

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 an automatic sliding entrance door in RAL 7043 Traffic Grey B Matt. A rear extension is proposed following the initial application APP/15/00203. This scheme has been dramatically reduced in terms of its overall length/width and sales area. The upper floor has been extended slightly on this scheme in order to accommodate back-up areas at first floor, however the first floor does not extend beyond the 45 degree line of the neighbouring properties. A gable addition has been incorporated in order to gain vertical access up to the first floor and furthermore an enclosed staircase is proposed to the rear as a secondary fire escape.

Design

The extension has been kept part single storey to ensure it does not over-dominate or overshadow neighbouring properties, it is also proposed for the material finish to match that of the existing surrounding properties. Various other properties have been extended along this road, with a mixture of two-storey and single storey additions. The design has been carefully considered, taking into account existing neighbouring extensions, and as a result, the rear projections have been stepped in to decrease overall bulk.

1.0 Use

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

Not applicable in this instance, existing a1 use.

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?

The extra space is required to keep up with growing demand.

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

No adverse effect to the neighbourhood's services. There will be an increase in employment and a decrease in traffic movement as local residents will have an improved local shopping facility.

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, careful consideration has been given to the local area and subsequently the design will work well in its surroundings.

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 required for this store, it will allow the store to keep up with growing demand.

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.

8.0 Plant and Machinery

Any plant proposals will be applied for separately and will be accompanied by a full Acoustic survey. This will detail the noise levels the plant must achieve to meet the requirements of BS 4142.

8.0 Transport and Local Impact

There will be an increase in employment for the area and also the scheme will improve the food shopping facility for local residents. This has great advantages in that it reduces the need to travel to other shopping locations, therefore reducing potential traffic levels.

There are many local transport hubs which staff can use to get to and from the premises and also the store can be easily accessed by bicycle. The store operation team will continue promoting the use of sustainable transport.

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.