



DESIGN AND ACCESS STATEMENT

PROPOSED SUBDIVISION OF UNIT 8B

AT

CARLTON CENTRE, LINCOLN, LN2 4UX

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PLANNING STATEMENT

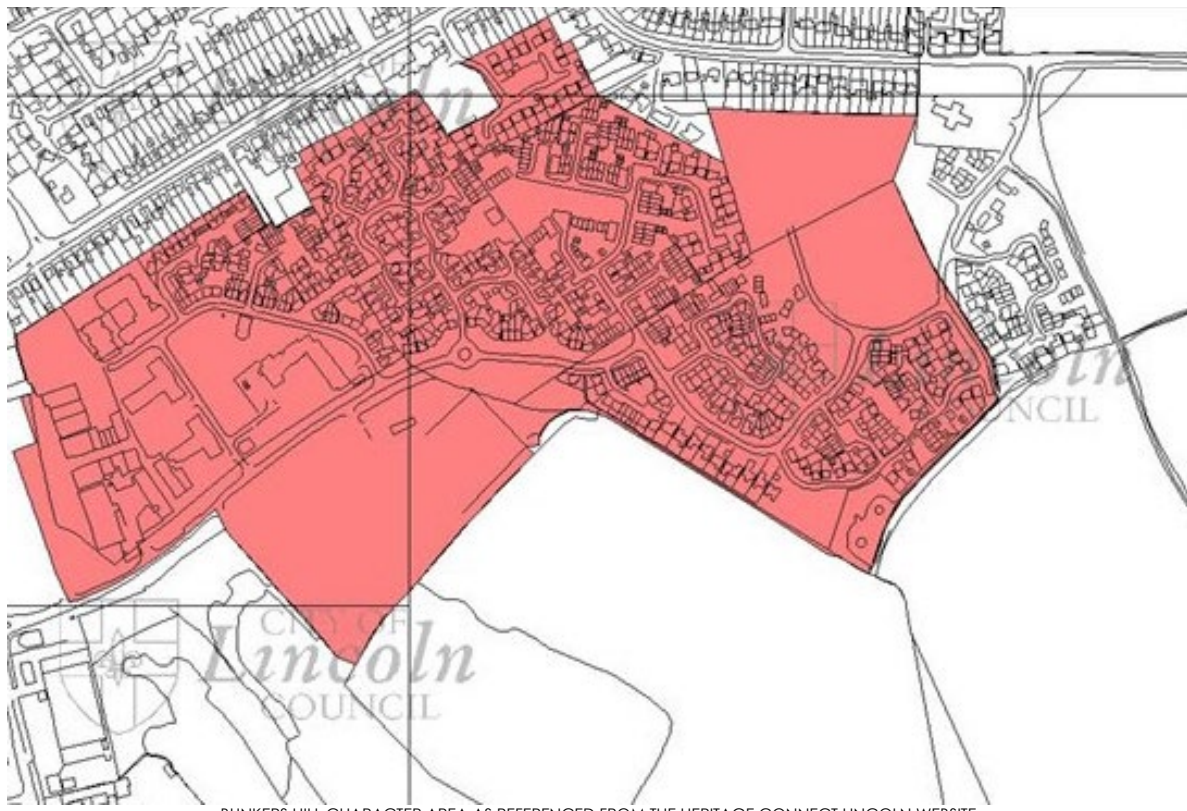
PROPOSED SUBDIVISION OF UNIT 8B AT CARLTON CENTRE, LINCOLN, LN2 4UX

1.0 USE AND LOCATION

The site is located within the Bunkers Hill Character Area approximately 3km to the north east of Lincoln city centre.

The majority of the Character Area is residential housing in the form of flats, terraced, semi-detached and detached dwellings. The west of the area is dominated by large apartment blocks and retail facilities within the Carlton Centre, of which the application site is one such retail unit.

The Carlton Centre acts as a transition point between the large-scale retail outlets along Outer Circle Drive, and is an important commercial centre for passing traffic and residents of Bunkers Hill alike.



BUNKERS HILL CHARACTER AREA AS REFERENCED FROM THE HERITAGE CONNECT LINCOLN WEBSITE

The Carlton Centre falls within the Lincolnshire Co-operative's ownership, and accommodates commercial units for Boots, Dunelm, McDonalds and Halfords among others on this site. It is also the location of the application site.

The application site is currently vacant, with this application seeking to subdivide the space into two units; unit 8B would retain the current use class E, while unit 8C would look to obtain and additional use class B for possible storage for one of the neighbouring retail units.



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AERIAL VIEW OF THE CARLTON CENTRE SHOWING THE APPROXIMATE EXTENT OF OWNERSHIP BY THE APPLICANT; APPLICATION SITE SHOWN WITHIN RED BOUNDARY



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2.0 AMOUNT:

The gross internal floor area of the existing retail Unit 8 is approximately 237m².

The new retail units will provide the following gross internal floor areas once the subdivision of the unit has occurred:

- Unit 8B 194 m²
- Unit 8C 39 m²

3.0 LAYOUT:

The existing retail unit is proposed to be subdivided into two smaller units. This will provide a more sensibly proportioned shopfloor space for interested tenants to the retained unit 8B, in addition to a kitchenette and accessible WC for staff. The remainder of the previous unit will be allocated as storage space for the neighbouring retail units.

4.0 SCALE AND APPEARANCE

The overall scale and appearance of the building will remain as existing, with the only minor elevational change coming in the form of a new steel doorset to the rear of the building.



5.0 ACCESS:

The new rear service yard door will maintain level access to the retail unit.



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6.0 SITE PHOTOGRAPHS:



VIEW OF EXISTING RETAIL UNIT FROM THE CAR PARK OF THE CARLTON CENTRE

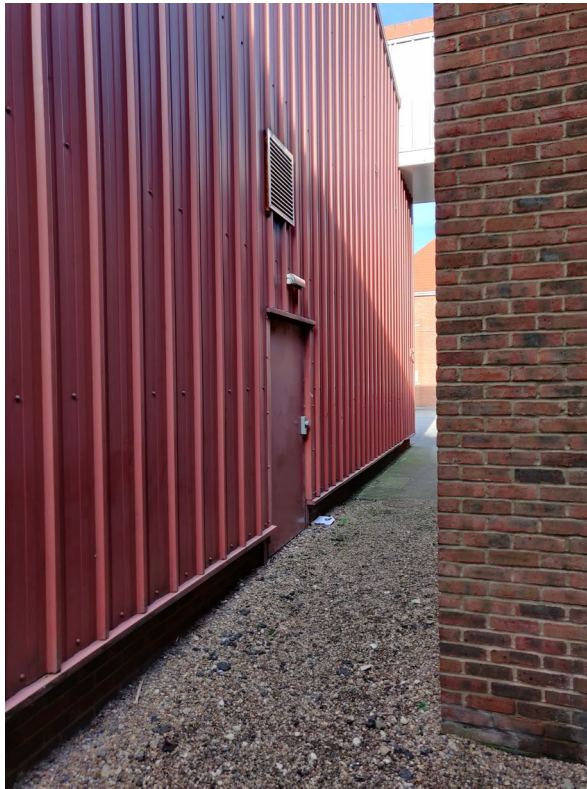


VIEW OF EXISTING RETAIL UNIT FROM THE SERVICE YARD



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VIEW OF EXISTING RETAIL UNIT FROM THE PASSAGEWAY TO THE SIDE ELEVATION



VIEW FROM INSIDE THE EXISTING UNIT OF THE SHOPFLOOR

