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DATE: 5.2.2009

Job No: 933

**ROCHFORD DISTRICT COUNCIL
DEPARTMENT OF PLANNING
COUNCIL OFFICES
SOUTH STREET
ROCHFORD
ESSEX
SS4 1BW**

**PROPOSED SERVICE BAY ENCLOSURE WALL
ASDA RAYLEIGH, ESSEX, SS6 9RN
APPLICATION NO: 09/00048/FUL**

Further to your letter of 4.2.09, please find enclosed the following documents which you requested in connection with the Planning Application for the above development :-

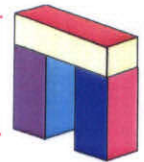
1. 4 copies of the Design and Access Statement.

Should you have any queries or require further information please contact me.

Yours faithfully

E. Haley BSc Eng. MICE MBIAT

Copy to Mr M.Davies HB Projects Ltd



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DESIGN AND ACCESS STATEMENT

PROPOSED ENCLOSURE TO EXISTING SERVICE BAY

ASDA, RAYLEIGH, ESSEX, SS6 9RN.

1. SITE ANALYSIS

1.1 SURROUNDING AREA

The buildings within the locality of the site comprise of a mix of use classes , including shops (A1) food and drink (A3), business (B1), general industrial (B2), and dwelling houses (C3).

The majority of the properties are constructed in brickwork facings and render, with sloping concrete interlocking tiled roofs and are single, two and three storey buildings.

The elevational treatments and proportions are generally of a domestic nature and have typical details that can be found throughout the area such as brick on edge window heads and softwood window frame sills to openings, projecting eaves and gutters supported on fascia boards.

1.2 DESCRIPTION

The site is located 2.0km to the South West of Rayleigh Town Centre on the corner of Rawreth Lane and Priory Chase .

The site on which the superstore is located is approximately 3.1 hectares.

The superstore has an internal gross area of approximately 5732 m² and a rear external service yard area of 560 m².

The store building is a modern contemporary styled building with a flat roof and perimeter parapet wall with an overall height of 7metres. The external walls are clad in horizontal flat metal cladding. The front Elevation is fully glazed with a canopy roof.

The superstore parking is located at the front of the store.

The location of the store is detailed on Drawing No. 933/P1 in appendix A.

A series of 6 photographs provided in Appendix B have been taken to record the layout of the existing service area and store as well as showing the surrounding buildings, boundary treatment and roads etc.

To the East of the service compound, Priory Chase abuts the boundary wall. At the opposite side of Priory Chase are the domestic properties whose frontages face this road.

The ground levels to the rear of the store in the service area are generally flat.

The service compound is accessed from Priory Chase via a large pair of steel palisade gates where delivery vehicles gain access to the service compound.

2. DESIGN PRINCIPLES

It is proposed to enclose the existing service bay which is presently open on the South Elevation, in order to make this part of the building weatherproof.

The enclosure wall which is to follow the edge of the existing loading bay will be clad in flat steel insulated composite wall panels to match the existing wall cladding.

3. DESIGN SOLUTION

After consideration of the aforementioned design principals and site parameters the proposed scheme for constructing the enclosure wall has been produced.

The proposed new wall enclosure is detailed on Planning Application Drawing Nos. 933/1A.

The proposed materials used to construct the wall enclosure will be a horizontally orientated smooth coated metal cladding with matching corner, vertical seam and door opening flashing pieces. Euroclad Rockspan 75mm thick composite steel cladding, finishing colour White RAL 9010 is to be used to match the existing store cladding system.

The cladding will be fixed to a new steelwork frame and to the existing steelwork.

The base of the wall will be finished terminate at service bay level on the existing concrete floor slab which will allow a weather proof seal to be made along the level surface.

The existing service bay wall end cladding and canopy fascia cladding is to be left intact to maintain the original Architectural design of the building.

The existing roof materials of the canopy are a single skin profiled plastisol coated metal cladding covered with a single water proof membrane with small parapet upstands and coping flashing pieces.

Personnel door and frames are to be made of softwood and painted white to match existing.

New rollers shutter doors will be pressed metal in a colour to match the existing doors

The proposed materials for the external walls and roof covering of the building and have been chosen to provide an attractive and functional structure, which is considered to be suitable for the existing commercial use and in keeping with the existing store building.

Over shadowing by the new wall is not considered to be an issue due to the adequate spacing of the adjacent properties.

The roof level of the canopy will not altered.

4. ACCESS TO BUILDING

The existing site access for delivery vehicles entering the site from Rawreth Lane and Priory Chase will not be altered.

The existing site access policy for customers, visitors and staff entering the site from Rawreth Lane and Priory Chase will not be altered and the existing parking arrangements are not affected by the proposed scheme to construct the enclosure wall.

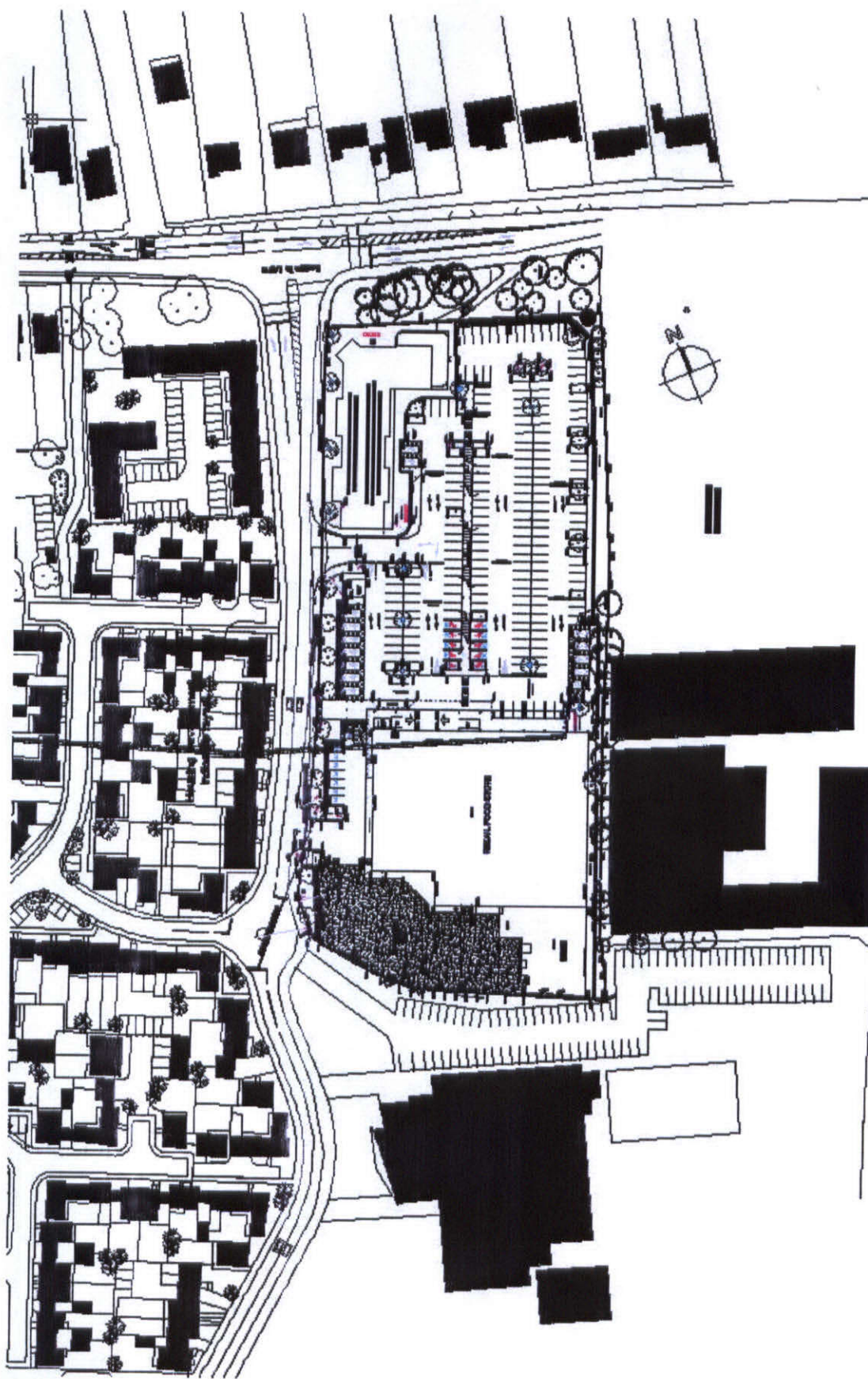
Signed:..........

E Haley, BSc. C.Eng. MICE, MBIAT

Appendix A

Contents

1. Drg No 933/P1- Location Plan



Location Plan

Drg No 933/P1

1:1250

Appendix B

Content

1. Photos No's 1 to 6



Photo 1. View looking East at Existing Service Area Canopy at rear of the Store.

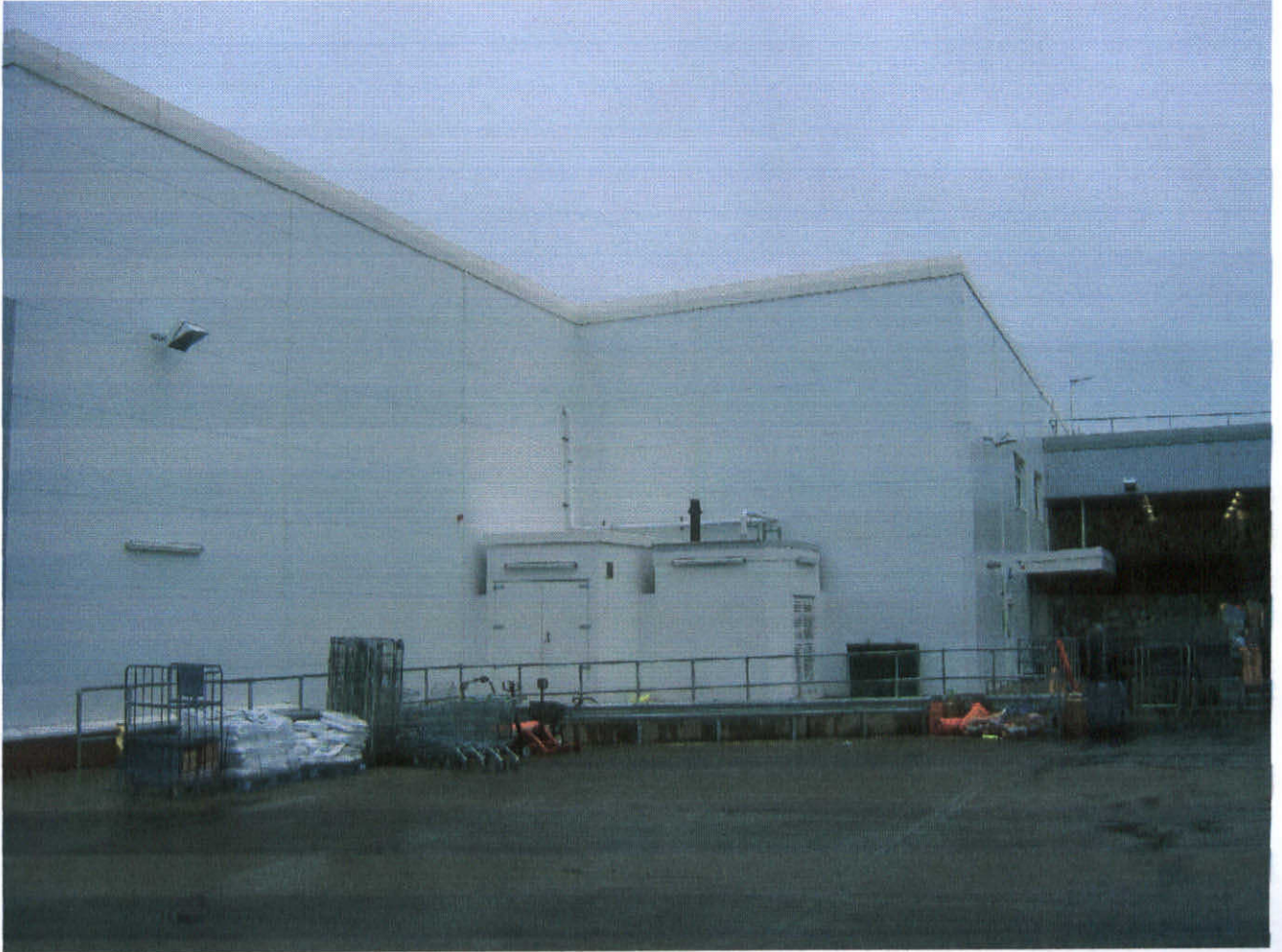


Photo 2. View looking North East at Rear of the store and Service Area Canopy.



Photo 3. View looking North in service compound at East Elevation of the store.



Photo 4. View looking South at front elevation of the store.



Photo 5. View looking South West at front elevation of the store.



Photo 6. View looking East at Existing Service Area Canopy and smaller canopy at rear of the Store.