

DESIGN & ACCESS STATEMENT

3550

**ADMIRAL ADULT GAMING
202 HIGH STREET
AYR
SOUTH AYRSHIRE
KA7 1RQ**

Feb 2024

3550/SS

REVISION :



matrixarchitecture Ltd

INTRODUCTION

Purpose of the Design and Access statement

The design and access statement is a short report that accompanies and supports proposals by Luxury Leisure Ltd, (The Applicant) for a replacement shopfront at Admiral, 200 High Street, Ayr, KA7 1RQ.

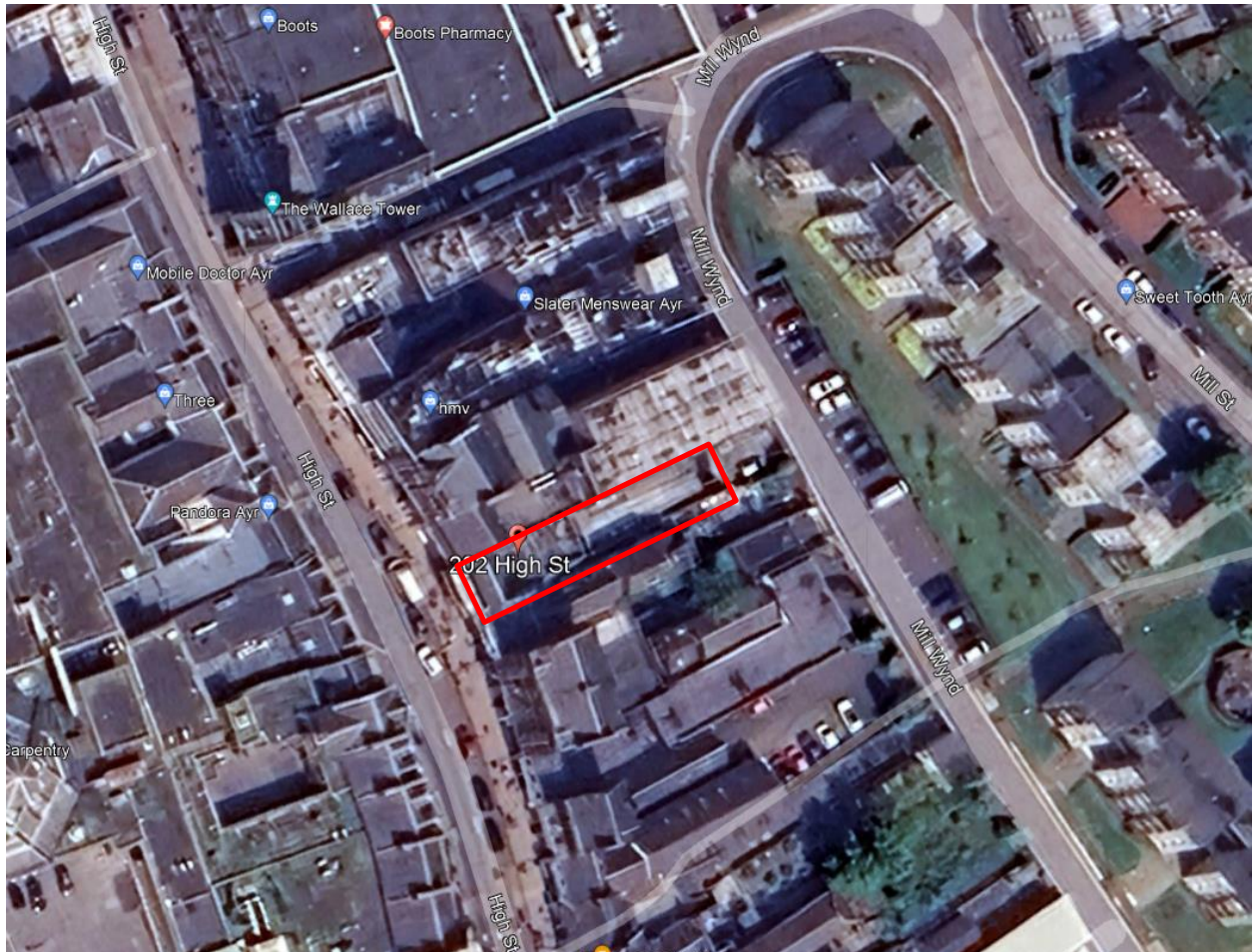
The design and access statement should be read alongside the following scheme drawings prepared by Matrix Architecture Ltd that make up the application suite of documents:

- 3550(B)01 Ground Floor plan as Existing
- 3550(B)02 Elevations as Existing & Proposed
- 3550(B)03 Ordnance Survey Location Plan
- 3550(B)04 Existing Site Plan
- 3550(B)05 Proposed Block Plan
- 3550(C)01 Ground Floor plan as Proposed

The Site

The application site is located within Ayr High Street, set between commercial properties – WH Smith/Post Office to the left hand side and The Rangers Store retail outlet to the right. Ayr High Street is the main street of South Ayrshire Borough. The ground floor area of the unit is currently used as Admiral Adult Gaming centre, and will remain so. No other external works are to be carried out on the remainder of the site. The site is located within Ayr Central Conservation Area.

It is apparent that many of the shopfronts adjacent to the unit have been replaced with traditional designs, utilising traditional materials.



Objectives

It is the intention of the client to replace many of the existing traditional shopfronts wherever they have become dilapidated, and replace with a more contemporary design or where within a Conservation Area with an equally traditional design, which is more inviting for customers, and follows the client's new corporate image in meeting modern customer's expectations.

Amount

The proposed alterations include the removal of the existing dilapidated timber shopfront and central entrance doors. The existing timber pilasters (either side) are to be replaced/replicated with similar timber features including capitals and corncicing, painted grey. The main entrance doors will be moved over to the right hand side to assist with the internal operation of the gaming centre. The existing fascia signage is to remain. The upper area of the façade above the fascia signage will be rendered grey to match the shopfront generally.



Existing timber shopfront showing dilapidated panels.



Layout

The new replacement full width shopfront allows for a new level access into the building from the right hand side of Admiral to assist with the internal operation of the gaming centre.

Scale/Appearance

Visually, the proposed shopfront maintains the buildings uniformed scale and proportions as before offering a traditional feel to the appearance of the building at street level.

The new timber shopfront would incorporate slender timber mullions/transoms with flat timber panelling surround painted grey. The new timber stallriser will also incorporate detailed mouldings to compliment and respect the street-scape and sympathetic nature of Ayr High Street.

A feature timber 'goal post' surround will be painted Yellow - RAL 1021 to accentuate the main entrance and offer a more inviting experience for customers.

Having the ability to connect with the customers at street level is imperative to the success of this operation.

Landscaping

Not applicable to this application.

Access

Access to the unit remains relatively unaltered. A level approach will be maintained, together with the installation of slip-resistant ceramic tiles as required under Part M of The Building Regulations and DDA recommendations. The existing Unisex accessible WC will also be refurbished internally to enhance the existing facilities.

Building Work – Site Access

The main public access is situated off Ayr High Street, however there is additional access available to the rear of the unit. All deliveries and works on site will be executed 'out of normal working hours' to minimise disruption.

No skips will be required as part of the works. All building debris will be removed from site on a daily basis via builders vans.