Chartered Institute of
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E M E R Y A R C H I T E C T U R A L D E S I G N L T D

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DESIGN & ACCESS STATEMENT

TO REPOSITION RETAIL SHOP WITHIN CONFINES OF 87 HIGH STREET BARWELL LE9 8DS

This statement has been prepared following guidance in CABE Document – Design & Access Statements – How to write, read and use them.

ASSESSMENT:

Physical Context:

No. 87 is a detached residential unit which has a retail unit attached on the south east side. The existing retail unit is set on the back of the footpath, with no parking provision at present.

Between 87 and 83 High Street is an area owned by No.87 on which a double garage has been erected set back from the highway approx. 8.5m.

The present owner stores several vehicles including cars, lorry and a boat on the land in front of the double garage.

Social Context

The retail shop serves the local community with every day items which reduces travel distances and acts as a convenience store.

Economic Context

The local economy will benefit from the repositioning of the retail unit into the adjacent double garage as this will slightly increase the retail space and allows a larger stock range.

Planning Policy

The retail shop has been established for a considerable length of time and serves the local community, however it does cause some minor highway problems with parked vehicles. The proposed repositioning of the retail unit incorporating parking provision will be an advantage to the local area.

Car Parking

There is no off road parking provision at present for the retail unit, all parking is on the highway. The repositioning of the retail unit will provide 3 parking spaces for No.87 and 3 parking spaces for the retail unit including a disabled/extra width space. Adequate pedestrian visibility splays will be built into the provision for safety.

Involvement

Our Client has contacted the Planning Department in the past, who suggested a Change of Use application should be made. However no name of the Planning Officer is available.

Evaluation

The repositioning of the retail unit does not involve any further construction and therefore massing in the street scene will not change.

Reorganisation of the parking provision and landscaping will enhance the area and add safety.

Extra retail space plus storage will allow for modernisation of the unit to ensure economic use of the area.

Design

The scale and relationship of the adjacent neighbour is the same as already exists but the off road parking for the retail unit will enhance the environment for neighbours and locals.

The design of the building will reflect its use as a convenience store, within the local environment.

Landscaping

New hard and soft landscaping will separate the parking for No.87 and the retail unit. It will also indicate to passing traffic the retail unit set back from the highway.

Soft landscaping will enhance the environment for No.83 and screen waste storage bins adjacent to No.87.

Appearance

Structural materials will not change. The shop front will be set into an existing opening. Signage over the frontage will be subject to another planning application.

Access

The whole of the area between 83 and 87 has a dropped kerb access which allows easy access for foot and vehicle traffic. A wider access parking space has been provided. There will be a level threshold to the main entrance with a automatic door entry system to provide easy access for all personnel, this will be a significant advantage over the existing premises.

Access to public transport

High Street is well served by public transport, being so close to the village centre.

Access for Emergency Vehicles

The building is easily accessible from the Highway at the front and rear via side access.

Conservation Area Assessment

The existing retail shop is integral to the residential dwelling (No.87) and therefore reverting the shop area back to a sitting room will be a matter of removing the shop racking etc.

Externally the shop signage over the shop window will be removed but the surround to the window will stay intact. The front elevation of No.87 will essentially not be substantially changed and have little effect on the Conservation Area.

The proposed new shop will have little effect on the conservation area as the existing garage structure will be retained and no openings will be changed on the front elevation.

Parking will be contained in the existing area outside the frontage of the proposed shop and the existing collection of vehicles will be removed.

There will be enhancement of the street scene with soft landscaping dividing the vehicle parking and screening of existing rubbish bins outside the shop premises.

The Conservation Area will therefore gain from this development. Shop signage for the proposed repositioned shop will be subject to another application.

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