ALTERATIONS TO EXISTING RETAIL STORE
MORRIS SQUARE
WOLSTANTON
NEWASTLE-UNDER-LYME

g1

09/05/08

DESIGN AND ACCESS STATEMENT

DESIGN

Use
The application site was recently purchased by the applicant and was last used as a retail food store with associated parking and servicing. The current use shall be maintained.

Amount
The application comprises the general refurbishment and upgrading of an existing retail food store. The proposal is to rationalise the existing internal retail layout and reposition the entrance by creating a new covered canopy and trolley bay. There is no proposed increase in the building floor area.

Layout
No fundamental alterations are proposed regarding general site configuration, however some internal reorganisation of the retail space is proposed with additional external openings and a new entrance canopy. Minor alterations to the car park and entrance levels will offer increased safety, accessibility and usability to the applicants customers.

Scale
None of the proposed alterations affect the scale of the existing development.

Landscaping
The proposals do not affect the existing landscaping which is well established and maintained to a good standard.

Appearance
The existing building is in a reasonable condition although the entrance area is beginning to deteriorate and become unsightly. Routine maintenance has also been neglected in recent years affecting the building's appearance.

The existing store has minimal external openings and little connection with the outside. Introducing glazed shopfronts in place of existing brickwork panels at the entrance area of the store, and forming an entrance canopy will create a positive arrival. This will be reinforced by the new signage. These new openings will give a connection between the inside and outside of the building that currently does not exist and the increased light and ambience will benefit customers and staff alike.

The applicant's corporate colours will be used and the existing lime green painted plywood cladding / fascias etc will be replaced with smooth silver cladding. New block paving beneath the canopy will further enhance the entrance area.

Roller shutters with discreet concealed barrels are proposed to the new openings all to match the existing.

ACCESS

Vehicular and Transport Links
No alterations are proposed to the existing store access off Burton Road. The site currently benefits from excellent public and private transport links.

Inclusive access
The applicant is committed to providing inclusive access to all its stores. Although this store is existing the proposals include improved access gradients to the store entrance which will be barrier free with automatic sliding doors provided within the new glazed entrance screen.

The altered gradients and flush kerbs will ensure disabled access and pedestrian safety are improved.