

DESIGN & ACCESS STATEMENT

February 2021

Prepared by DB3 Architecture in relation proposed works at the below site:



Existing Day Nursery At

Holme Hall, Wardgate Way, Chesterfield S40 4SL

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1.0 INTRODUCTION

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1.1 This design and Access Statement has been provided in respect of the refit at the existing Day Nursery at Holme Hall Wardgate Way Chesterfield S40 4SL.

The above statement should be read in conjunction with the following drawings and documents prepared by DB3 and AB Group.

- DB3 20001 Existing Plan and Elevations
- DB3 20002 Proposed Plan and Elevations
- DB3 90001 Site Location Plan
- DB3 90002 Existing Site Plan
- DB3 90003 Proposed Site Plan
- Hubbard HZS Zenith Scroll Technical - Datasheet

1.2 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.

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

2.0 THE LOCAL CONTEXT

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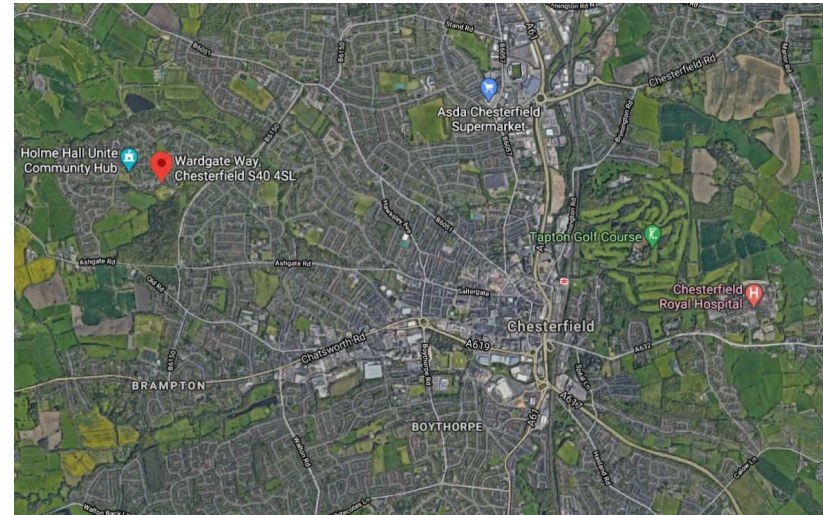
2.1 The Site and its Setting

The application site is an existing Day nursery at Holme Hall and is sat back behind a Bupa dental practise and a Co-Operative store off Wardgate Way. The site as illustrated on the Site Location Plan attached to the application, shown on drawing DB3 90001 Site Location Plan and sits in a suburb 3.5miles to the North West of the centre of Chesterfield.

2.2 The Application.

The work that forms the application is for:

- Installation of a new shopfront, including new illuminated signage zone, with automatic sliding entrance doors
- New external refrigeration plant, within open air timber compound
- New double door set to replace single door and internal changes associated with fit-out works
- General Car park works
- Installation of new fence to the East of the site.



Chesterfield Context



Further Site Context

2.0 THE LOCAL CONTEXT

2.3 Accessibility.

Customers visiting the site predominantly travel by car, but the site is also accessible by forms of transport other than the private car, and is located within a residential area.

2.4 Public Transport.

The existing site benefits from local bus services.

2.5 Pedestrian and Cycle Links.

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

2.6 Environmental Quality.

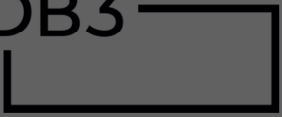
The Day nursery at Holme Hall is sat back behind a Bupa dental practise and a Co-Operative off Wardgate Way.

2.7 Social and Economic Considerations.

In terms of impact, the decoration of the shop front, the scale of the proposed replacement plant, Rear Shop Front Entrance Doors, rear timber storage area, and as such, its impact on the surrounding town and local centres would be negligible.

2.8 Planning Policy.

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

DB3 

3.0 DESIGN

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3.1 Design Objectives and Principles

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

3.2 Use

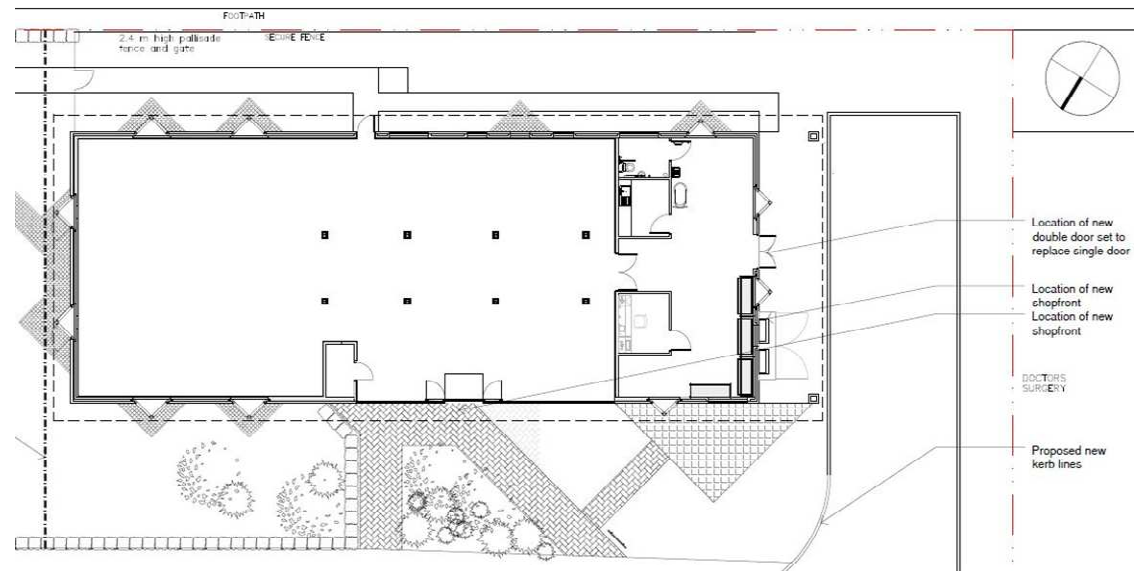
The proposed development comprises the following:

- New shopfront section to be inserted including automatic sliding door; framework to be finished in PPC (colour: Anthracite Grey, RAL 7016)
- Existing guttering / fascias and decorative timber dentiling to be redecorated (colour: Ultramarine Blue, RAL 5002)
- Single door replaced with new double door set (colour: Anthracite grey, RAL 7016)
- Existing windows to be redecorated (colour: Anthracite Grey, RAL 7016)

- 2 no. Hubbard units (Hubbard HZS Zenith Model B condensers) above 2 no. Mitsubishi units ref. PUHZ-P250YKA3.UK

Note: All plant to be housed within a lockable cage with door access to suit mounting configuration

- Line of new 2m high close boarded timber fence
- Removal of all internal layout including first floor – New steelwork introduced in order to support roof
- Works to car park to include new area or roadway to West of building, including associated new kerblines etc
- Introduction of 2No. Accessible Car Parking Spaces to the front of the building



3.0 DESIGN

3.3 Layout

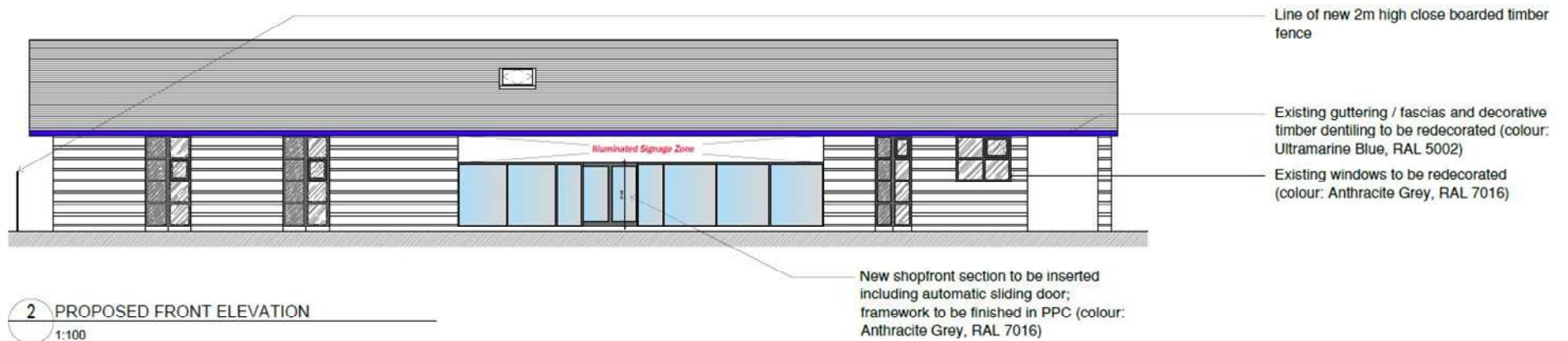
The preferred layout has been dictated by the existing orientation of the building. The proposal will not affect the circulation of any vehicles.

3.4 Scale


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

3.5 Appearance

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



2 PROPOSED FRONT ELEVATION
1:100

DB3 

4.0 ACCESS

4.0 ACCESS

4.1 Vehicular Access

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

4.2 Pedestrian Access

Pedestrian access will not be affected by the proposals.

4.3 Cycle

Cycle access will not be affected by the proposals.

4.4 Public Transport

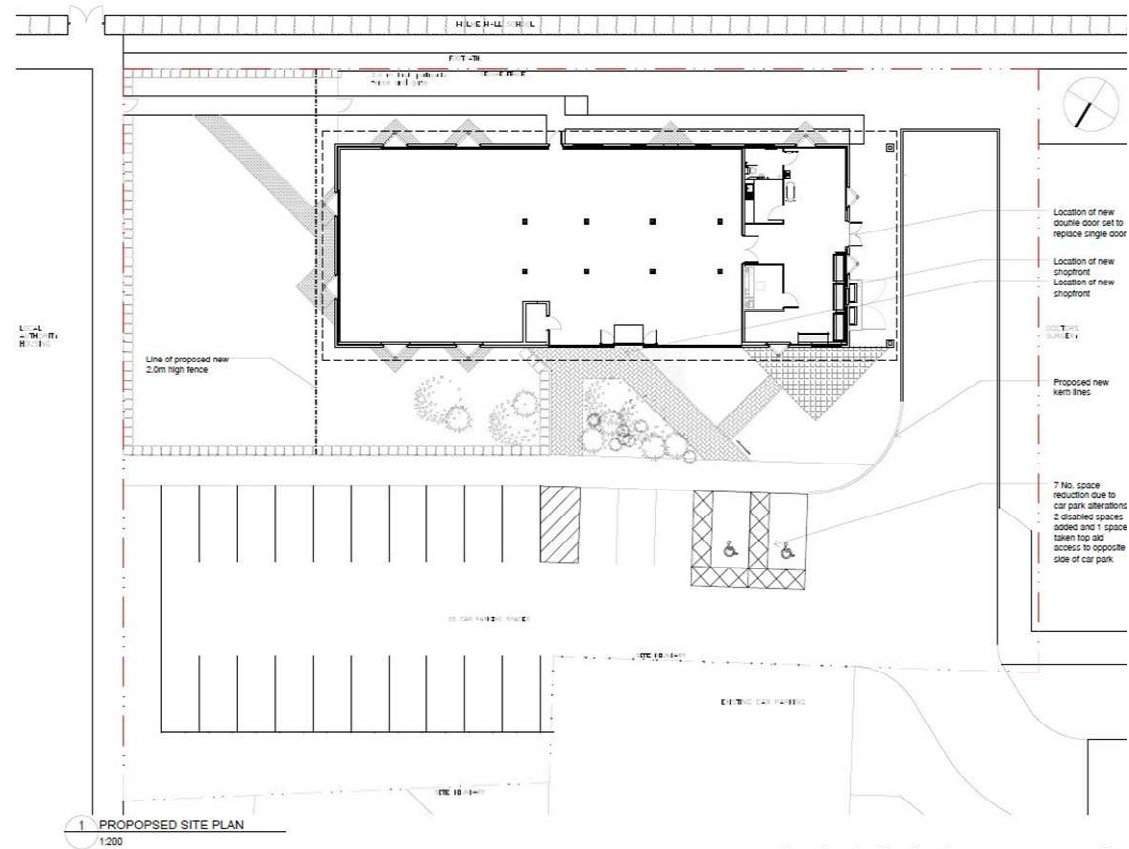
Public transport will not be affected by the proposals.

4.5 Car

Car access will not be affected by the proposals.

4.6 Servicing

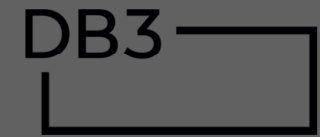
Servicing of the store will not be affected by the proposals.



5.0 CONCLUSION

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In terms of the overall design the proposals and due to the small nature of this proposal, it 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.



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