

Alterations to shopfront | 27 Cheap Street | Sherborne | DT9 3PU

on behalf of Matthews Property Ltd



Fig.1 Angel Architecture Ltd model of the new shopfront in context.

Design & Access Statement in support of an application for planning permission to remodel an historic shopfront on an unlisted building in Sherborne Conservation Area

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## 1.0 Use

This is a resubmission of a previous scheme submitted in December 2019 for the remodelling of the shopfront of 27 Cheap Street, Sherborne.

The current use of the land is commercial with a maisonette above. The shop has an entrance off centre and a second door leads to the accommodation above. The application proposes the remodelling of the Art Deco shopfront reusing all the components that currently exist in a subtly different configuration, refer to Figure 1.

The applicant was granted planning permission on 8 July 2019 for WD/D/19/000225 by Dorset Council for the extension of shop to provide extra retail space, a store at first floor and conversion of maisonette into two units of accommodation.



Fig.2 Sporting Classics shopfront dating from 1930

Sporting Classics (a gentleman's outfitters) comprises a projecting window display into Cheap Street with an Art Deco frontage dating from 1930.

## 2.0 Amount

The retain area remains virtually unchanged with the same elements of the shopfront dismantled and reassembled but in a slightly modified configuration. The benefit of carrying out this work is to provide a wider frontage with added security in a secondary support system, continuous vertical planes of glass and leaded lights and an improved entrance to the adjacent premises and flats above (when implemented). The

appearance is similar except for the depth of the fascia, which is reduced, and the canopy reinstated.

### 3.0 Layout

The building relates well to the thoroughfare of Cheap Street having a continuous façade shared with No 25, of Hamstone under a clay tile roof. The wider area comprises a mix of shops, cafes and high street stores. The remodelled shop front will allow inclusive access to the shop and there will be a ramp to the entrance to the upper floors in lieu of a step. The development at 27 Cheap Street will be in keeping with the character of the Conservation Area.

### 4.0 Scale

Historically No 27 Cheap Street and neighbouring buildings Nos 25 & 29 were all burgage plots backing onto the Cattle Market. The proposed development does not alter the existing relationship between these buildings.

The scale of the development takes into account the need for good design. The remodelled shopfront is seen on the approach from either north or south of Cheap Street. The proposed street view seen at Figure 1 and front elevation shown on drawing Nos 1922-13 convey exactly how the massing is appropriate in scale.



Fig.3 Angel Architecture Ltd drawing No 1922-13

### 5.0 Landscaping

There is no landscaping required as the public footpath is outside the site boundary. There are existing drainage channels in the pavement which will be retained to carry the rainwater away from the downpipes either side of the shopfront.

### 6.0 Appearance

The design rationale relies on the creation of a shopfront which is fit for purpose, providing a window display for the retail unit which maximises the frontage, by adapting the existing layout with its projecting staggered bays into a more orthogonal arrangement, incorporating all the existing components as a kit of parts with new 10mm laminated safety glass) to blend seamlessly with the neighbouring buildings in Cheap Street, refer to Figure 3. The existing awning above the shop front is a pre-1930 element which shall be retained in the new design. It is important that the new shopfront features a hand painted fascia of no more than 40cm deep with modest signage, the repaired canopy and retains the same character and distinctiveness evident in historic photographs see Figure 4.



Fig.4 RCHM record card from 1939 with canopies to both 25 & 27 Cheap Street.

It is proposed to install a secondary support system to the shopfront with mild steel 20mm square sections, concealed behind the bronze vertical frame, behind the glass. The proposal is environmentally responsible, in so much that care will be taken to re-use ALL the materials arising from the dismantling of the existing shopfront. A specialist contractor (with experience in traditional glazing) will be required to record and catalogue every item and consider its proposed location and condition before adaptation and reconstruction can take place.

## 8.0 Vehicular and Transport Links

The access points and routes into the site are already established although the entrance into the shop will be slightly improved as it will be closer to the street, in the same alignment as the other shops fronting the east side of Cheap Street.

## 9.0 Inclusive access

The shop is at street level and therefore is accessible to everyone on equal terms regardless of age, disability, ethnicity or social grouping.

There are no specific sight lines into the property since it is only approached obliquely from the north or south, but street lighting exists along Cheap Street. Vehicles are restricted to outside trading hours, during the day Cheap Street is a pedestrian route. Navigation through the space at ground floor is straightforward moving along the length of the shop. Disabled people are not segregated but use the same main entrance off Cheap Street. In the event of an emergency, fire brigade services can access the site from either entrance.

Kim Sankey RIBA, Architect & Historic Buildings Consultant 28.10.20