# DESIGN & ACCESS STATEMENT

## PROPOSED REPLACEMENT SHOP-FRONT AT 105-107, CHURCH STREET, BURBAGE

INTRODUCTION

This Design & Access Statement has been prepared in respect of the proposed replacement shop-front at 105-107, Church Street, Burbage.

Lifestyle Architectural Services are committed to quality design. The design and access statement presented here is to supplement the planning application of the aforementioned site in line with the government planning guidance and demonstrates the processes we at Lifestyle Architectural Services have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment.

The design has been created with regard to the policies and proposals of the local plan and current national planning policy guidance.

STAGE 1

SUSTAINABILITY
The proposals compliment and form part of an already accepted change of use of the premises and so in it's own right would be seen as a sustainable development.

PHYSICAL CONTEXT
The unit forms part of a "parade" of small shops fronting onto Church Road with a mixture of fenestrations to compliment an eclectic mix of uses, nearby and beyond the surrounding areas are concentrated residential.

The intention of our proposals as contained throughout this statement is whilst realising the need to provide a more visually appealing practice frontage, the works themselves will neither enhance or detract the character of its setting.

The application site lies on Church Road, one of the primary routes running through the village of Burbage.

Burbage itself is well served by the A47, M69 & A5 and therefore traffic is reduced to only necessary users. The site is within a well established retail area of Church Road.

The sites position allows easy access to the local road networks and the wider area in general.

DEVELOPMENT SERVICES
30 DEC 2008
RECEIVED

SOCIAL CONTEXT
The site itself is part of the thriving village of Burbage which sees itself at a juxtaposition in the Leicestershire County with most major road routes in close proximity allowing easy access nationally. Burbage has all the conveniences of a modern bustling environment with a multitude of facilities including:

- Shopping Centre, Education Establishments, Doctors Surgeries, Public Houses and Play Areas etc.

The town is also served by bus/train routes which allow easy access to nearby cities and towns of Hinckley, Nuneaton and Leicester with services running regularly on the hour or even more frequently.

As the site in general is an integral part of as noted previously a well established and recognised retail area, and the unit itself has been recently approved for a change of use it is felt it satisfies policies as indicated by National, Regional and District level planning guidelines.

The aspirations of the community are not affected by these proposals.

ECONOMIC CONTEXT.
Local tradesman will be invited to tender for the works so the local economy and business may benefit from the proposals.

STAGE 2
Although it is actively encouraged that pre-application advice is sought at an early stage in projects, this procedure was carried out with the planning officer whom dealt with the original recent change of use application and the outcome of those investigations was that although the proposals were not entirely what could be sought from a ideal situation the proposals at least were enhancing the setting of the conservation area and therefore on balance it was felt that the changes presented little or no conflict with national, regional and district planning policies .

STAGE 3

EVALUATION
The site's context has been appraised through site visits, a desktop study of relevant policy material and a visual appraisal of the site and its surroundings. The proposal has been prepared having regard to an assessment of the relevant development plan policy background as well as a review of national planning policy guidance and various other local plan policies and strategies considered to be relevant to this application.

The site's full context has been assessed – this includes physical (landscape, buildings etc) social (nature of the community), economic (effect on local community), and planning policy. From assessing this information the site presents the opportunity to satisfy the requirements of upgrading and enhancing the visual appearance of the

premises in there setting and ensuring that it is not over intrusive or out of character with the surrounding settlement

After the preparation of the initial draft proposals and the results of the consultations they formed part thereof, there are many key factors which need to be considered and answered and are listed below:-

-From assessing this information the proposals as considered would need to ensure that it is not over intrusive or out of character with the surrounding settlement and its position as part of village environment.

STAGE 4

The final scheme as presented is felt has taken on board all suggestions made whilst balancing this with the necessity to realise the clients brief within the constraints of a very sensitive site.

STAGE 5

LAYOUT
The internal layout will be unaffected by the proposals as the design has been created to ensure that the shop-front is identical to the original in positioning and layout aside from additional vertical elements.

SCALE
The scale of the development will be unaffected by these proposals.

The only visual external changes will be the replacement of the shop-front in line with the original positioning and layout aside from additional vertical elements to assist with creating a more vertical emphasis to the glazing sections which also assists with the ability to provide suitable safety glazing.

LANDSCAPING

There is no landscaping layout to be affected by these proposals.

APPEARANCE
The only visual external changes will be the replacement of the shop-front in line with the original positioning and layout aside from additional vertical elements to assist with creating a more vertical emphasis to the glazing sections which also assists with the ability to provide suitable safety glazing.

STAGE 6

ACCESS
Access into the building is via a double doorset which is located in it's original position to assist with familiarity and will have a level threshold from the street.

The individual buildings will all comply with Part M of the Building Regulations.

STAGE 7

IMPACT
The impact of the changes proposed have minimal effect externally. Modest changes to fenestrations have no detrimental affect and perhaps enhance the overall appearance.

There are no major structural/physical alterations and all works as intended will have been detailed and could be carried out to allow simple uncomplicated removal at any future date.

STAGE 8

JUSTIFICATION
As indicated above the impact of these alterations on a premises within the conservation area are not great and the alterations are justifiable on the grounds of the existing shop-front being of great concern as there are large panels of glazing with the glazing itself not being safety glazing and the fact that the proposals create a more vertical form of appearance which is also characteristic of the locale.

The improvements as suggested will make it more desirable for subsequent users, thereby helping to secure its future in terms of it being maintained for prosperity.