



DESIGN & ACCESS STATEMENT

The Bird Hide Coffee Lounge
Cobbs Country Stores
Darlton, Newark



Introduction

This Design & Access Statement is submitted as part and in support of a Retrospective application for a new café space at Cobbs Country Stores, Darlton.

The application site is located on Woodcoates Road in Dalton, Newark and consists of a single storey agricultural structures for bulk storage and retail with the new café located to the rear of a retail shop space.

The proposal includes a café drinking and eating area, kitchen and external seating area.

This document is to be read alongside all associated plans and documents submitted with the application.

Site & Existing Building Assessment

The site lies within settlement of Darlton. It is set back from the highway and surrounded by open farmland.

The application site consists of an existing, well established retail business that has operated for a number of years supplying a variety of goods including animal feed, equipment and associated supplies.



Existing entrance – Cobbs Country Store

Scheme Proposal

The overall scheme seeks to create a cohesive development that is complimentary of the existing retail space.

The development includes a new café area to the rear of the building. The building was completed in September 2019 and was used as storage and a Christmas shop space. The café conversion was then completed in early 2021.

The accommodation includes an open plan space, incorporating an open kitchen and serving area facing the internal seating area.



Site plan - NTS

Glazed doors provide access out to the rear of the unit to an external seating area which over looks the existing pond and wildlife area, creating an attractive and interactive seating space. The existing toilet facilities within the retail space is utilised to service the cafe.

The café unit employs an addition four staff which is of benefit to the local economy. The business utilises local suppliers and is a great asset to the local community.



Existing Pond

The proposal sits to the rear off the retail space and as such does not visually impact on the surrounding area. The mass follows the existing structures, and the building form is shaped to create a pleasant outlook on to the existing wildlife area.

Access & Movement

The existing site access is not impacted by the café space.

The extension is constructed in accordance with the relevant standards for the provision of accessibility.

All doors and corridors are adequate width to provide wheelchair access. There are currently toilet facilities located on the ground floor within the existing retail space that are utilised for the café use.