



Design & Access Statement

For

Co-op Retail Services,
6 Market Place
PE11 4ST

On behalf of:

Co-operative Group



January 2017

1.0 Introduction

This statement accompanies a planning application for the proposed shopfront alterations of the existing Co-op food retail store in Donington, Lincolnshire.

The existing Co-op food store is situated at no.6 Market Place, close to the junction of Market Place and Station Road. The existing store provides an invaluable service to the local community, providing produce and products without local residents needing to travel to the nearest Supermarkets in Spalding or Boston.



2.0 Background

The Donington Co-op store underwent a full refurbishment in 2014 which included re-painting the shopfront and signage to incorporate the latest Co-op corporate identity (Application No. H04-0732-14 - approved in Nov 2014).

This application refers to the replacement and alteration of the existing shopfront with a new aluminum glazed shopfront, following extensive damage caused by an attempted theft of the ATM machine from the front of the store.

In addition, a separate signage application has been submitted to South Holland Council to re-brand the store with the new Co-op corporate identity (Application No. H04-0025-17).

The damage to the store was caused when a JCB/tractor was stolen and used by thieves in an attempt to remove the ATM from the front elevation of the store facing Market place.

The botched attempt to remove the ATM caused significant and extensive damage to the store, including displacing the main structural concrete encased steel beam, which resulted in the collapse of the engineered roof trusses and roof covering over an extensive area of the store, which also caused damage to the internal shop fittings, finishes, equipment, and goods and produce.

2.0 Site Photos

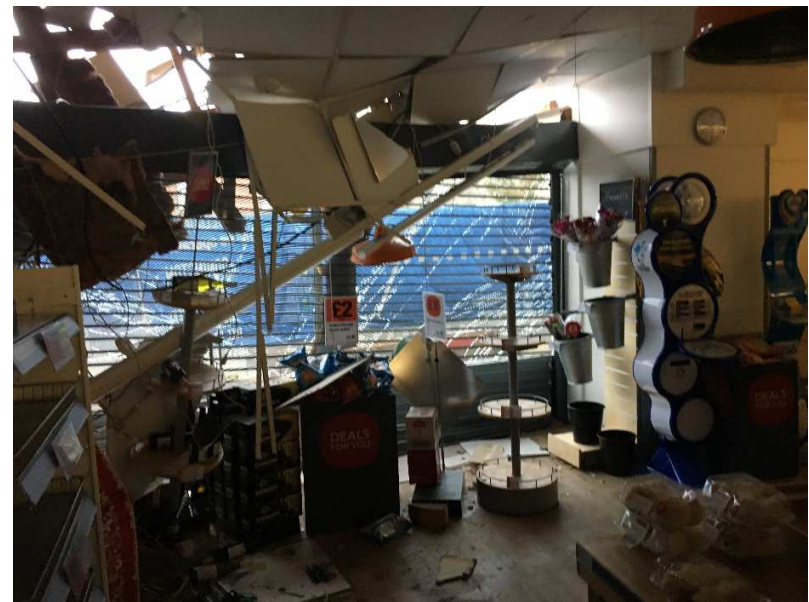
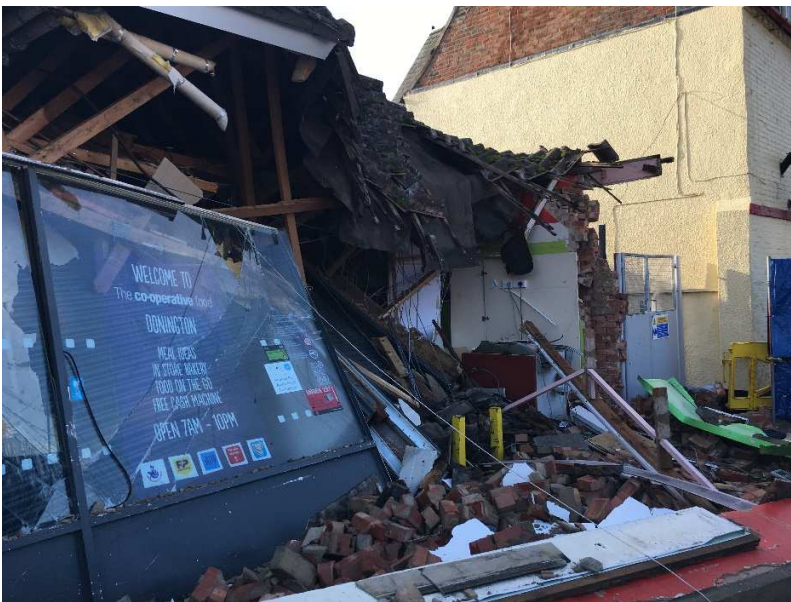




Image prior to the shop front damage (Google Street View)

2.0 Work to date

Following the initial incident, a number of structural reports have been undertaken to investigate the extent of the damage caused by the tractor.

Subsequently the store has now been made safe to access following the careful demolition of the shopfront, removal of damaged roof trusses, roof coverings and debris. Temporary internal support has been installed where necessary.

3.0 Repair Works

With the exception of the glazed shopfront and signage/branding, the main element of damage will be reinstated as a like-for-like repair. Brickwork piers will be rebuilt in bricks to match existing, roof tiles will be selected to match the existing in type and colour, with a new timber fascia to match existing, and a new render finish panel will be rebuilt on the gable above the shopfront.

Any external paving which was damaged caused by the tractor will be replaced as part of these works.

4.0 Proposed Alterations

Rather than undertaking a like-for-like repair of the shop-front, Co-op have re-evaluated the existing shopfront design and layout, and have proposed alterations as follows:

- Improve Accessibility
The proposed alterations to the shopfront include re-positioning the entrance door to enhance the visitor flow when approaching the store. The internal draft lobby has been removed providing less obstructions when entering the store, and creating a larger sales area.

- Improve Security
It is proposed that the ATM machine is relocated within a 'securewall' build-up and integrated within the shopfront to discourage repeat attempts to remove the ATM.
- Include new corporate branding.
As part of a national re-branding program, the previous fascia and projecting signage are to be replaced with new (submitted under separate advertisement application, ref: H04-0025-17). The new aluminum framed glazed shopfront will be Polyester Powder Coated to RAL 7043, and existing render panels are to be painted white.

The extent of the repair and replacement shopfront works are noted on the accompanying drawings 627.075: (21)01 & (21)02.

All proposed works are sympathetic and in keeping with the local character. All colours and materials are in accordance with Co-ops corporate colour schemes which are used throughout all Co-operatives throughout the country.

The scale of the building will not be altered as part of these works.

5.0 Summary

The repair and reinstatement works of the store are required following the damage created during the attempted theft of the ATM.

The store provides an invaluable service to the local residents, which has been further emphasised by the success of the temporary 'pop-up' store which has been located within the car park of the adjacent pub.

The proposed shopfront proposal has been carefully considered to ensure that the character of the existing store is retained while also providing minor but noticeable improvements to both accessibility and security. The repair works also provide the opportunity to update the existing shopfront and introduce the latest Co-op branding.