



**Ground Floor
38 St James street
Weston-Super-Mare
North Somerset**

Proposed Subdivision of existing ground floor retail unit to three separate units

DESIGN & ACCESS STATEMENT INCORPORATING ENERGY STRATEGY

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1.0 Introduction

This Statement supports a planning application proposal to subdivide an existing retail unit within the Weston-Super-Mare town centre area. The proposal comprises:

- Installation of internal structure and single set of external doors to subdivide existing retail unit to three separate units.

2.0 Context

The site is located close to the historic centre of Weston-Super-Mare as part of an existing three storey building.

The host property is a fairly modern construction, purpose built to replace earlier buildings as a commercial enterprise to the ground floor with residential accommodation above. For a number of years, the ground floor area has been used as a restaurant, since closed, then used for retail until closure. The building has been vacant for some time. The site is located within a mixed-use area, adjacent to the Dolphin Square redevelopment area. The immediate area around the property is predominantly commercial at ground floor level with residential accommodation over.

3.0 Planning History

The host property has some recorded, publicly available planning history.

Ref: 2774/77 - Decision Date: 12/01/1978
Conversion and extension to form 47 bedroom hotel.
Decision: Approve with Standard 5 year condition

Ref: A/1288/82 - Decision Date: 01/07/1982
Retention of illuminated sign.
Decision: Refuse

Ref: 1643/80 - Decision Date: 22/07/1980
Division into two restaurants and provision of additional toilet accommodation.
Decision: Approve with Standard 5 year condition

Ref: 2486/82 - Decision Date: 03/12/1982
Description: Greenhouse.
Decision: Approve with Standard 5 year condition

Ref: 992/82 - Decision Date: 14/05/1982
Description: Extension to existing internal shopping precinct.
Decision: Withdrawn

Ref: 2834/81 - Decision Date: 06/11/1981
Description: Change of use from restaurant to internal shopping precinct.
Decision: Approve with Standard 5 year condition

Ref: 2719/82 - Decision Date: 17/11/1982
Description: Extension to internal shopping precinct.
Decision: Refuse

Ref: 094/82 - Decision Date: 03/03/1982
Description: Erection of extension to shopping precinct.
Decision: Refuse

Ref: 46114H/1 - Decision Date: 01/11/1974
Description: Extension of restaurant and existing flats and erection of 6 additional flats.
Decision: Approve with Conditions

Ref: 3057/82 - Decision Date: 27/01/1983
Description: Change of use of storage space to extend internal shopping precinct.
Decision: Approve with Standard 5 year condition

4.0 Use and Amount

4.1 Existing Use and Amount

To the ground floor, the existing property comprises a vacant commercial unit as noted above, formerly retail. The building contains two upper levels comprising residential accommodation.

The current layout includes two set of external doors providing access from the street.

4.1 Proposed Use and Amount

It is proposed to undertake a subdivision of part of the existing commercial area to create three separate retail units. A section at the rear of the building is not subject to change.

5.0 Layout and Design

Whilst there are limitations in the area that can be developed at the site due to the development being within an existing building, the area proposed will be adequate for the purpose envisaged. The works will not extend beyond the existing building limits and by nature of the development, will also retain a separation between the development site and the existing residential units above.

The units will be physically separated by new internal structure, and a new set of external doors onto St James Street will be provided.

6.0 Scale and Massing

The existing surrounding buildings are varying heights and styles with both single, double and triple storey variations presented. The proposal does not seek to increase the mass and scale of the existing building.

7.0 Materials

The existing building is predominately render finished, with timber framed or PVCu windows and doors.

Where providing new structure in the form of a new screening/glazing to the front, this will look to replicate the existing frontage in line with recognised policy. Windows and doors will be framed in PVCu to maximise energy efficiency and to match other adjacent.

8.0 Landscaping and Ecology

With the works proposed within a currently utilised area, any adjacent ecological aspects will remain undisturbed.

Landscaping options are not available for this development

9.0 Access

9.1 Existing Arrangements

Transport links within the area are substantial, and the site is within the town centre, with close links to major amenities.

9.2 Proposed Arrangements

No changes are necessary or proposed

10.0 Contamination

The proposal is contained within an existing area previously used as a commercial. With no work at sub-ground level required, issues with contamination are not anticipated.

11.0 Flooding

The property is not located within an area of flood risk.

12.0 Sustainability Summary/Pollution

With adequate glazed areas, the proposal aims to maximize natural light and ventilation to the units, with energy efficient light fittings and controls to be provided. All sanitary fittings will provide reduced flow or low-capacity flushing, and high efficiency space and water heating apparatus will be utilised.

The works comprise conversion and re-use of an existing building.

It is intended that all materials used will provide Zero ODP and will have a GWP - Global Warming Potential of less than 5

Due to the nature of the development, existing surface water run-off will not be increased.

13.0 Energy

The subdivided units are to comply in all respects with Building Regulations Approved Documents, incorporating the latest amendments.

It is proposed to approach the conversion using a 'Fabric First' methodology. As the proposal is at ground floor level within an existing building, there is no practical way to provide on-site renewable technology. Various methods were analysed as follows:

Air source heat pumps

The condenser units would need to be sited on an elevation, which due to limited clear areas available, could cause disturbance to neighbouring properties

Ground source heat pumps

No ground bearing location available

Solar thermal

As the proposal is at ground floor level within an existing building, no area is available this technology.

Photo Voltaic

The above conclusion applies similarly to Photo Voltaic panels. No area is available and/or allocated at roof level. Space within the proposed rear garden is limited and overshadowed.

It is therefore considered that providing an upgraded fabric above the level required by the building regulations approved documents, will be the preferred method to achieve energy saving objectives.