

DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF EXISTING SINGLE GARAGE AND REPLACEMENT WITH NEW RETAIL UNIT



BACKGROUND:

Identification of the Property:

Address: 107 Houghton Road, Thurnscoe, Rotherham S63 0NG

Freehold Interest in the Property:

Freeholder: Mr James Wallis

Executive Summary

Mr J Wallis is applying for planning permission to take down the existing pre-cast concrete panelled garage to the rear of the existing retail unit together with a single storey brick built outbuilding located on Houghton Road and to replace this with a small self-contained retail unit.

The existing garage and brick outbuilding currently serves the existing retail unit and have been used in the past for storage purposes. Following the internal refurbishment of the existing retail unit this storage facility is no longer required. As a result Mr Wallis is proposing to take down the existing buildings and to construct a small retail unit with access onto Houghton Road, which runs parallel to the B6411 Houghton Road to the front of the existing retail unit.

As the new unit is very small it is not anticipated that delivery vehicles will be required to service the premises. All necessary supplies will be brought to the premises by the occupier.

Design Statement

The new retail unit will be a single storey structure comprising brick walls to match the surrounding buildings with a concrete tiled roof. The new roof tiles will match the colour of the slate roofs on the surrounding buildings.

To the front of the building will be an aluminium framed glazed shop frontage with a single aluminium framed glazed door. The aluminium will be polyester powder coated. Colour to be agreed.

The existing palisade fence shall be retained to the left of the new unit. Likewise the existing masonry wall shall be retained the right of the unit. Access to the rear yard will be restricted by providing a timber clad metal framed gate 1.8m high.

It is proposed to replace the existing concrete footpath to the front and side of the retail unit with new prep-cast concrete paving stones. Drainage shall be provided via a drainage channel located at the side of the building. Drainage from the front of the unit shall run onto the existing highway as it currently does. Currently the whole of the concrete foot paths drain onto the highway.

It is proposed to provide 3 new 100mm connections into the existing combined private sewer running below the building. These will comprise 2 rainwater connections, one from the roof and one from the drainage channel. A single foul connection is proposed to pick up the internal toilet and preparation sink.

Opening Hours:

It is proposed that the retail unit will operate the following opening hours:-

- Monday to Saturday 9am - 7pm
- Sunday 11am – 5pm

Employees:

The retail unit will provide additional employment for 1 full time member of staff with 1 part time member of staff.

Access Statement:

The new retail unit will be open to the general public.

There is limited on street parking to the retail unit on Houghton Road. However it is believed that most customers will be local to Thurnscoe and will approach the retail unit on foot.

Access to the premises will be off Houghton Road. It is proposed to provide pre-cast concrete paving slabs in front of the unit to provide approach from the highway to the principal entrance. The gradient of the approach is 1 in 20 maximum.

Level entry into the unit will be provided with a maximum threshold height of 15mm at the principal entrance door.

The principal entrance door shall provide a minimum 1000mm clear opening as defined in part M2 Table 2 of the current building regulations.

Manifestation will be provided to the entrance door and shop window by the inclusion of internal vinyl signage to be installed by the tenant, details of which shall be submitted with the building regulation submission.

Toilet facilities are provided for staff only.