

Design & Access Statement

Ely Road, Sutton. Cambridgeshire.

October 2016 (rev 0)



The Coach House
Monk Fryston Hall
Monk Fryston
Leeds
LS25 5DU
North Yorkshire



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Contents

1.0 Introduction

- 1.1 Use
- 1.2 Amount
- 1.3 Layout
- 1.4 Scale
- 1.5 Landscaping
- 1.6 Appearance

2.0 Access

- 2.1 Vehicular & transport works
- 2.2 Inclusive access

1.0 Introduction

This document has been prepared by DarntonB3 Architecture on behalf of Central England Cooperative.

This Design and Access Statement has been prepared to accompany the Planning application for the development of Land East of Sutton-in-the-isle on the junction between the A142 and B1381 Ely Road.

The Design and access statement should be read in conjunction with the planning drawings and information provided including:

Company	Dwg No	Title
DarntonB3 Ltd	90-01	Site Layout
	90-02	Site Layout with Boundary
	20-01	Proposed Retail Units
	20-02	Plans & Elevations
	20-03	Sections
Watermans	20-04	Elevations
	STR 13594	FRA
	STR 13594 Apx 1	Anglia water records
	STR 13594 Apx 2	Drainage Layout
	2681-1-etos-A2-500	Existing trees
Rosetta Landscaping	2681-2-es-A1-500	Existing situation
	2681-3-via-A1-500	VI assessment
	2681-4-mm-A2-250	Mitigation measures
	2681-lvia+apps-19 th Aug 16	Landscape & visual impact
	2681-ts-08aug16	Tree Survey
Bancroft Consulting	2681-x-jca-ph1	Phase 1 Habitat report
	Main report	Transport Assessment
	Appendices	Transport Assessment
Oak Electrical	P172-598-Rev 1	External Lighting
	Q172-765-01	External Lighting
Chaldean		Retail Impact Assessment

1.1 Use

Central England Co-operative are applying for planning permission to develop 0.69 acres of a vacant piece of land created by the construction of the A142 and the old Ely road B1381 to the South of the proposal. The development of the site will provide 4 retail units in total falling in the classes of A1, A3 and A5:

- New 417M.sq / 4500 sq.ft GIA Convenience store to include 279M.sq / 3013 sq.ft sales floor area and 138M.sq / 1495 sq.ft associated back of house.
- 3 no Smaller retail units each 73M.sq / 791 sq.ft GIA
- 38 Car parking spaces including 4 wheelchair accessible spaces.
- Bicycle parking for 6 Bicycles.
- 278 works to include the roadway entrance to the B1381 and improvements to the adopted highway.

1.2 Amount

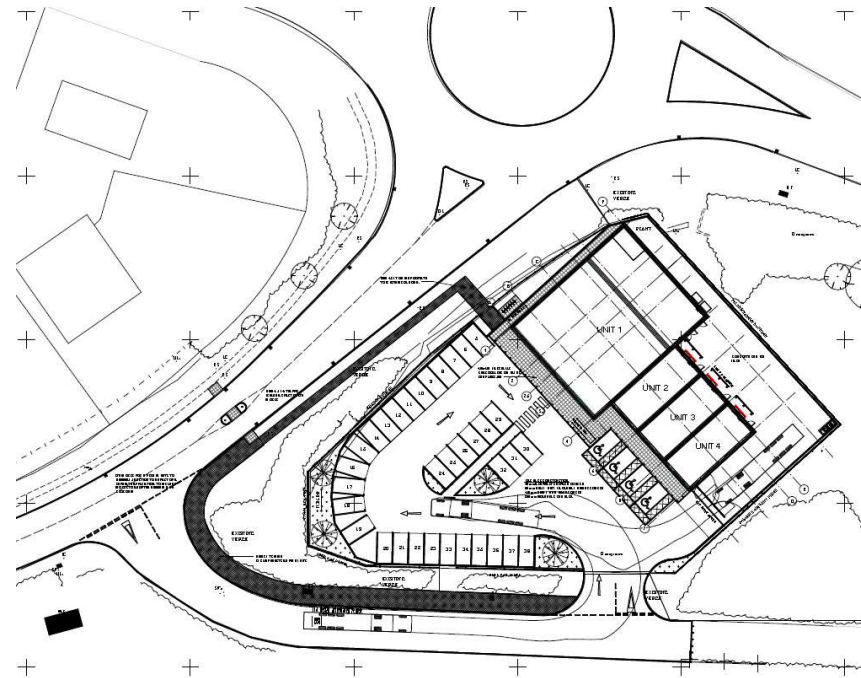
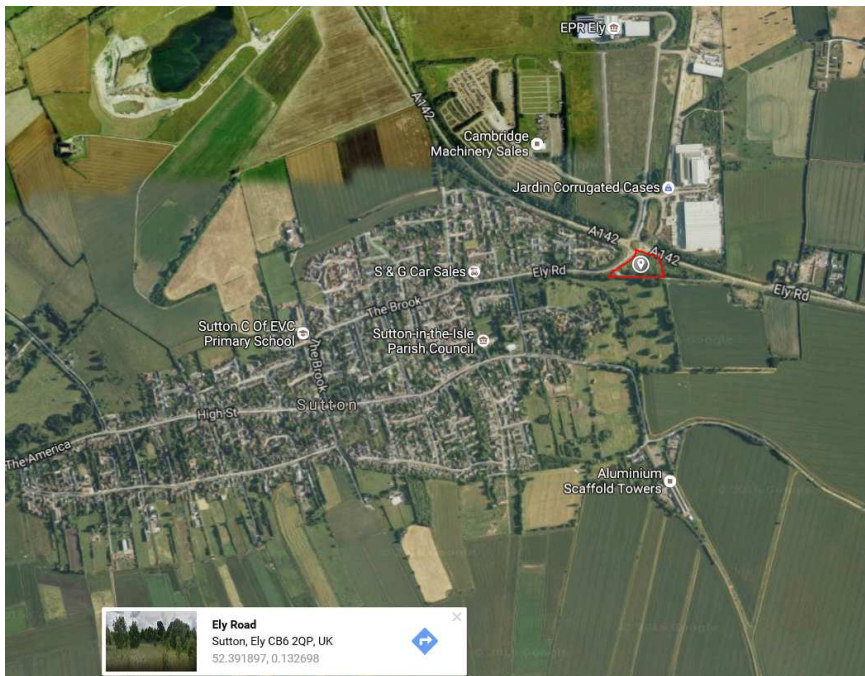
The proposal of the development of 4 retail units totalling 638M.sq / 6873 sq.ft GIA on a 0.28 Hectares / 0.69 acre plot would be a much needed addition the existing services available in Sutton.

Care has been taken not to overdevelop the site and has been design to have a minimum impact on its surroundings.

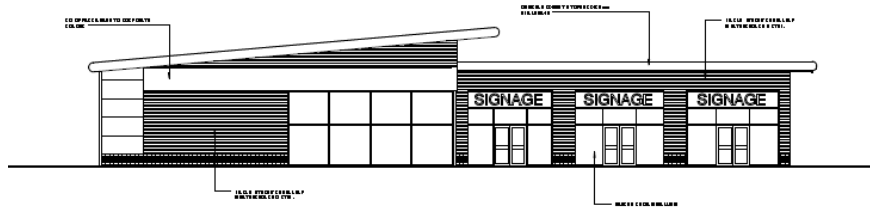
1.3 Layout

The Site is located on the Eastern edge of the village of Sutton-in-the-isle which itself lies 9Km West of Ely. The site comprises a triangular area of land not presently in active use. Ground is level across the site and remains level in all directions beyond the site boundary.

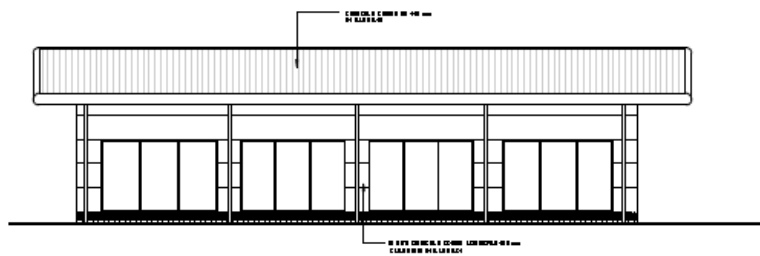
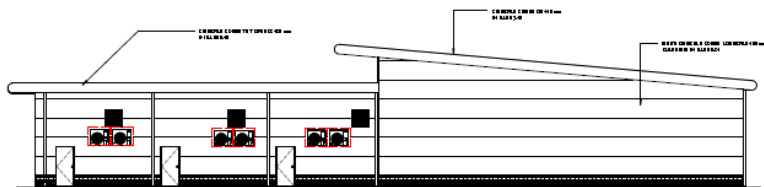
The development is bounded to the West by the B1381 beyond which lies residential development. It is bounded to the North by the A142 Sutton Bypass and to the South by the former alignment of Ely Road which is now used as a footpath and cycleway.



1.4 Scale



South West Elevation
1: 106



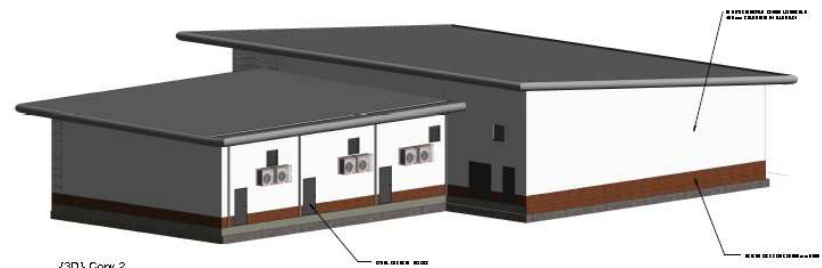
West Elevation
1:166



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{3D} Copy 3

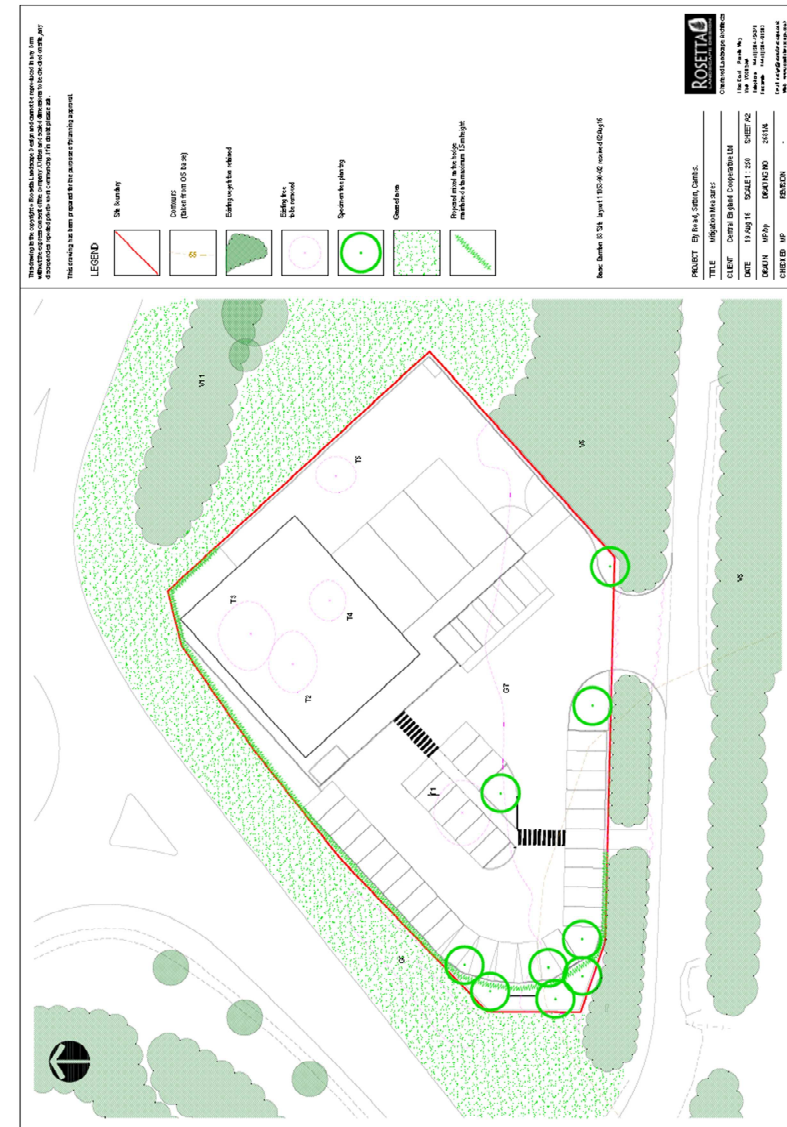


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1.5 Landscaping

Rosetta Landscaping have been appointed to produce the following documentation included within this planning application:

- Landscape and visual impact assessment.
- Habitat survey report.
- Arboriculture report



1.6 Appearance

Steel frame construction with Kingspan cladding panels externally and Marley Eternit cladding to enhance the shopfronts with brick courses to the lower section forming a plinth to the building.

Curtain walling to the front and side elevations will give active frontages to the roundabout and Ely road.

Each unit will have a dedicated level customer entrance with unit 1 having a sliding entrance and units 2,3 & 4 either a manual or automated double door set.

External plant and refuse areas have been allocated to each unit. Unit 1 will have a timber enclosure to conceal the refrigeration plant and any potential noise breakout.

The secure service yard will be enclosed with a 2.4 mtr high Paladin type fence including vehicular and pedestrian gates.



2.0 Access & Parking

Vehicular Access

Vehicular access to the proposed retail development will be provided via the adopted road to the South of the site from the improved road junction on the B1381. A new crossing island is proposed in the transport assessment which will form part of the 278 application.

The current visibility splay is in accordance with guidelines set out within the department for transport 'manual for streets'.

Service access

Service access will be via the new car park formed as part of the development which will be able to accommodate the large articulated vehicle used and the turning circle required.

It is anticipated that there will be a maximum of 6 deliveries a day. These are likely to comprise of Milk, bread, fresh food, refrigerated and ambient goods, all in vehicles no longer than 16.5mtrs in length.

Pedestrian & cycle access

Pedestrian and cycle access will be provided from the B1381 and a new cycle route will be provided along the footpath to the car park entrance. 6 cycle hoops will be provided which will accommodate 12 cycles.

The new pedestrian island on the B1381 will allow for safe access to the site for both pedestrians and cyclists.

Parking provisions

The development proposal consists of a total of 38 car parking spaces incorporating 4 wheelchair accessible spaces. The anticipated demand of car parking is deemed sufficient to cater for the convenience store and retail units and falls within local parking standards.

Public transport infrastructure

The closest bus stop to the site is 100Mtrs away on the B1381 and gives an hourly service to the town centre, Ely, Cambridge and the surrounding area.

Conclusion of sustainable transport

In review of the accessibility of the site, it is clear that the site complies fully with accepted national good practice guidance, with local bus services accessing the Bus stops on the B1381.

The frequency of buses passing the site on Weekdays and Saturdays means that the proposed site is highly accessible for those wishing to come to the proposed retail park by public transport.

The site is also located close to residential areas which are served by good pedestrian infrastructure, which provides the opportunity for customers and employees to both walk and cycle to the store if wished.