



THE CO-OPERATIVE GROUP

Installation of new plant, parcel lockers and laundrette kiosk

At

Co-op Food Store, Wood Street, Earl Shilton, Leicester, LE9 7ND.

DESIGN & ACCESS STATEMENT

Issue No. 1

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1.0 Introduction

This design and Access Statement has been provided in respect of the refit at the Co-op Food, Wood Street, Earl Shilton, Leicester, LE9 7ND.

1.1 The above statement should be read in conjunction with the following drawings and documents prepared by DB3 and external contractors;

- DB3 - 20010 Existing Plan and External Elevations
- DB3 - 20011 Proposed Plan and External Elevations
- DB3 – 90002 Site Block Plan
- DB3 - 90003 Site Location Plan
- DB3 – Design & Access Statement
- DB3 – Planning Statement
- CBES - CR3 Plant Layout
- NSL - Noise Impact Assessment
- Ohmega – Ventilation Layout
- Ohmega – Lighting Layout

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.

1.2 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.

1.3 A brief conclusion is provided at Section 5.

2.0 The Local Context

The Site and its Setting.

- 2.1 The application site is as illustrated on the site location plan attached to the application, shown on drawing DB3 90003 Location Plan.

The Application.

- 2.2 The work that forms the application is to decorate external shopfront. Installation of new Gas Cooler, DA pack and AC units to rear, associated with refit to the existing store. Installation of new parcel lockers. New laundrette kiosk. New roller shutters to replace existing.

Accessibility.

- 2.3 Customers visiting the site predominantly travel by car, but the site is also accessible by forms of transport and on foot, and is located within a residential area.

Public Transport.

- 2.4 The existing site benefits from local bus services.

Pedestrian and Cycle Links.

- 2.5 The site is accessible on bicycle. The site is accessible by foot as it is surrounded by residential units.

Environmental Quality.

- 2.6 The Co-op store on Wood Street, is in a prominent location on a busy main road.

Social and Economic Considerations.

- 2.7 In terms of impact, the scale of the proposals, and as such, its impact on the surrounding town and local centres would be negligible.

Planning Policy.

- 2.8 The principles of Hinkley and Bosworth Local Plan for Earl Shilton Policy 19 (dated September 2014) state; Increase and improve the range of retail provision of the district centres in accordance with Policy 26 (Vitality of District, Local and Neighbourhood Centres).

3.0 Design

Design principles

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

Use

- 3.2 The proposed development comprises the following:

- Installation of new Gas Cooler, DA pack and AC units to rear.
- Installation of new parcel lockers.
- New laundrette kiosk.
- New roller shutters to replace existing.
- New ventilation.
- New external LED lighting.

Layout

- 3.3 The preferred layout has been dictated by the existing orientation of the building. The proposal will not affect the circulation of any vehicles.

Scale

- 3.4 The scale of the proposal does not affect the scale of the building.

Appearance

- 3.5 The proposed works will be minimal and will closely match that of existing.

4.0 Access

- 4.1 There will be no change to Customer or Employee access to and from the site. Customer car park spaces will not be affected. Servicing arrangements and staff parking to the new development will not be affected.

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 of the store will not be affected by the proposals.

5.0 Conclusion

In terms of the overall design the proposals will have little effect on the visual appearance, use or accessibility of the building and will be in-keeping with the existing materials currently in use.