

Wellsfield Associates

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DESIGN/ACCESS STATEMENT

Re. Replacement shop-front, auto-door and rear extension– 610 Southleigh Road, Emsworth PO10 7TA

Local Authority: Havant Borough Council.

Location

The shop is situated along Southleigh Road in Emsworth, the cricket ground is located some 5 houses along and the store has a small car park to the front and large garden to the rear.

Proposals

The proposal is to install a new shopfront with automatic sliding entrance door in RAL 7043 Traffic Grey B Matt. A new single storey rear extension with first floor link walkway will provide the required 'Back-up' and sales area. The scheme has been reduced from the previous scheme which was approved under application APP/15/00489.

Design

The extension has been kept single storey to ensure it does not over-dominate neighbouring properties; the only additional first floor element is the link walkway which will provide access to the existing first floor at the rear and runs along the centre of the extension (some distance away from the boundaries). It is proposed to match the material finish to that of the existing building and surrounding properties. Various other properties have been extended along this road, with a mixture of two-storey and single storey additions.

1.0 Use

1.1 Would the application help to create an appropriate mix of uses in the area?

Not applicable in this instance.

1.2 Would different uses work together well, or would they cause unacceptable annoyance?

Will work well together.

2.0 Amount

2.1 Is the density appropriate?

Not applicable in this instance.

2.2 Could the neighbourhood's services support the amount of development planned?

No adverse effect to the neighbourhood's services.

3.0 Layout

3.1 Do all spaces have a purpose?

Not applicable to the application, reuse of existing spaces.

3.2 Will public spaces be practical, safe, overlooked and inclusive?

Not applicable to the application

3.3 Will private space be adaptable, secure and inviting?

Not applicable to the application

4.0 Scale

4.1 Will the building sit comfortably within their surroundings?

Yes.

4.2 Will they and parts like doors and windows, be of a comfortable scale for people?

Yes.

5.0 Landscaping

5.1 Has the landscaping been properly considered from the start?

Not applicable in this instance.

5.2 Will it help to make the place look good and work well and will it meet any specific aims for the site?

The extension will provide the required back-up and sales space which is necessary for this store.

6.0 Appearance

6.1 How will the development visually relate to its surroundings?

The materials proposed are to match the existing.

6.2 Will it look attractive?

It will improve the look of the store frontage in the area.

7.0 Access

Access into the store will be via a level threshold.

Conclusion

The proposed shop front changes will enhance the look of this store on the street scene. The rear extension is a necessity for housing the product range, service, storage and staff areas.