

**DESIGN & ACCESS STATEMENT FOR PROPOSED PART CHANGE OF USE
FOR RESIDENTIAL FLATS AND ADDITIONAL RETAIL UNIT
DESIGN STATEMENT**

Use:

The existing site consists of an established Retail unit with A1 use, the site is in an area of retail units, some of which have residential units in place at first floor.

The proposal is to retain the ground floor retail unit whilst using part of the ground floor rear element and the first floor for the purposes of self contained residential flats.

An additional retail unit is proposed to be formed at ground level by way of infilling the existing covered area. The retail unit will have a front entrance screen and door which will replicate the format of the existing entrance screen. An existing rear access to the site remains which provides access to the other retail units as well as the flats and rear access to the new retail unit.

Amount:

The proposal is to form additional retail unit with an internal floor area of 25m².

The flat proposal is to form 2no units, with 2no 1 bedroom units and 2no Studio units. Internal floor areas would be Unit 1 - 27.27m², Unit 2 – 24.05m², Unit 3 - 27.86m² and Unit 4 – 23.49m².

1 bedroom units each having a living/kitchen, bedroom and either bathroom or en-suite.

Studio units both have separate kitchen and bathrooms.

Layout:

The existing building remains whilst an infill extension forms the additional retail unit. The new retail unit is of simple form with retail area and rear wc forming the internal facility.

The existing retail unit will retain its front entrance for access, the flats will use the existing rear door to access the flats, either at ground floor or via the internal stairs.

Each flat having its own entrance, first floor flats are accessed of a central corridor.

The proposed retail unit and the flats would also have access via the existing courtyard area with rear access.

Scale:

The scale of building is not increased, the infill retail has minimal effect, whilst the flats have no scale impact on the building. The existing site is made up of a building with differing ridge heights which are all unaffected.

Landscaping:

The existing storage site offers no soft landscaping, with concrete paving and access routes.

Proposed Part Change of Use for Flats and additional Retail Unit.

It is not proposed that any additional landscaping be provided.

Appearance:

The existing building walls are of face brickwork and painted render appearance, all of which will be retained, the infill unit would have face brickwork and render to match existing. Front glazed screen would be powder coated aluminium to form a modern look, the existing timber frame screen is also proposed to be changed to match for uniformity.

The existing roof elements which are visible are interlocking concrete tiles are all to remain. Existing residential unit windows will need improving and should be replaced with upvc units to bring them up to Building Regulation standards.

Security:

The site has metal gates to the front and rear, the front gates would be removed as these would be within the infill element.

Rear gates would retain the site secure area.

ACCESS STATEMENT

Scope of Works:

The project is to ensure that appropriate access arrangements are made for existing and new units alike, whilst ensuring independent access is achieved, whilst working with the local restrictions.

Guidance and legislative standards:

The following guidance and legislative standards were used as the basis for design decisions:

- Disability Discrimination Act 1995
- Current Building Regulations with particular reference to Parts B (Fire) and M (Access)
- British Standard 8300 (Design of buildings and their approaches to meet the needs of disabled people – Code of Practice)

Project Brief Stage:

Consultation with client at the initial stages of the project to establish the level of accessibility required so the development of the design could take full account of Public, Staff and resident requirements.

The proposed scheme is to ensure adequate access provision is achieved to the proposal.

Design Stage:

The works are proposed whilst taking into account the guidance and standards referred to above and the level of accessibility agreed with client. Provision for the following has been included:

- Car Parking: The site being town centre and abutted by building to both sides, has no site parking available. Any parking requirements are fulfilled by the local car parking areas. The front and side highway both have double yellow line provision so standard parking can't be provided.
- Access to the buildings are proposed via the existing front footpath and existing rear access gate.
- Entrances: Entrance doors to the new retail unit could provide un-hindered access with wheelchair compliant door.

The residential units would be accessed by the existing rear door, which has direct access to internal GF flat door and stair to first floor units.

- Circulation: Internal access within the retail units would be with uniform floor levels throughout each unit. Access to first floor via the stair would provide private secure access albeit not suitable for wheelchair users.

Proposed Part Change of Use for Flats and additional Retail Unit.

Internal access is/will be achieved with minimum clear width of unobstructed openings being achieved.

- Means of escape: the provision of a safe means of escape is to be provided via compliance with Building Regulations Approved document Part B.
- Door widths and openings: all to meet minimum requirements of Approved Doc M and BS 8300 (for clear openings, type and height of handles, vision panels, door closers etc.)

Prepared on behalf of Shadbury Ltd

On 20th Sept 2017