

Design and Access Statement

Greenfields Service Station, A505 Baldock Road, Royston, SG8 9NN



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Introduction

This Design and Access Statement (DAS) has been prepared by C+A Design in support of an application to rework the existing petrol forecourt on site.

This Design and Access Statement explains the design rationale for the proposed development, addressing the context and other material considerations.

The proposal aims to bring the already established Greenfields service station up to modern standards with revised vehicular circulation routes and a new forecourt canopy with increased fuel dispensing provision.

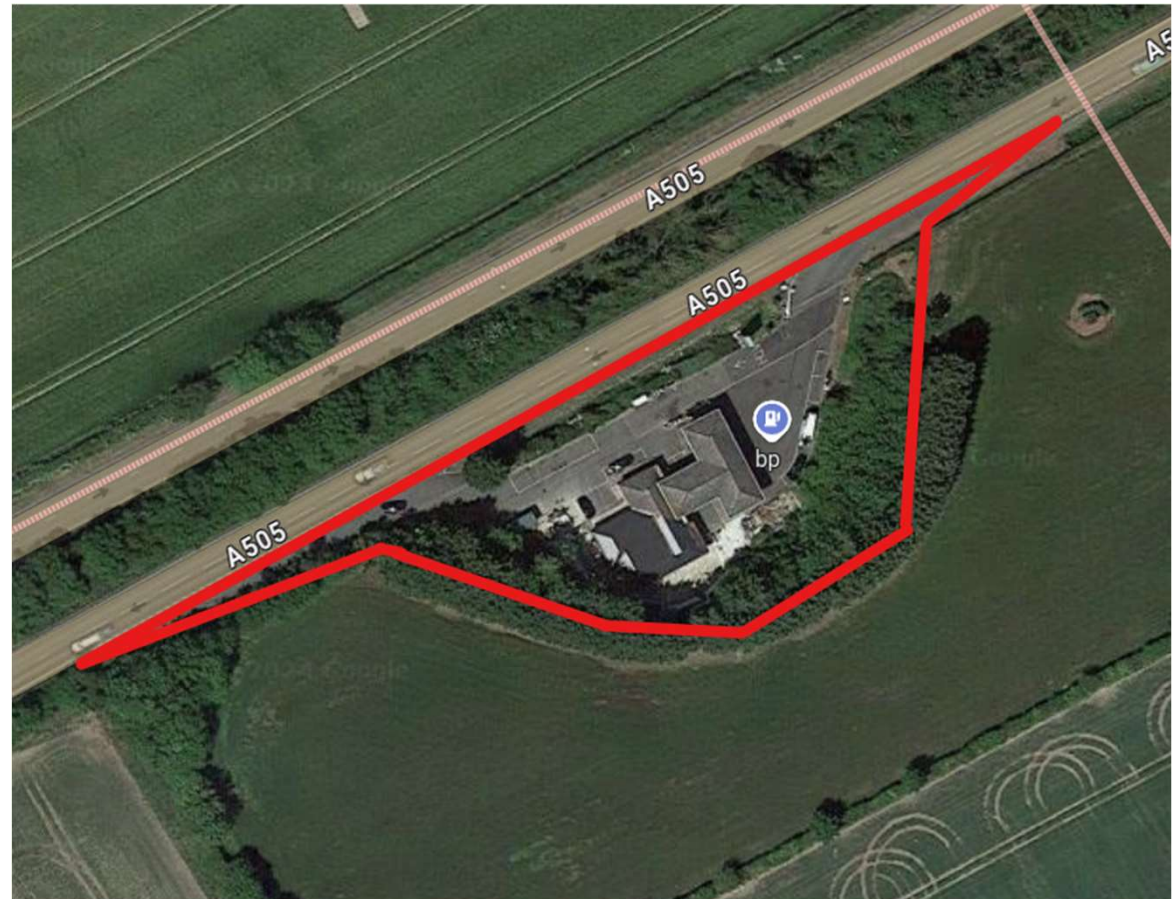
Site Assessment

The application site, outlined in red, is located off the A505 Westbound and is mostly obscured from view by the surrounding landscape.

On the site, there is currently a 5 pump filling station with canopy above and retail store.

The site is enclosed on three sides by a chalk bank with a screen of trees beyond that. The A505 forms a boundary to the north of the site.

In its current form, due to the restricted vehicular circulation route the site is congested and has issues with HGV queueing and informal parking practices have been observed.



Aerial View of the site

Site Photos



Clockwise from top left:

The existing forecourt

The existing shop

A closeup of the existing canopy

A view of the chalk bank looking east to west

A view of the chalk bank looking west to east



Site Appraisal

The site sits in a relatively isolated position, adjacent to the A505, on the periphery of Royston. The A505 is an important road linking a number of settlements. The location of the site means it serves both local and transient customers.

The current sales building is made of brick, with the front façade covered in advertisement panels. Other structures on site are a forecourt canopy and a container.

The main use of the site will remain unchanged but an increase in fuel provision and a new site circulation route is proposed in order to separate HGV and general road users for safety. While formalising parking areas and provide safe manoeuvring space to reduce the risk of collisions on site.

The current site area being utilised is broadly level. The existing screen of trees surrounding the site will be retained.

The site is in Flood Zone 1, therefore does not require a flood consequence assessment.

The site is considered to be suitable for continuance of its current use. An updated vehicular circulation route and parking provision with increased fuel provision will allow for this continued use into the future. It is understood that the facilities at the site play an important role in supporting the local communities.

Use and Amount

The proposal is for a minor increase in fuel provision from 6 filling positions to 9 (7no. Light vehicle road fuel pumps, 2no. HGV filling positions).

Additionally, a new canopy to suit the revised filling positions is proposed which is smaller in overall area than the existing canopy. The existing canopy area is 260 sq. metres. The proposed canopy area is 229 sq. metres.

The site area is 4928 sq. metres.

These retail areas will have been designed for A1 shops, with the filling station area being classed as Sui Generis type uses.

The applicant feels the demand for this mix of uses is strong, based on their trading at the site to date.

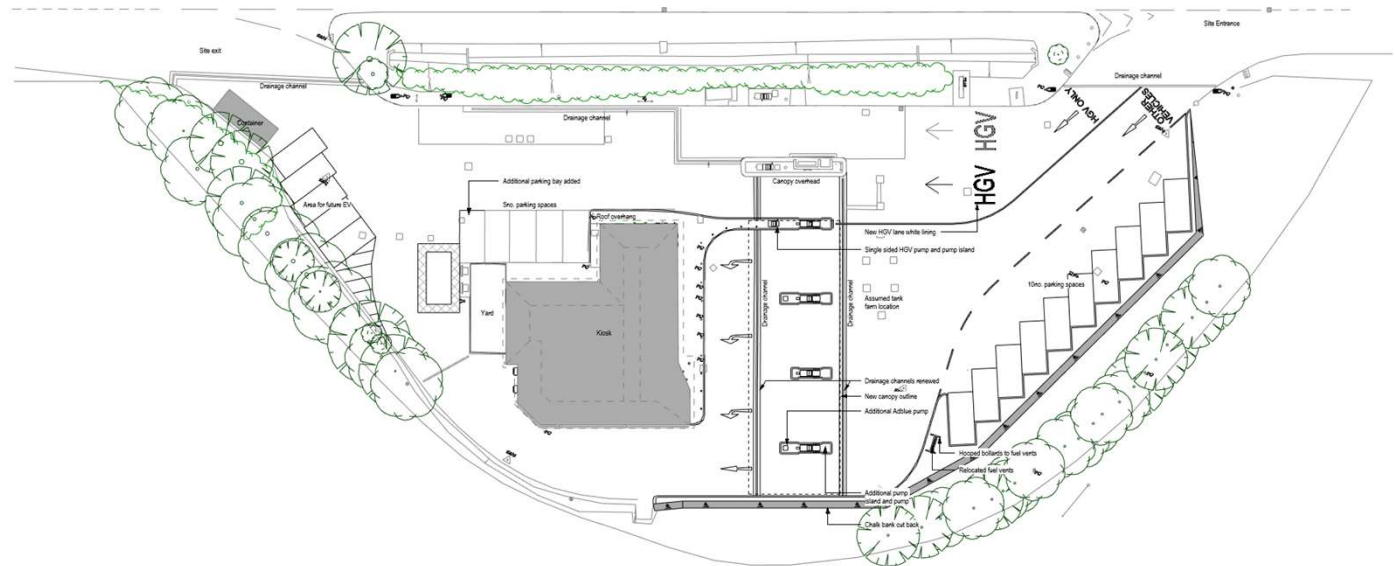
Layout

The site layout has been considered with the following factors in mind:

- Safe ingress and egress to and from the site onto the existing public highway
- Providing a suitable amount of parking.
- Improving vehicular flow throughout the site

The site has been designed to be primarily one way to improve both the customer experience and safety. HGVs are also separated from other traffic. Previously, all vehicles would circulate to the front of A505 side of the kiosk. The proposed opens up the opposite side of the kiosk for vehicular flow, reducing potential queuing to the A505 side of the kiosk area.

In its existing state, a lot of informal parking practices have been observed. The proposed parking location formalisation on the site should prevent this and ultimately decrease the chance of collisions on site due to unsafe parking.



Scale

The scale of the proposal is in keeping with the proportions of the overall site area and the visual scale of the site will remain virtually unchanged. The height of the canopy is dictated by the requirement to provide clearance to vehicles but is lesser in height than the existing canopy.

The proposed canopy will be visually smaller in scale when compared to the existing as the proposed is a monopitch profile where the existing is a duopitch profile.

The scale of all the structures on the site are masked on all sides by the existing landscaping that encapsulates the site.

Landscaping and Biodiversity

The majority of exterior space is to be hard landscaped for practical and regulatory reasons, with concrete and macadam finishes, along with some block paving to the forecourt area.

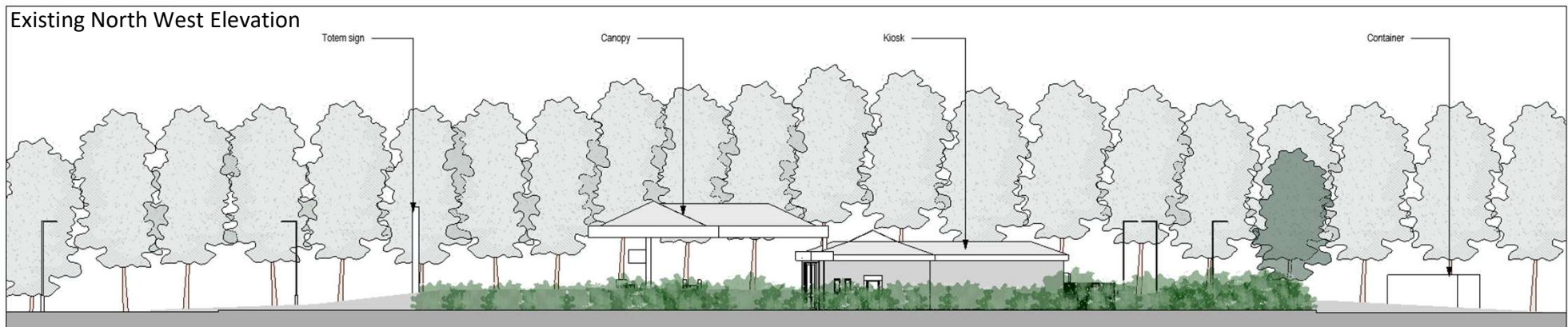
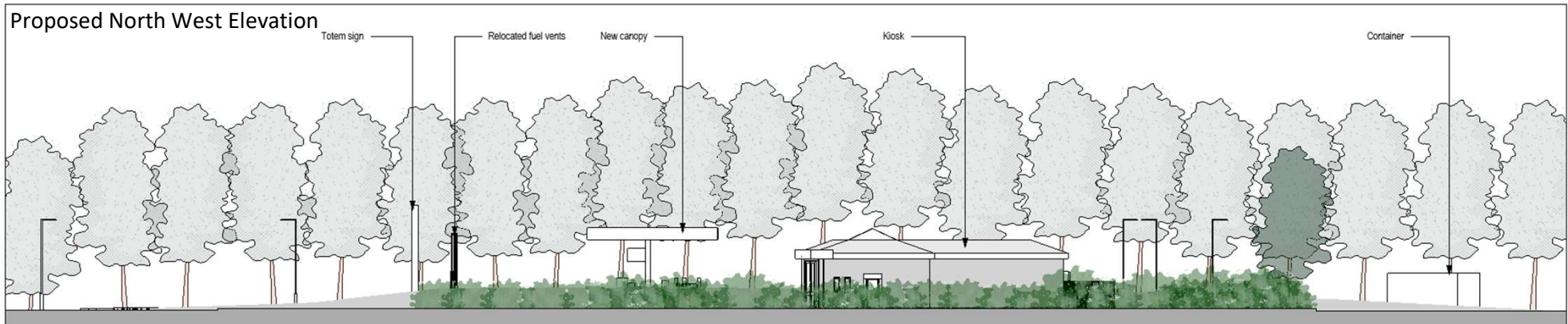
To the sides and rear of the site is a lightly vegetated chalk bank with a line of mature trees along the side boundary.

Cutting back the chalk bank is to be done with care to only remove what is necessary in order to retain as much existing habitat as possible. Once excavation works are complete, measures are to be put into place to enhance the remaining chalk bank to improve the quality of available habitat area. Offsetting will be considered if this does not provide sufficient improvement, subject to further discussions with the local authority. (Refer to reports: BNG - Greenfields Service Station A505 Baldock Rd Royston SG8 9NN ref 241531 and PEA - Greenfields Service Station A505 Baldock Rd Royston SG8 9NN ref 241531 for further details)

Appearance

The appearance of the site will remain mostly unchanged as can be seen from the comparison of the proposed and existing site elevations seen below.

This particular elevation has been selected due to it being the primary view road users will see when circulating the A505. The proposed canopy will offer more views of the surrounding landscaping and trees due to its more modern and streamlined design when compared to the more dominant sizing of the existing canopy. Please refer to site elevations for further details.



Access

Vehicle access is readily available for all sizes of vehicle via the existing access points.

Please refer to the vehicle tracking drawing for further details.

Sustainability

All specified materials will be durable and, as far as is practicable, maintenance free. Consideration will be given to the use of recyclable materials, including aggregates and hardcore, subject to availability and suitability for the selected type of construction.

Existing landscaping and trees will be left untouched as much as possible as to preserve the desirable visual quality of the area.