



DESIGN AND ACCESS STATEMENT

The Wentworth Project, Upper Car Park, Malton

February 2014

ACCESS Site Strategy

The plans on these two pages explain the access, servicing and security measures across the site. They explain the site in conjunction with the supermarket development proposals for the adjacent land as the access, servicing and security arrangements for both sites are essentially one and the same. Vehicular access is summarised here only, as further details are contained in the supporting transport assessment and travel plan framework prepared by Pell Frischmann.

Vehicular Site Access

All vehicular access to the site is via Pasture Lane/Smithson Court. The petrol filling station and goods loading bay are located off Smithson Court with Smithson Court continuing into the car park beyond. The car park is located on 2 levels as the existing arrangement, although the lower level is excavated in some areas.

Parking Provision for Disabled People and Parent & Child

18 parking bays for disabled people are provided at the lower level close to the travelers and lifts. In addition to this there are 10 parent and child parking bays.

Cycle Parking

Cycle parking is provided on site for staff and members of the public. Currently proposed positions are indicated opposite.

Pedestrian Site Access

Upper Car Park (within the proposed site)

Visitors parking here can walk to Wentworth Street or the foodstore via the landscaped garden, the landscaped garden leads to the new square on Wentworth Street. Visitors can also reach the town centre via Smithson Court heading south towards Princess Road.

Lower Car Park (in adjacent development site)

Visitors parking here have lift or travelator access to Wentworth Street and/or the foodstore above or alternatively they can walk to the landscaped space and on into Princess Road or up the steps to Wentworth Street/square.

From Pasture Lane

A footpath leads along Smithson Court into the carpark - this is no steeper than the current road.

Building Access:

Part M level thresholds will be provided at all external doors. Lift and stair access is provided between the different levels. Lift and travelator access is provided to the foodstore from the car park below; the main entrance is off of Wentworth Square.



SERVICING AND SECURITY Site Strategy

Servicing

Full technical documentation regarding the servicing can be found in the supporting transport assessment and travel plan framework prepared by Pell Frischmann. A summary is given below:

Foodstore

The foodstore is serviced directly from a dedicated loading area which is accessed off Smithson Court. The adjacent petrol filling station can either be serviced from the same loading bay or from within the PFS forecourt. Refuse and recycling collection will take place from the loading area. The opportunities for public recycling facilities within the car park are to be agreed as part of reserved matters in the adjacent development site.

Retail and Offices

The retail units and offices are serviced from an on-street loading bay on Wentworth Street. Refuse collection will be on-street with refuse storage areas provided within the building.

Livestock Market Vehicle Access

The upper car park remains accessible to livestock market vehicles as required.

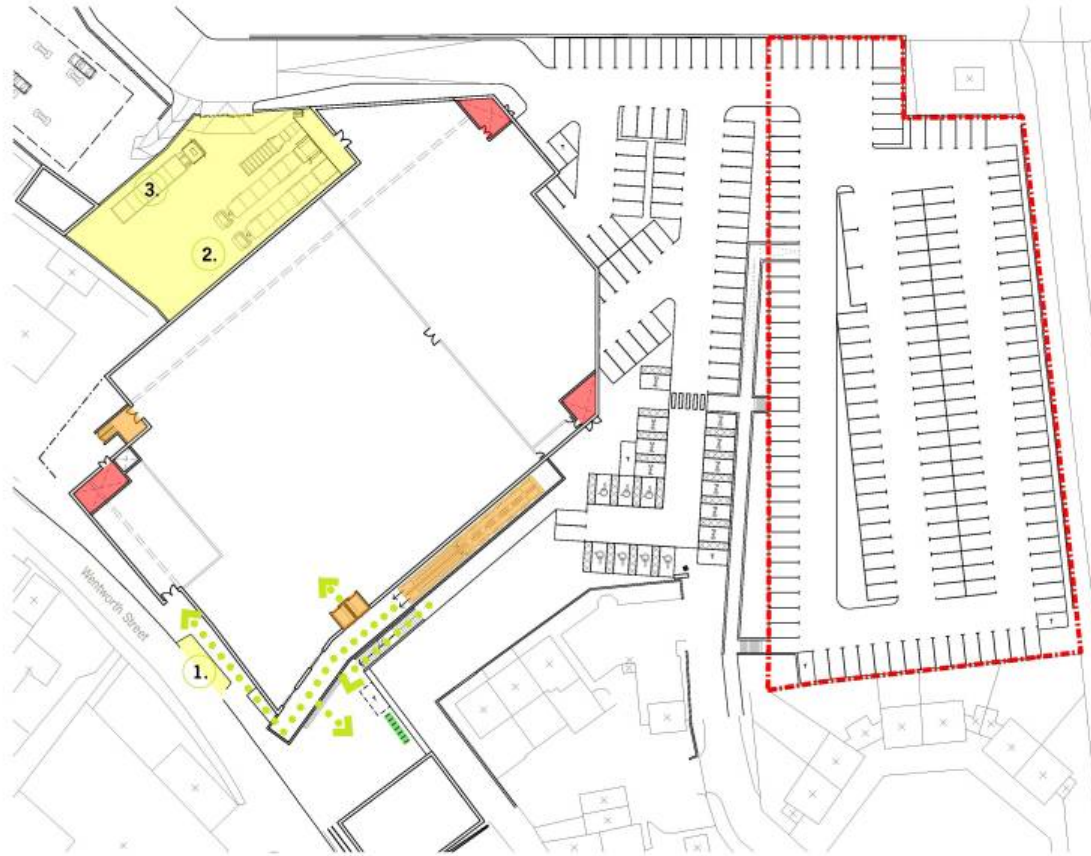
Taxi/Pick-Up Point

A taxi /shopper pick-up/drop-off point is provided on Wentworth Street adjacent to the loading bay.

Security

The scheme, including the car park will be designed to Secured by Design standards. It is not intended that the car park structure or site is entirely sealed at night as this would have a detrimental affect on urban design/access, however the vehicular route into the car park is proposed to be closed at night using a vehicular barrier located to the top of the access ramp (to the east of the foodstore loading area, which would not be affected by the barrier). This barrier would be left open when access to the the upper level car park was required. This arrangement is subject to agreement between landowners/operators. In addition to a vehicle barrier, the travelators will be closed via the use of the shutters when the foodstore and retail unit(s) are closed.

The importance of adequate security and safety is understood and the operator will install suitable measures - these could include CCTV, physical barriers and on-site management presence.



Upper Ground Floor - Site Access

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