forms of transport other than the private car.

Public Transport

2.6 The existing ASDA store benefits from local bus services operating frequent services.

Pedestrian and Cycle Links

2.7 The site is accessible on bicycle although there are limited designated cycle routes servicing the area.

2.8 Pedestrian access to the building is available to all sides of the site.

Environmental Quality

2.9 The ASDA store is a prominent building within the area, clearly visible from Middleton Road.

Social and Economic Considerations

2.10 In terms of impact, the scale of the proposed use is small, and as such, its impact on the surrounding town and local centres would be negligible.

Planning Policy

2.11 Planning Policy Statement 6 – Planning for Town Centres, amongst other things, cites the following objectives:

- Enhancing consumer choice
- Supporting efficient, competitive and innovative retail environment
- Improving accessibility
- Providing high quality and inclusive design

2.12 The principles of Planning Policy Statement 1 require "Delivering Sustainable Development" and accordingly set out secure good design and an accessible environment.

3 Design

Design Principles

3.1 A number of objectives have been considered in arriving at the proposed scheme.

Use

The proposed development comprises the provision and location of new refrigeration plant to be located on the existing Sales Floor roof. Whilst we have considered utilising the existing equipment the following reasons are given for the new installation;

- The existing kit is beyond its economical life.
- The existing kit does not have the capacity to serve the salesfloor refrigeration requirements for a forthcoming refurbishment.

New roof mounted plant will also have the following benefits;

- The installation will be easier and reduce risks to customers, colleagues and public.
- New kit will reduce the possibility of major refrigerant leaks.
- New state of the art systems on the roof will allow us to use less energy

3.2 To facilitate maintenance of the proposed plant and to provide suitable access complying with health and safety requirements, a review of existing roof access is currently being carried out by others.

Layout

3.3 The proposal is dictated by the requirements of the chilled units within the store.

3.4 The existing customer vehicular entry, car parking and circulation space will be maintained in their current position. The proposal will not affect the circulation of delivery vehicles.

Scale

3.5 The scale of the proposal does not affect the scale of the building.

Appearance

3.6 The plant to be installed on the roof will be pre finished, colour white to match existing. The new roof mounted plant would be no higher than the existing plant. Note: the existing roof mounted plant is currently visible from the car park.

Summary

3.7 In terms of the overall design the proposals will have little effect on the visual appearance of the store.

4 Access

4.1 The proposals will not affect access to the store or delivery area.

Pedestrian Access

4.2 Pedestrian access will not be affected by the proposals.

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.

Car

4.5 Car access will not be affected by the proposals.

Servicing

4.6 Servicing access will not be affected by the proposals.

5 Conclusion

5.1 The proposals will have little effect on the overall appearance of the store. Accordingly the proposed design and access arrangements are considered to comply with the relevant policies of the Local Plan together with the regional and national guidance.