

# TACO BELL – GATEWAY 36 ROCKINGHAM DEARNE VALLEY PARKWAY

## **Design and Access Statement**

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## Contents

Contents .....	1
1. Introduction .....	2
1.1 Type of application and address .....	2
1.2 Information submitted as part of the planning application .....	2
2. Assessment and Evaluation .....	3
2.1 Assessment .....	3
2.2 Involvement .....	3
2.3 Evaluation .....	3
3. Design .....	5
3.1 Use .....	5
3.2 Amount .....	5
3.3 Layout .....	5
3.4 Scale .....	5
3.5 Landscaping .....	5
3.6 Appearance .....	6
4. Access .....	7
4.1 Policy Approach .....	7
4.2 Consultation .....	7
4.3 Achieving Access .....	7
5. Sustainability Statement .....	8
5.1 Economy .....	8
5.2 Neighbourhood and community .....	8
5.3 Environment and resources .....	8
5.4 Movement and inclusion .....	8
5.5 Design and construction .....	8
5. Summary .....	9
Appendix 1 .....	10
Photographic Survey .....	10

# 1. Introduction

## 1.1 Type of application and address

The site forms part of a much larger mixed use development located adjacent the Rockingham roundabout off the Dearne Valley Parkway, Barnsley off junction 36 of the M1 motorway. This Design and Access Statement has been prepared on behalf of the client to accompany its application for a reserved matters planning application for Unit 9 in reference to planning permission (ref:2014/1055) Gateway 36 – Phase 1 – Land North of Dearne Valley Parkway. The proposal is the construction of a Taco Bell restaurant with drive thru facility and associated parking and landscaping with consent to display advertisement connected with the above reserved matters submission in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

The application site is: Unit 9 gateway 36 Rockingham - Barnsley

The Site area is approximately 0.14Ha in area.

1 No (A3/A5 use) Restaurant with Drive Thru

## 1.2 Information submitted as part of the planning application

**Application Forms** (*digital* copies)

**Drawings** (*digital* copies)

- 27070-(00)-01
- 27070-(01)-01
- 27070-(04)-01
- 27070-(04)-02

## 2. Assessment and Evaluation

### 2.1 Assessment

*The site formed part of Rockingham Colliery which was used as open cast mining but is now grassland with shrubs and trees to the west. In recent months the larger development site has been developed and now is home to industrial units to the North, a public house and a KFC fast food restaurant.*

### 2.2 Involvement

*Axis Architecture have been working closely with the client to produce a design which is sympathetic to the constraints of the site and makes best use of the area available.*

### 2.3 Evaluation

*The design and positioning of the restaurant on the site has been reached in order to make best use of the site access, whilst implementing the drive thru lane and making sure that the building and its signage has a visual presence on the highway.*

### **BACKGROUND / EXISTING BUILDINGS**

*The development site forms part of the larger mixed use scheme with most of the other plots being already completed or currently in development. As the sites, previous use was for mining there has been extensive reports carried out into the ground conditions which can be found as part of the original outline planning application Ref: 2014/1055.*

### **SCHEME OVERVIEW**

*The proposed development comprises a restaurant with drive thru facility with associated parking and landscaping.*

### **CONTEXT / LOCATION**

*The site occupies **0.14Ha***

*The site is currently overgrown with trees and foliage requiring pruning/removal. The surrounding area is largely residential properties to the west associated with Birdwell village and Rockingham Industrial estate to the West of Rockingham roundabout.*

*In the wider context the area has good access to motorways along with public transport links.*

### **URBAN DESIGN**

*The building has been designed and materials chosen in accordance with the end users requirements.*

### **MATERIALS PALETTE**

*Metal faced cladding panels will make up the buildings façade along with areas of fixed glazing. Timber (look) horizontal cladding panels will be used to highlight the buildings entrances and help to create an interesting facade while helping to accentuate the brand and increase the presence of the signage.*

### **LANDSCAPING/EXTERNAL LIGHTING**

*The scheme is to incorporate areas of hard and soft landscaping, soft landscaping is to be located around the perimeter of the site to act as a buffer to the access road. Lighting will be minimal and directional in order to highlight the building, its entrances and signage. There will also be some lighting to the car park in the interest of public safety.*

## 3. Design

### 3.1 Use

*The development is of a commercial nature covered under use classes A1, A3 and A5 for the intended use of a restaurant with take away facility including a drive thru area.*

### 3.2 Amount

*The gross internal area of the building is 175Sq.m (1884Sq.Ft)*

### 3.3 Layout

*The layout of this unit has been chosen mainly to ensure its prominence on entering the site while enhancing its potential visual impact. It will be in clear view of the existing roundabout which is considered imperative for its marketing strategy. Parking is provided on site for up to 15 vehicles with an external seating area to the front entrance. A drive thru road encompasses the unit with pedestrian crossings ensuring safe access and egress for the site. Access for deliveries has been considered and a service zone is to be demarked near the bell mouth entrance to the site over the parking bays. This area will also house the bin storage, a turning area adjacent the disabled parking space has been allowed for ease of operation. The restaurant will be a level access facility and disabled WC provision has been allowed for. A single disabled parking space has been allocated and is positioned in close proximity to the entrance to the restaurant.*

### 3.4 Scale

*It was important to keep the scale of the proposal relative to the existing site and outline application. The unit has been reduced in scale due to the proposal for a drive thru road and the ancillary functions which are considered important to the brand. The height of the building has been kept to a minimum and is below the 6m height of the neighbouring units on the site.*

### **3.5 Landscaping**

*The landscaping on the project has been carefully considered in order to maintain a degree of separation from the highway but still ensuring the that building and its brand image is recognisable. The planting will be low level so not to obstruct views out and into the site. Pedestrian and vehicle areas have been separated where possible and pedestrian crossing, walkways and access ways have been located to enhance the experience of entering the site in a safe manor.*

### **3.6 Appearance**

*The unit will be constructed with a combination of materials chosen in accordance with the tenant's specification and brand requirements. Metal faced composite cladding will form the walls of the unit along with areas of fixed glazing to the entrance elevation and North and South elevations that will provide a degree of natural light to the dining areas. The slatted cladding will be positioned at high level in a finish associated with the tenant's branding. There will be small area to the rear of the unit for services. This will be constructed out of the same cladding material and look, to all intents and purposes to be part of the main structure. It will however form an open walled area for the M&E equipment that will service the building but will be hidden from view. The materials will be similar to those used on the other units on the site in order to maintain a consistent appearance across the development.*

## 4. Access

### 4.1 Policy Approach

*Planning policy and relevant matters relating to the development proposal have been considered in relation to the hybrid planning permission Ref: 2014/1055 and are not repeated in this submission*

### 4.2 Consultation

*Consultation with planning has not been undertaken other than an initial conversation with the planning officer in order to determine planning requirements for this area of the site*

### 4.3 Achieving Access

#### Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
<b>Car parking</b> : Designated parking spaces are proposed to the site including disabled parking	Planning, Building Regulations and DDA	Planning
<b>Public Transport</b> : Existing bus stops are located on the A61 Sheffield Road approx. 600m from the site.	Planning and Highways - Transport Assessment	Planning
<b>Pedestrian Approach</b> <b>A)</b> Main pedestrian approach is from the A6195	<b>A)</b> Planning and Building Regulations	<b>A)</b> Planning
<b>Routes to entrance:</b> Entrance areas highlighted by the appropriate hard landscaping and roads and pavements to the entrance	Planning and Building Regulations	Planning

## 5. Sustainability Statement

### 5.1 Economy

*Core Strategy Policy CS2 requires non-residential development to meet BREEAM rating Very Good. Policy CSP 5 of the Core Strategy states that all new development of 1,000sqm of non-residential floor space will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15%. Refer separate Carbon Reduction Report.*

*A Sustainability Framework has been prepared for the site as part of the reserved matters planning application. Further information is included in the Sustainability Framework appended to the Planning Statement which accompanies the outline application 2014/1055 & 2015/1118. See specialist's details on how the requirements of Policies CS2 and CS5 will be met as part of this reserved matters application.*

### 5.2 Neighbourhood & Community

*The neighbouring residential development is protected by a 10m wide raised soft landscaping bund. Along with this is a 2.5m high close boarded timber fence that is sited immediately adjacent the properties. It is proposed that methods will be implemented to reduce odours whereby extract from the unit will be filtered. The existing landscaping and proposed fencing will lessen noise from the site, waste management and delivery times will be in strict accordance with times to be agreed with BMBC. A pedestrian path is also proposed to link the development to the housing estate.*

### 5.3 Environment & Resource

*It is proposed that a local contractor will be used and that materials will be locally sourced where ever possible.*

### 5.4 Movement & Inclusion

*Due to the type of proposed building, the development by its very nature is directed at the movement of vehicles to and around the site, however due to the close neighbourhood link it is expected that a large number of pedestrians will also access the site on a regular basis.*

### 5.5 Design & Construction

*The design and construction has been carefully considered and addresses the requirements under the current outline application while respecting the nearby location of the adjacent housing.*

## 5. Summary

*This reserved matters application is for Unit 9 (Use class A3/A5) and is relating to the outline planning permission Ref: 2014/1055. The application also seeks to secure consent to display advertisement connected to this reserved matters application.*

*The proposal responds well to the surrounding context both protecting and adding to the amenity of the nearby residential properties. The site is easily accessible for both, modes of transport and pedestrians providing a positive contribution to the local area while offering new job opportunities.*

*If, during the Council's consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Steve Burlaga or Daniel Humphreys on the address below.*

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# Appendix 1

## Photographic Survey

