

DESIGN AND ACCESS STATEMENT.

Planning Supporting Statement, incorporating Design and Access considerations.

32 CHURCH STREET, CR0 1RB

The proposal is for the conversion of the Betting shop to a Fish Shop.

This scheme takes account of the Borough Council Supplementary Planning Guidance for Residential

Location & Background:

No. 32 is located on Church Street, CR0 1RB which is predominantly a mixed commercial area, located in the Borough of Croydon.

On each side of 32 Church Street are similar buildings for commercial use.

Croydon is a thriving neighbourhood which is becoming an increasingly attractive area and destination for families, commuters and businesses. The area offers good schools, great recreational facilities and a vibrant High Street.

Design:

Previously the A1 retail shop was used as a Betting shop. The new design allows the space to be used as a Fish Shop with storage and preparation area. A new floor drainage system is also to be installed.

In designing the building, we have been mindful of the need to respect the living conditions of neighbours.

We do not believe that the proposal would result in any material loss of sunlight or daylight to neighbouring properties and we believe that its modelling would avoid any sense of enclosure for those neighbours.

Access:

The proposed property is situated near the main roads, so easy access to bus stops, local shops and other facilities.

The proposal shall not affect the off-road parking facility. No trees will be affected.

Throughout the floor, power sockets, light switches and other controls, such as for central heating, will be placed at a convenient height (between 450 and 1200mm from floor level). Door handles too will be set at a convenient height. Walls and ceilings will be reinforced, as appropriate and necessary, so that grab rails and hoists could be installed if required.

The proposal has been designed to conform to part M of the building regulations such as ensuring that all the people who will be living in the property will have equal access to local buildings and spaces and the public transport system through the doors from the ground floor.

The proposal has been designed to conform to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front of the property

Conclusions:

The proposal is for the conversion of the Betting shop to a Fish Shop.

We believe that the proposed building would be consistent with the character and appearance of this part of the area.