

PLANNING, DESIGN & ACCESS STATEMENT

In respect of

**THE SPLITTING OF AN EXTG RETAIL UNIT INTO TWO
INSTALLATION OF NEW WINDOW AND INSTALLATION OF NEW
DOORS.
LOCATION OF AIR CONDITIONING & CHILLER PLANT**



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1 The Site & Context

1.1 The site of the application is a single storey brick built, flat roofed building standing to the north east of High Street. The property up until December 2009 was a trading COOP store. The site is in the town centre. The surrounding buildings are of brick construction and part of a small modern development which forms part of a pedestrian precinct. The rear of the unit has its own service area with loading dock off Snowdon Terrace. The nearest flat are 24.0m away

1.2 The shop entrance is off the broad pedestrian area in the west corner of the building and the front façade is a glazed white finished aluminium . the whole of the shop front has white solid slat electrically operated roller shutters. The retail area is 772m² plus the ancillary area to the rear all this at ground floor with a basement beneath which is where the deliveries come in.

2 The Proposal and Amount of Development

2.1 The proposal involves the construction of a block wall internally to split the unit into two. This will make necessary to construct a new access and escape stair in the unit without a stair and a new fire exit door.

The shop front will retain the access to one unit in the west corner. A new entrance will be created in the same position as the existing fire exit in the shop front. New auto sliding doors will replace the existing manually operated double doors.

In addition comfort cooling will be added to the Heron Foods Unit and the plant for this will be mounted at the rear on the east corner of the building.

Additional plant will included two small unit for the remote chillers.

The external work requiring planning permission is:

- The splitting of the unit to form two retail units .
- The replacement of the central fire escape doors to create a new entrance to the second unit. The new doors will be auto sliders.
- The removal of an existing window to allow for the construction of the new fire escape door.
- The construction of a new escape landing with guard rail across the existing loading dock.
- The installation of new comfort cooling and remote chiller plant to the rear of the building.

3 Development Plan

- 3.1 The shop currently has good access into the store and it is hoped this will be improved by the installation of an auto sliding pair of doors to comply with relevant local authority documentation on inclusive design access for all.
- 3.2 The development is designed to deliver a unit enlargement sustained by good business as a contribution to a sustainable community.
- 3.3 The design of the unit is very much dictated by the existing unit with brick piers at the corners red brick and pantile. Regard has been given to external appearance, scale, relationship with adjoining areas, layout, hard landscaping and access for disabled persons.

4 Planning Considerations

- 4.1 The premise is a trading shop within a well established reputation and recognised position within the town. Consequently the applicant's use is appropriate for the building. It will result in enhanced viability and vitality of the unit and town.

5 Design Considerations

- 5.1 **Design Principles and Concept** –The underlying principles of this proposal are to: (i) modernise the layout of the shop and improve the appearance of the building, particularly the public entrance; and (ii) to make the entrance to the building suitable for the needs of customers some of whom may be disabled people.

5.2 **Townscape/Relationship with Area** – The existing shop is an integral part of the townscape of the area. However it is too big to trade as a single unit.

5.3 the unit is empty at the moment, these changes will result in an improvement in the building as it will trade as two separate units. Consequently there will be an improvement in the building's contribution to the local townscape.

5.4 **Massing and Scale** – The scale of the shop will be changed. The reduction in size will improve the commercial potential of the units. Both units are designed to blend in and will not be detrimental to the appearance of the building.

5.6 **Materials** – All materials will match with the existing.

5.7 **Landscaping** – No landscaping is proposed.

5.8 **Access** – The pedestrian entrance to the building will be clear and afford ease of use. One single entrance of appropriate width double doors is proposed to each side. This will have a level access and have auto sliding doors to fail safe open. The internal layout will be clear of obstacles to allow free passage throughout. The works will comply with the latest Building Regulations with regard to such matters.

5.9 These details of the design mean that the proposals should accord with Local Plan policies, as well as the provisions of the Council's SPD – Inclusive Design Access for All.

5.10 The service access to the building will not alter.

6 Conclusion

6.1 The proposed alterations to the building will result in a significant improvement to the building and the area generally. The shop's physical improvements will result in an improvement in the vitality sustainability and viability of the store. The access to the building and within the store will allow ease of access for disabled people.

6.2 Consequently the proposals will accord with the relevant policies of the Development Plan.