

## **DESIGN AND ACCESS STATEMENT**

### **IMPERIAL HOUSE, STATION ROAD, HETTON-LE-HOLE, HOUGHTON-LE-SPRING.**

#### **Full Planning Application for part change of use.**

##### **CONTEXT.**

The site falls in the mixed-use area of Station Road in Hetton-Le-Hole on the former Hetton Car Sales showroom site, adjacent to the Social Club car park.

This is an application to change the use of part of the premises formerly used as the car showroom to retail use for a convenience / supermarket store.

A section of the premises to the right-hand corner measuring 25sq.m is not to be used as part of the supermarket and is reserved for a future use which is yet to be determined, so it has been omitted from this application.

The application also includes minor changes to the shop front and the introduction of two chiller condensing units for refrigerators on the side flank.

##### **DESIGN PRINCIPLES.**

The site itself measures approximately 15m wide across the frontage with Station Road, opening up to 18.5m at the rear, and is 26.5m deep providing an overall area of 0.044 hectares.

The alterations would generally be internal alterations and changes to the shop front removing the original larger vehicular sliding doors for pedestrian sliding doors which would be automatic and fully satisfy DDA requirements.

Internal changes would include removing the lightweight studwork of the former office areas and introducing shelving, refrigeration units and a service counter.

The premises itself would have a total floor area of 129sq.m. (1388sq.ft.) of retail space with a further 19sq.m. (204sq.ft.) of storage.

The premises is only 15m. deep so no alternative means of escape are required from the shop area to satisfy means of escape provisions under Part B of the Approved Documents.

Refuse for the unit would be on the right-hand side of the building where there is ample space available for both general waste and recycling.

**Opening hours for the shop would be 7 days a week, between the hours of 6.00am and 23.00 hours.**

**The two chiller units will be 1000mm wide x 720mm high and project 350mm off the face of the building. These are located discreetly and are wall mounted and create low levels of noise.**

### **ACCESS and PARKING COMPONENT.**

**Access to the site is from the existing shared access drive which the site enjoys the shared benefits of.**

**No dialogue has been had with the Highways Department as no highways are affected by these works.**

**The premises has an existing forecourt that is 9.8m deep from the existing front boundary wall to the existing building and was previously used to display motor vehicles for sale.**

**This will form a car park for the shop which will incorporate 5 parking spaces, one of which will be for disabled use. Four bays will measure 2.5m wide x 5m deep and the disabled bay will be 3.6m wide x 5m deep.**

**Two Sheffield cycle hoops have also been incorporated on the front forecourt for customers.**

**The parking and cycle requirements have been calculated using the Sunderland City Council Supplementary Guidance for parking standards.**

**All works would be in accordance with Part M and DDA requirements for disabled access.**

**29<sup>th</sup> November 2023**