

Design and Access Statement

To accompany application for planning approval for
the removal of existing external staircase and
construction of side first floor extension to house internal staircase.

Tesco Express
Kirklington Rd
Rainworth

Submitted to Newark and Sherwood District Council
March 2024

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Context-Local Area



The application site is within the built-up conurbation of Rainworth therefore the LPA is Newark and Sherwood District Council.

Context -Site



Site Location plan

The immediate context of the site is the existing Tesco Express at the junction of Kirklington Road and Southwell Road East.

The existing site was previously known as the Robin Hood Hotel prior to the change of use of the existing building into a Tesco Express.

The application is based upon the principle of the removal of the external staircase to the existing building.

The site is situated in the center of the village of Rainworth.

The immediate environment is predominantly made up of two and three storey commercial buildings and an open car park. To the south of the site the area is overgrown ground, a substation, and the curtilage of the local Church of St Simon & St Jude's.

The site is known to be in a low flood risk area, a full flood risk assessment is therefore not included with this application- information from the Environment Agency is Appended to this statement.

The area is not known to be a coalfield referral area; a coal risk assessment has therefore not been submitted.



Design Statement

Amount

This application seeks approval for the removal of an external staircase to the vacant first floor above the Tesco store and the construction of a first floor extension to house an internal staircase for access purposes.

Layout

The proposals are for the removal of the existing external staircase and the construction of a first floor extension over the existing ground floor only.

Scale

The scale of the proposal is a second story above the existing ground floor to the end of the existing building.

Landscaping

To remain unaffected by the proposal

Appearance

The proposals are of traditional construction, to match the existing building.

The proposals feature the use of a pitched roof and stock brickwork, the exact type to be agreed with the LPA.

Appraisal of Context

The context of the development is within the built-up commercial center of the Village of Rainworth. The area has a mixture of differing architectural styles and building materials; the predominant building materials are brick walls and pitched tiled roofs.

Use

The existing building will remain in class E usage.

The existing ground floor of the building is a Tesco Express retail store.

There have been a number of reports of anti-social behavior outside of the store, with groups using the external staircase for drinking alcohol.

The removal of the external staircase will help remove this problem.

The removal of the external staircase will assist access to the existing store.

In order to maintain the existing building a new internal access is proposed, this will improve the security of the building and will improve the local environment for staff and customers.

Access Statement

Vehicular Access

The site does benefit from an existing parking area south of the building, No change to this arrangement is proposed.

This ensures that the site is in context with its surrounding environment and that the proposal will only have a minimal impact upon the density of vehicular movements within the area.

The size of the proposal ensures that the number of vehicle journeys resulting from the proposed development would be so low as to not increase the likelihood of a greater risk of accidents occurring at road junctions within the area.

Equal Access

The proposal has been designed to ensure that all users have equal access to local buildings and spaces and the public transport system via means of doors from the ground floor.

The proposals have been designed to conform to parts B and M of the building regulations.

The proposals have been designed to ensure that access is possible by the emergency services to the front and rear of the building.

Relevant Planning History

- 22/01298/FUL - permission refused on "Proposed retail unit with parking and amended site entrances."
- 12/00970/ADV – Planning permission approved for "One externally illuminated gantry sign". August 2012
- 12/00969/ADV - Planning permission approved for "4No. Externally lit fascia signs, 2No. non-illuminated pinned off TESCO express logos, 2No. Externally illuminated projecting signs, 1No. non-illuminated di-bond panel ATM surround, 4No. Nonilluminated di-bond panels, 2No.non-illuminated vinyl signs, and 1No. non-illuminated pole mounted welcome/goodbye sign". August 2012
- 12/00967/FUL – Planning permission approved for "Shopfront details and siting of plant." August 2012
- 11/01795/FUL - Planning permission approved for "External alterations to facilitate the permitted change of use (A4 to A1)". February 2012.
- 06/01938/FUL – Planning permission approve for "Erection of timber pergola to rear car park. February 2007.

Planning Policy Framework

Planning Policy Framework

The Development Plan

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Core Policy 9: Sustainable Design

Allocations & Development Management DPD (adopted July 2013)

Policy DM5: Design

Policy DM12: Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance
- National Design Guide – Planning practice guidance for beautiful, enduring and successful places September 2019
- Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- Newark and Sherwood Local Development Framework Shopfronts and Advertisement Design Guide SPD

Conclusion

The proposals provide a layout and design that is within the same scale and character of the existing development within its context.

The site is a sustainable location well related to local services and facilities.

The proposal is consistent with the new National Planning Policy Framework and is consistent with the saved local plan policy.