

TOWN AND CONUTRY PLANNING ACT
UNIT 12 PART FORMER ARCADIA BRANDED STORE, MONKS CROSS SHOPPING PARK
FULL APPLICATION TO AMALGAMATE PERMITTED UNITS 12A AND 12B AND INCREASE MEZZANINE
PROVISION

DESIGN AND ACCESS STATEMENT

This DAS has been prepared at the request of CYC to accompany the above application. However all the proposed works are internal (an increase in the mezzanine provision) to satisfy the needs of the proposed new tenant, Everlast, who will operate it as a gym. There are no external changes or changes to proposed access, accordingly this DAS is brief and focuses solely on the existing arrangements.

A mezzanine floor will be installed comprising horizontal and vertical members with a lightweight timber deck which will be fully in accordance with the requirements of the Building Regulations. This will be a full cover mezzanine as indicated within the proposed plans with 2.no internal staircases.

Site location and Context access

Site location

Lat 53.987° N
Long -1.045° W

The site is located at Monks Cross Shopping Park, York. The retail park is located approximately 3.2 miles North East of the centre of York.

The site is located on a relatively level setting with good access to/from the nearby A1237 and A64 dual carriageway, which form the York Ring Road and connect to all the major arterial routes to the city.

Existing Terrace & Surroundings

The existing terrace is primarily occupied by A1 trading units, with several A3 units in the smaller terrace element on the south and western side of the park.

Context

The overall site sits within a commercial area with a significant number of retail, commercial and office buildings right on the edge of the city.

Use

Although the proposal is for a gym operator rather than the previous retail use, no formal change of use permission is required as both uses fall within class E of the Use Classes Order.

Floor Areas

EXISTING FLOOR AREAS

BALANCE OF UNIT 12	AREA (SQM) GIA
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GROUND FLOOR	1,068
MEZZANINE	0
TOTAL	1,068

PERMITTED FLOOR AREAS

UNIT 12 A	AREA (SQ M) GIA
GROUND FLOOR	519
MEZZANINE	340
TOTAL	859

UNIT 12B	AREA (SQ M) GIA
GROUND FLOOR	522
MEZZANINE	338
TOTAL	860

The proposal has the following floor areas.

PROPOSED FLOOR AREAS

UNIT 12A/B EVERLAST	AREA (SQ M) GIA
GROUND FLOOR	1,054
MEZZANINE	1,054
TOTAL	2,108
INCREASE OVER EXISTING	1,040
INCREASE OVER PERMITTED	389

Site Layout Principles

The extent of the proposal in this statement is identified as a red line boundary on the proposed drawings.

The key principles of the proposal are focused on improving the commercial viability and sustainability of the retail park by creating a unit for which there is tenant demand and widening the offer at the Park with increase potential for linked trips.

Building Layout Principles

The proposal does not affect the overall layout or physical operation of the shopping terrace. The existing principles of servicing, waste management etc. will not be affected by the proposal.

New fire exit/personnel doors are not expected to be required to the rear elevation of the units 12A, 12B to comply with Building Regulations, Fire safety. No other external changes are required either.

External Areas

No external alterations are proposed as part of this application.

Access

All established public transport links and level access from pedestrian areas will remain as existing.