
**Design and Access Statement
for Shopfront Improvements
Incorporating Full Length Glazing to
the Former HSBC Bank, London Road,
Cowplain, PO8 8DF. Change of Use
from A2 to A1, A2, A3 and A5.**

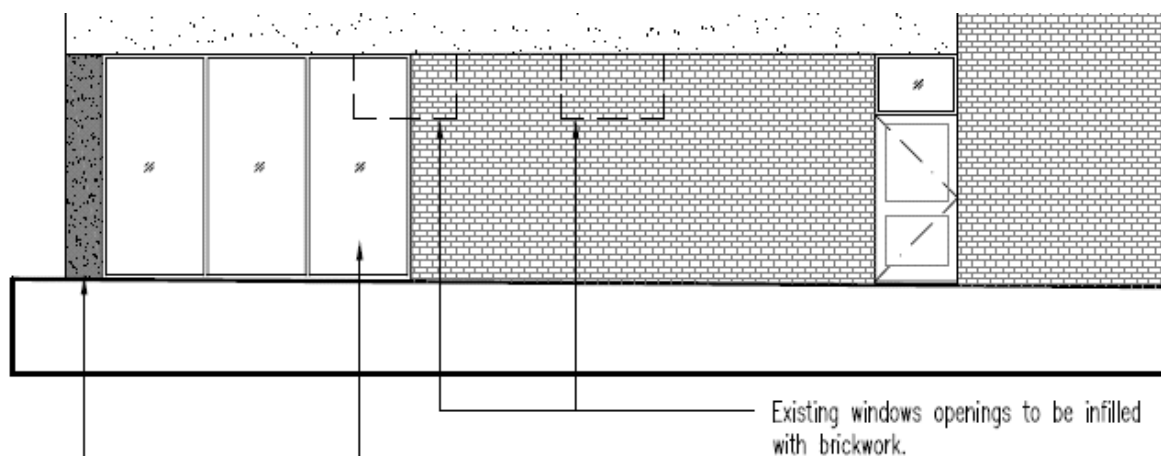
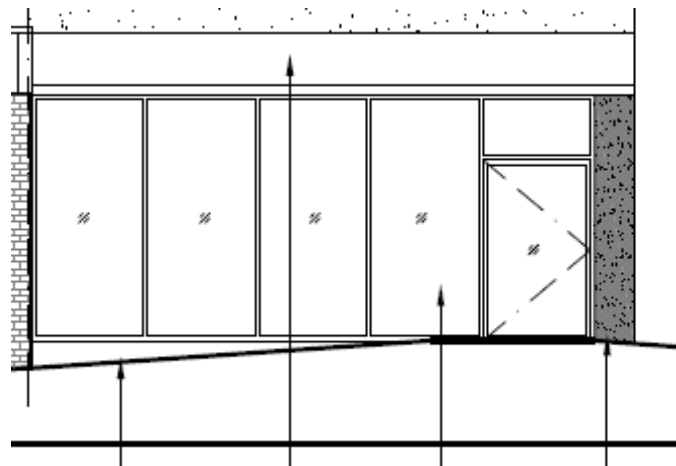


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Design and Access Statement for Shopfront Improvements to the Former HSBC, London Road, Cowplain



January 2011

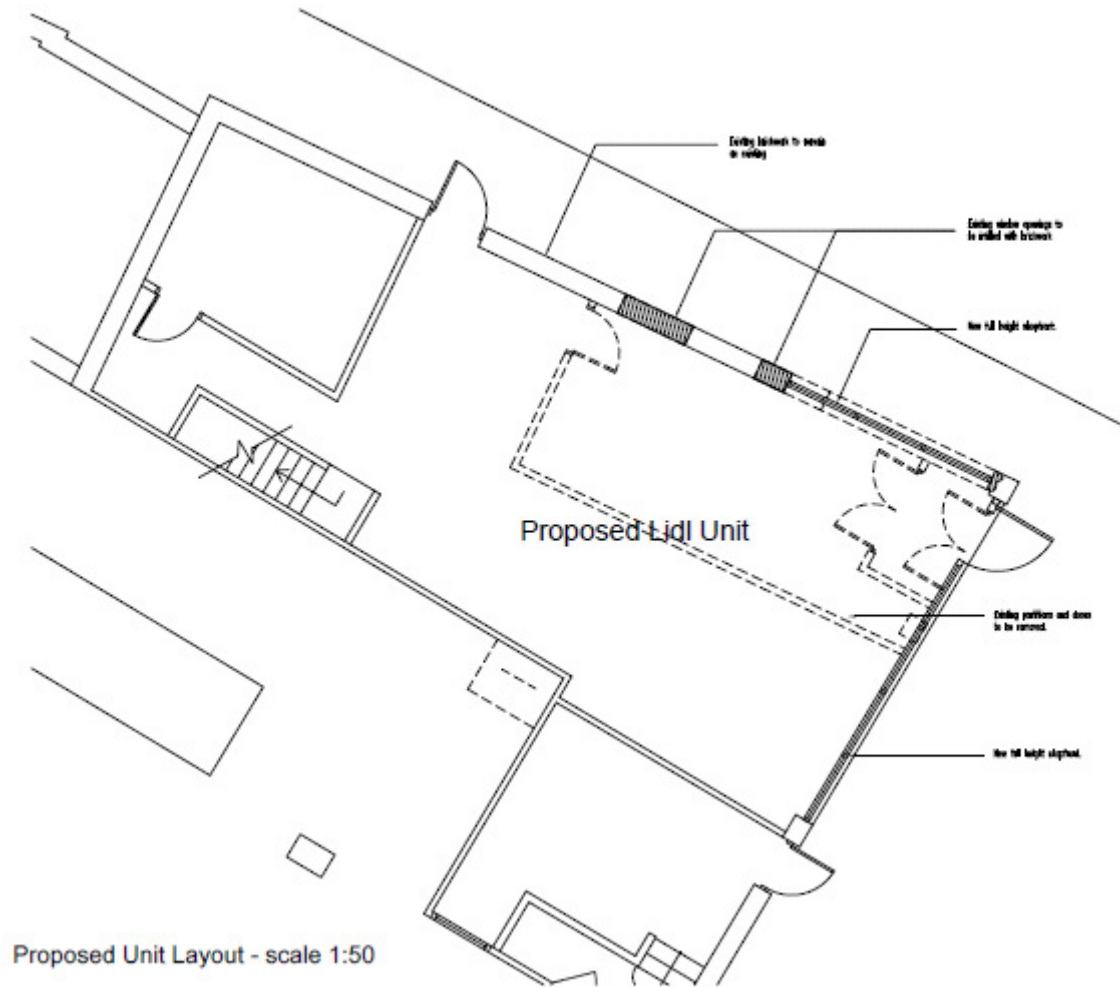
1. Existing Development

The former HSBC unit comprises 175m² GIA of A2 floor space. Parking is facilitated within the main Lidl car park to the rear (80 parking bays). The site is located off London Road just after the junction with Silvester Road.

Site Location



Site Layout (To Remain the Same)



Existing Elevations





2. Proposed Development

The proposed development would involve a change of use of the building to widen the existing A2 consent to A1, A2, A3 and A5. This is purely to increase the attractiveness of the vacant former bank to attract a new tenant.

The application also proposes aesthetic improvements to the building. The alterations are designed to improve the appearance of the store, creating a more pleasurable shopping/customer experience. The overriding purpose is to re-let the unit and strengthen the health of the London Road shopping parade.

The key design objectives are: -

- To improve the design given the site's prominent location whilst increasing the ease of maintenance to the fabric of the store.
- To promote sustainability and use sustainable methods within the design where applicable.

The proposed elevations changes comprise: -

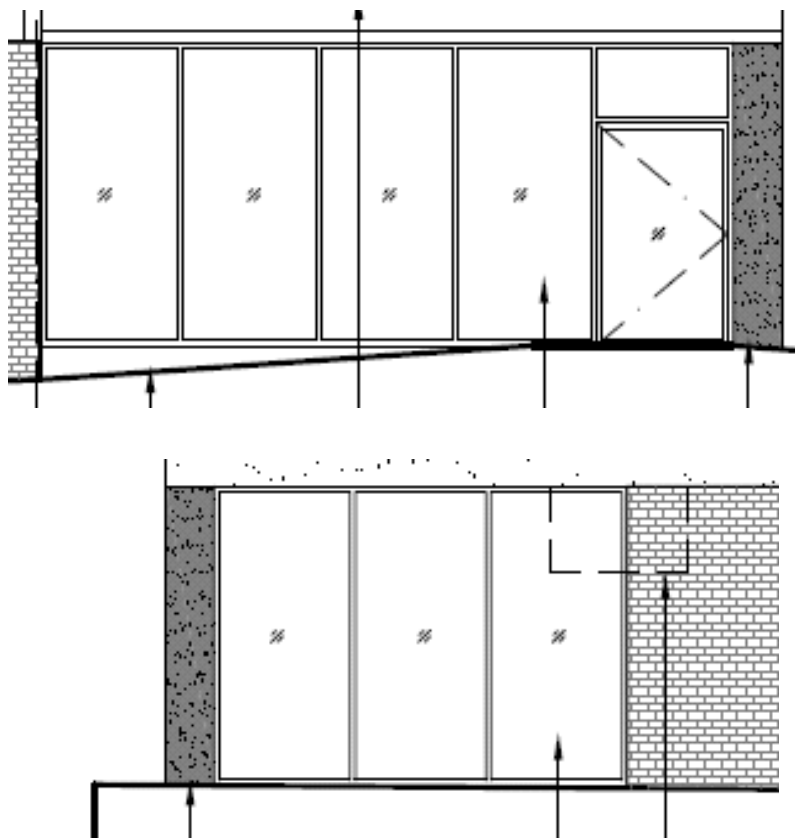
- New full length glazing to shop front and side elevation.

Existing Shop Front and Side Elevation





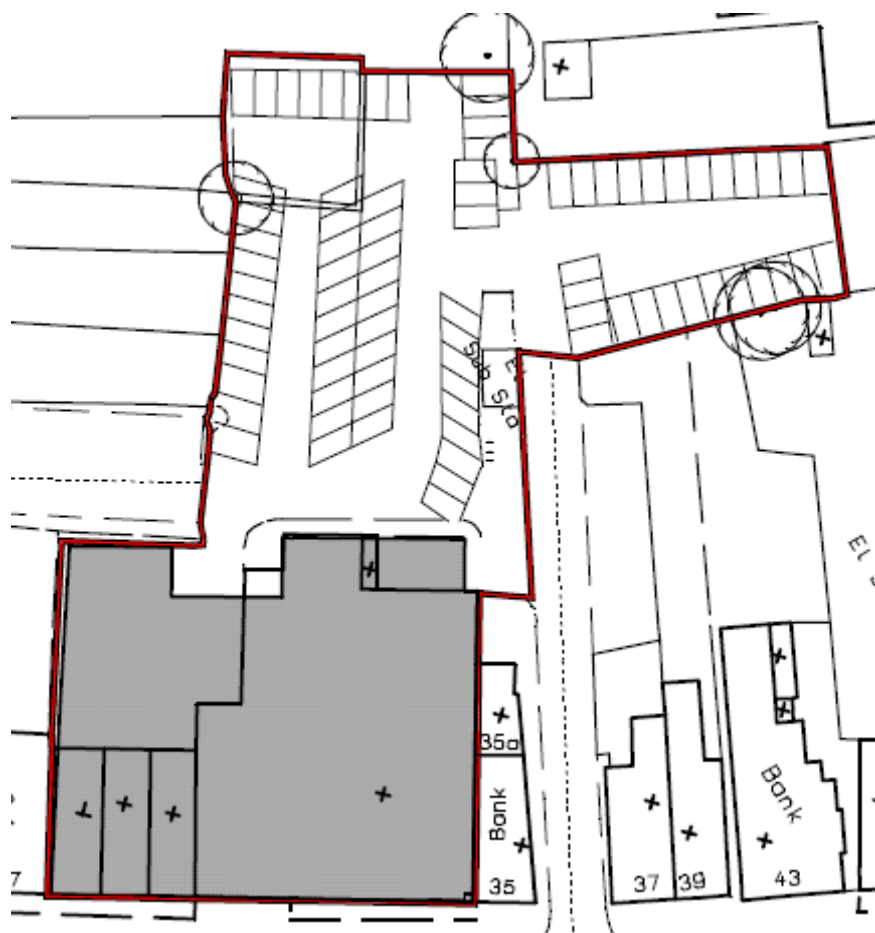
Proposed Full Length Glazing to Shop Front and Side Elevation



3. Layout

The store and site layout will remain as existing.

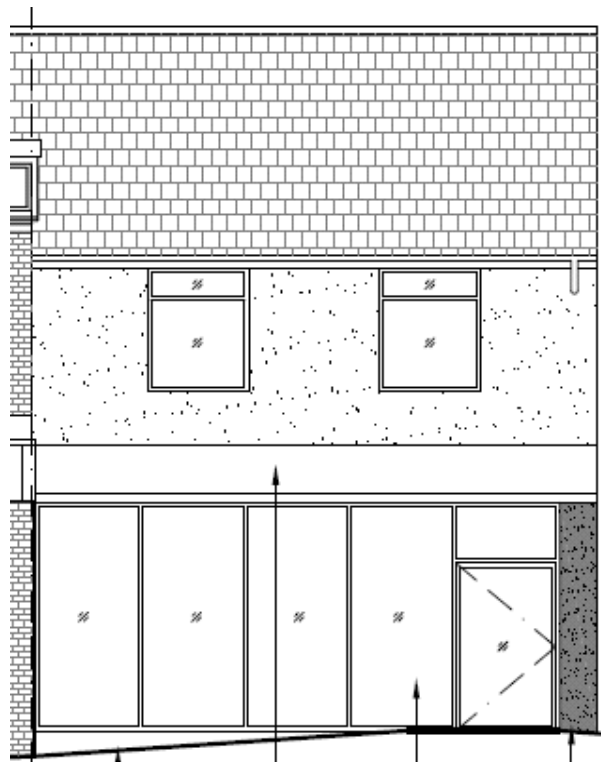
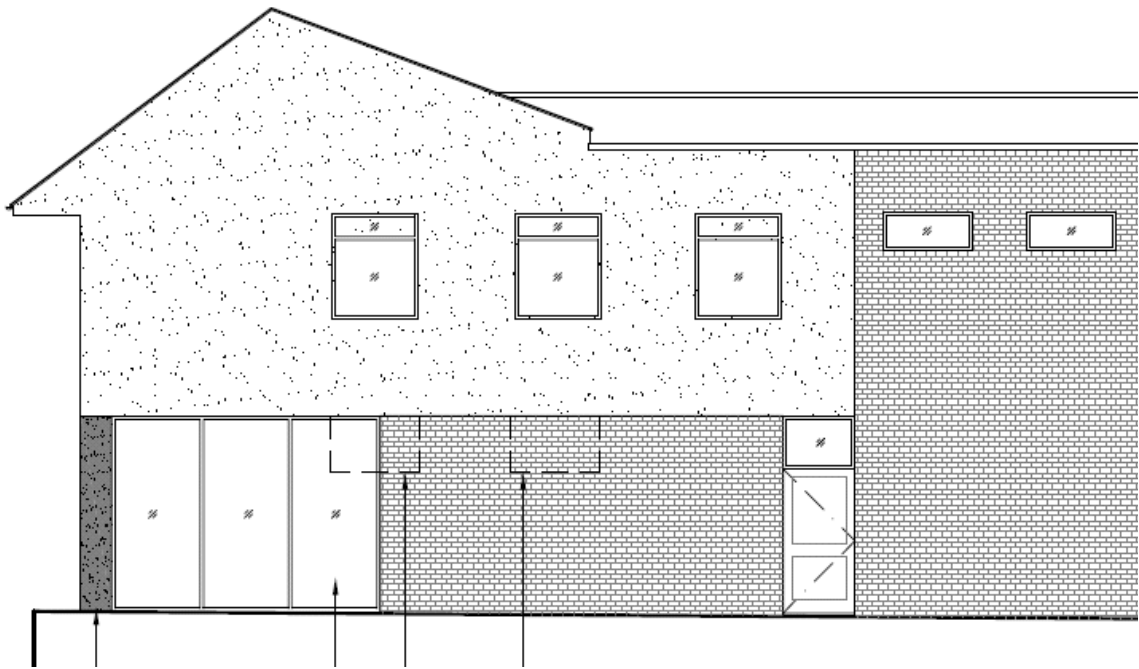
Site Layout



4. Scale

The site area and building dimensions will remain as existing.

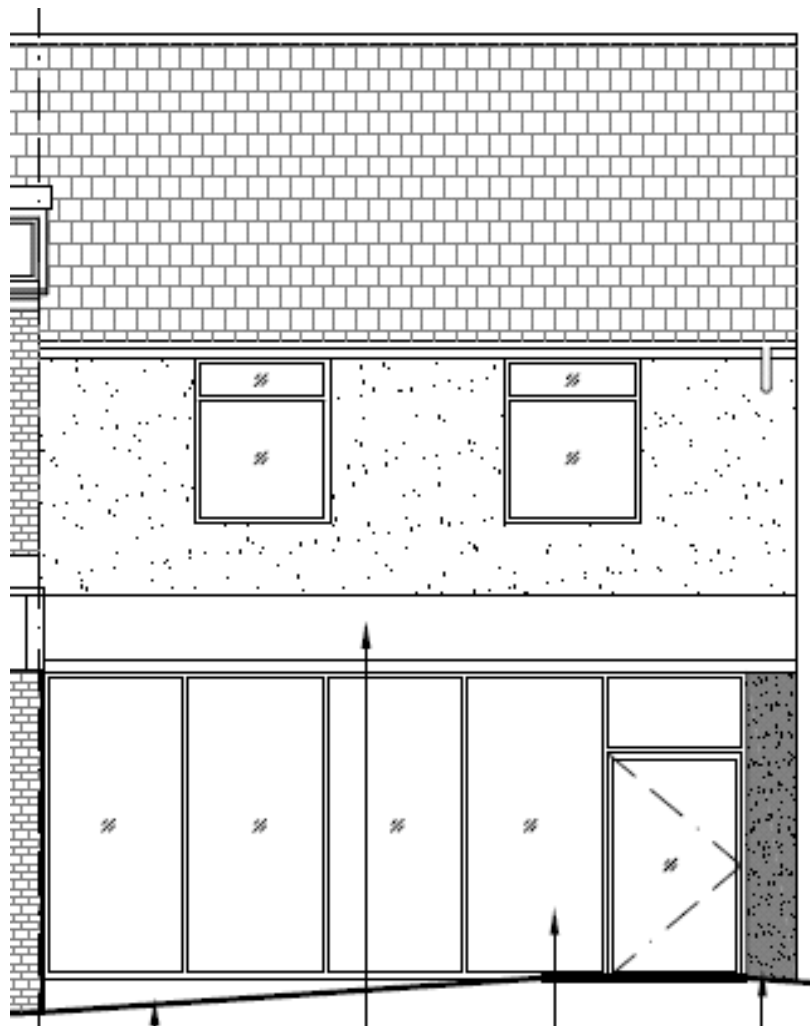
Proposed New Elevations



5. Design

The alterations represent an upgrade to increase the attractiveness of the former HSBC unit to prospective tenants. The changes include full length glazing to front and side elevations and new white painted render to refresh the frontage.

Elevation Showing new Glazing and White Painted Render



6. Access

Vehicle and pedestrian access to the car park and store will remain as existing. Car parking provision will remain at 80 bays.

Existing Vehicle and Pedestrian Access Remain Unchanged

