

Project code	Project title
J11139-AN-DAS	ASDA Stores Ltd, Barwell Lane, Hinckley, LE10 1SS

Assessment carried out by	Date
Tom Elliot	15th August 2011

DESIGN & ACCESS STATEMENT

INTRODUCTION

It is the intention of this Design & Access Statement to show that the proposed works are of a complimentary design which is for the installation of 2no galvanised steel stairs to access the existing roof at the above mentioned location. These works have no detrimental effect on the surrounding area. This statement investigates how, inclusive, practical and attractive the proposal will be once completed.

1.0 SITE ANALYSIS

1.1 The site is traded as an ASDA Store, with customer parking to the North & East off the public highway 'Barwell Lane'.

1.2 The Store is surrounded by domestic dwellings to 3no sides with a fishing lake to the South West.

2.0 PROPOSED DEVELOPMENT

2.1 The proposal is for the installation of 2no roof access stairs to replace the existing cat ladders that have flagged as un-safe by a recent Health & Safety survey. The stairs will be used for maintenance purposes for any necessary works to the existing roof top plant. The stairs are not for public access.

3.0 DESIGN PHILOSOPHY

3.1 The philosophy behind the design is to provide a safer, more accessible roof top maintenance area.

4.0 MOVEMENT/ACCESS

4.1 The car park for the store is unaffected by the proposals and as such customer parking remains unchanged.

4.2 There is ample opportunity for pedestrians and cycles to access the Store. No existing footpaths or cycle ways are affected by the proposal.

4.3 The front entrance to the Store is entirely unaffected.

5.0 CHARACTER

5.1 The proposed works is of minor scale and will not affect the character of the existing store. The existing building is of a contemporary commercial design, and the proposed works will be of a complementary style.

5.2 There are no landscape proposals included in the works, as the works exclusively concern an area of the existing service yard.

6.0 COMMUNITY SAFETY

6.1 The proposed works are not to be open to the public when in use, and the public will not have access to the roof as is already in place at present.

6.2 There are no alterations proposed that affect the existing vehicular and pedestrian routes to and from the store.

7.0 ENVIRONMENTAL SUSTAINABILITY

7.1 The development is not immediately overlooked by the public, so its impact on the local landscape will be minimal.

8.0 DESIGN DETAILS

8.1 The proposals are for the installation of access stairs as detailed on the accompanying drawings.

Materials

8.2 Galvanised steel posts, treads and rails.

9.0 ACCESS STATEMENT

Vehicular

9.1 No roads or vehicular paths are altered or affected by the proposals.

Pedestrian / Wheelchair

9.2 There is no public access to the roof area. Staff and visitor pedestrian access is available through the store warehouse & through an existing external door. No works are proposed to alter this means of access.

9.3 Wheelchair access to the store is provided at the front public entrance and will remain unaffected by the proposed works being implemented. The front entrance does not form part of the proposals. The Store is already DDA compliant for staff and customers.

10.0 CONCLUSION

9.1 The proposed development is of a clean commercial design and the works will benefit the safety of workers on the roof with little detriment to the public. The proposal reduces the risk of falling and aids the passage of workmen with tools and maintenance equipment to the roof area.