

A/845

**CHANGE OF USE OF GROUND FLOOR TO RETAIL (FLORIST'S SHOP)
WITH OWNER'S ACCOMMODATION AT FIRST FLOOR. ALTERATIONS TO
FORM A NEW SHOP FRONT.**

Design and Access Statement

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1. The Site

- 1.1. The development site occupies an area to the north of High Street, Great Eccleston.
- 1.2. The proposed development site is presently a detached private dwelling and outbuildings within an established residential curtilage
- 1.3. This is an application for planning permission for the change in use of the building to a florist's shop at ground floor with owner's accommodation at first floor level.
- 1.4. The proposal also includes alterations to the appearance of the building involving the removal of the existing bay windows and the installation of a new shop front.
- 1.5. The site is relatively level.
- 1.6. The nearest public highways are High Street which lies directly to the north of the application site and Chapel Street which is directly to the east of the application site.
- 1.7. The building is set back off from High Street and is separated by a garden area.
- 1.8. The site has an existing access and parking area to the rear (north) of the existing building.
- 1.9. An existing garage/storage building is located within the curtilage to the north-west of the main building. This is directly adjacent to the servicing area accessed from Chapel Street.
- 1.10. The site is located on the edge of the retail area of the settlement centre. It is within a mixture of residential and commercial uses. The building directly to

the west of the site was formerly the village post office and is now a pilates studio and shop.

1.11. The building has a footprint of 88m².

2. Scale and appearance

2.1. The proposed retail area will be provided with a new shop front at ground floor level. Within the north elevation.

2.2. The existing bay windows and front door will be removed to accommodate the new shop front.

2.3. There are no alterations proposed which would alter the overall scale of the building.

2.4. Materials to be used on the new shop front within the north elevation are to be timber framing to glazed shopfront and colour is to be white.

2.5. Existing white UPVC windows to remain elsewhere, existing diamond leaded pattern replaced with plain glass.

3. Layout, landscape and relationship between public and private spaces

3.1. The proposed site plan (A845.SP01) shows the proposed building within its immediate setting.

- 3.2. The general site layout is to remain unchanged.
- 3.3. Directly to the west of the site is a commercial building. The east elevation of that building directly abuts the western boundary of the proposal site.
- 3.4. There is adequate space within the external curtilage of the site to accommodate facilities for waste and recycling storage. Direct access to Chapel Street enables roadside collection of waste and recycling.

4. Access

- 4.1. The pedestrian access to the site is off High Street via a path leading to the main entrance to the building.
- 4.2. The entrance to the first-floor accommodation and the service access to the shop will be via the existing back door within the south elevation.
- 4.3. The site is relatively level.
- 4.4. Access into the proposed retail area is via a doorway located within the northern elevation. The entrance and approach will be wheelchair accessible.
- 4.5. The hardstanding to the south of the building will allow vehicular access and servicing where necessary. This area also provides access to the first-floor residential accommodation and to the rear of the retail and preparation area.

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