

REFUSE

Design And Access Statement Proposed Change Of Use To Vehicle Sales And Upholstery 62 Stakes Road, Purbrook

Context:

The site is located in a predominantly residential area on the South side of Stakes Road near the junction with Fir Copse Road. As there is no development proposed, spatial separation from the streetscene and adjoining properties will remain as it is. The site is to be changed from a retail (Co-operative) store to vehicle sales (mainly at the rear but with a small showroom in the shopfront) with a small upholstery workshop. There will be no mechanical work being carried out on the vehicles and the upholstery work only requires the use of small hand tools and sewing machines.

Amount:

As there is no development proposed, there is no increase in footprint of the property. It is proposed, however, to remove the existing rear lean-to structure.

Access to the property and the rear garden will remain the same and there would be a reduction in vehicular access to the site, including deliveries, compared to when the property was previously used as a retail store. The times of vehicular access will also be less as the new business will have significantly reduced opening hours compared to that of the store.

Layout:

As there is no development proposed, there is no change to the relationship between the existing property and the building's surroundings. The existing buildings and parking areas will be used in the same way as before but to a less intensity.

Scale:

Not applicable as there is no development proposed.

Landscaping:

There are no landscaping issues arising from this change of use application and the existing hard landscaped areas will remain as they are.

Appearance:

The are no design issues arising from this change of use application and the property will be generally refurbished and maintained to a high standard.

Access:

It is not considered that there is an increase in any requirement for access to or from the site nor is any existing access being compromised. It is not considered that there is a relevant increase in occupancy levels.

Any requirements for the provision of means of escape and access and facilities for disabled people will be incorporated at the Building Regulation design stage where appropriate.