

Planning Statement (inc Lighting Statement and Design & Access Statement)

For alterations to openings, installation of cladding,
ramp access and Advertisements at

**Former East of England Co-op
15 King William St
Needham Market
IP6 8AE**



1.0 Introduction

- 1.1 This Planning Statement accompanies an application for the (i) Infill of existing openings (ii) Formation of new openings (iii) Installation of cement-board cladding (iv) Installation of new access ramps at the premises known as 15 King William St, Needham Market.
- 1.2 The building comprises a combined single storey and two storey semi-detached structure of predominantly masonry construction, with a vacant retail unit at ground floor level (formerly the East of England Co-operative Store) and 2No. residential dwellings at first floor.
- 1.3 The incoming tenant (and applicant), Needham Market Veterinary Centre, is seeking to alter / adapt the building to better suit their requirements.
- 1.4 As part of the works, existing openings are to be infilled and new openings formed to correspond with internal layout changes. External alterations are planned in order to provide an improved appearance and clear Entrance / Exits for visiting Clients.
- 1.5 No Change of Use application is considered necessary as both the previous use and proposed use fall within Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.
- 1.6 New signage is also proposed and has been designed to create clear messaging, whilst trying to minimise the impact on surrounding areas.
- 1.7 This document should be read in conjunction with the accompanying documents & drawings included in the application.

- 1.8 The proposal is considered to be of merit as it improves the appearance and is of very low impact on its surroundings, with lighting levels a particular consideration given the residential area.

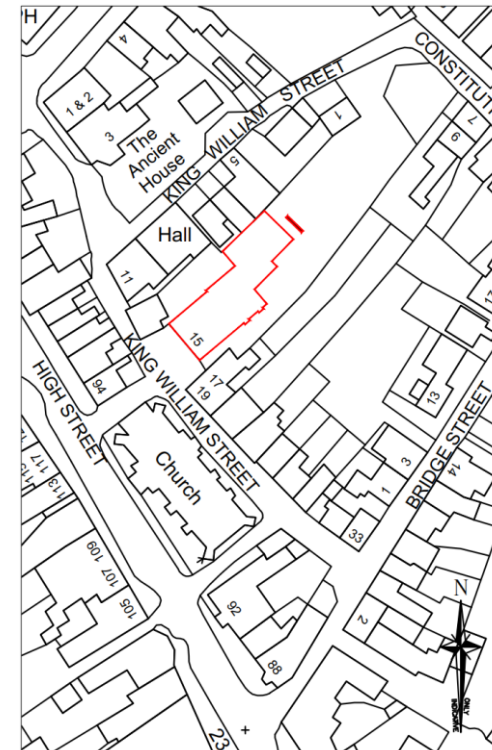


Fig.1 – Extraction from Location Plan

2.0 Site Location and Information

2.1 The site is located adjacent to the main high street of Needham Market and is surrounded by a mixed use of retail / services, residential and ecclesiastical use.

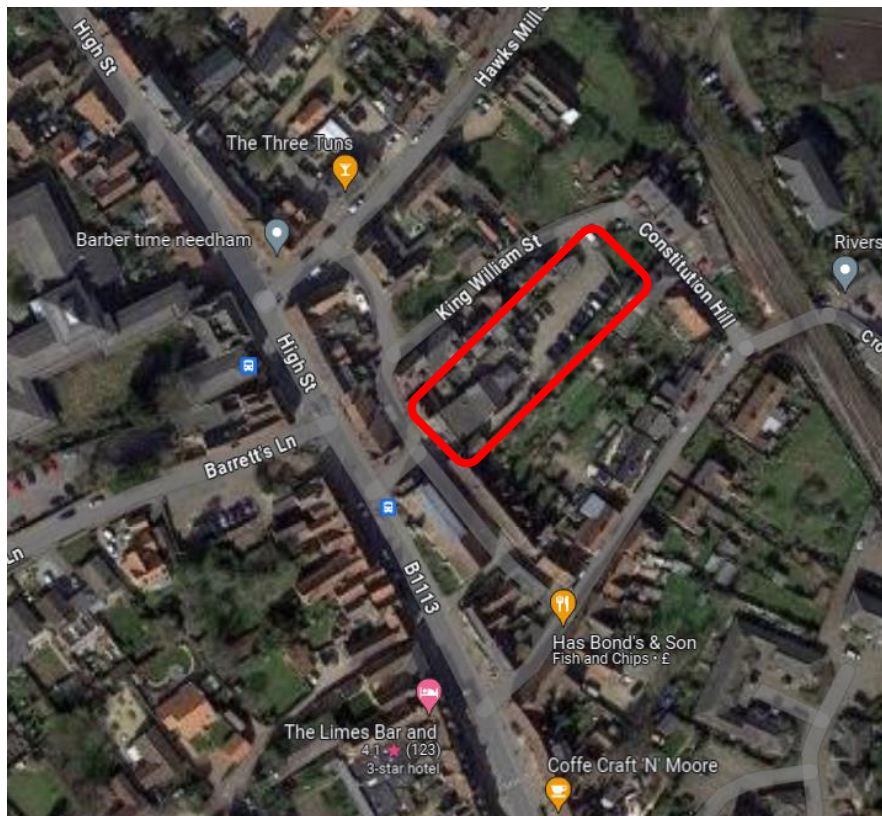


Fig.3 – Aerial Imagery of Site (Source: Google Earth) – approximate outline shown only

2.2 The property is not listed.

2.3 The site lies within flood zone 1.



Fig.4 – Flood Mapping for area (Source: Gov.uk)

3.0 Planning History

3.1 No relevant Planning History noted.

LIGHTING STATEMENT

4.0 Layout / Position

4.1 See accompanying Signage Scheme

5.0 Amount

5.1 There are 3No. illuminated signs proposed, these being 1No. fascia sign on the front elevation, 1No. fascia sign on the rear elevation and 1No. hoarding sign in the rear car parking area.

6.0 Intensity

6.1 All signage illumination is internal and set at 160cd/m2. Given the nature of the illumination there are no beam orientations to consider. The positions / heights are shown on the Signage Scheme.

6.2 The low level of illumination is not considered to cause light spillage / glare in the surrounding area.

6.3 The premises are located in an area with street lighting, whilst the hours of operation are unknown, it is anticipated the signage illumination is of lower impact than the general lighting in the vicinity.

7.0 Hours of Operation

7.1 To prevent a light nuisance to the local area, the lighting will be placed on timer switches, operating solely between 0730-2200hrs on weekdays and 0800-2200hrs on weekends, automatically extinguishing thereafter.

8.0 Conclusion

8.1 The lighting has been designed to blend with the site's surroundings and is not considered to be of adverse impact to the area.

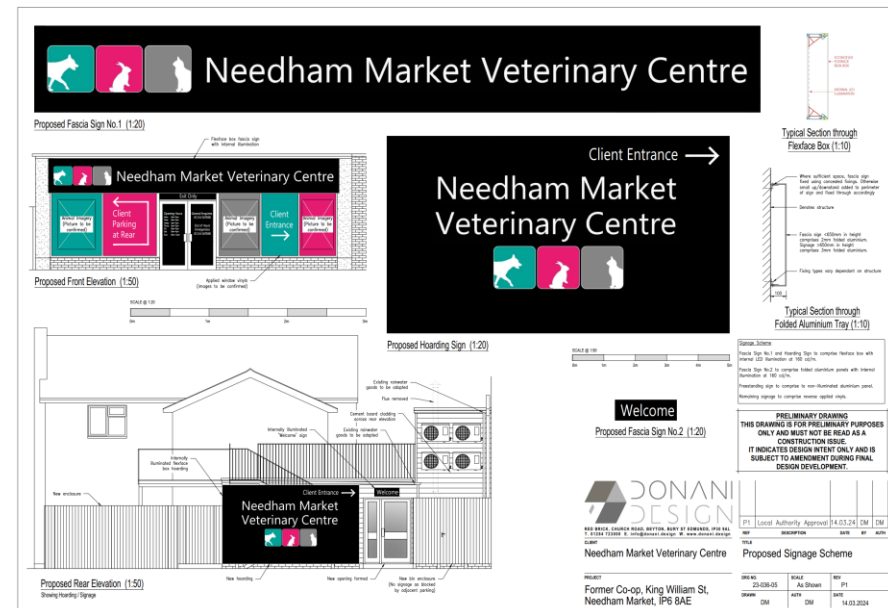


Fig.5 – Extract from Signage Scheme drawing (Source: Gov.uk)

DESIGN & ACCESS STATEMENT

(Prepared in accordance with Commission for Architecture & the Building Environment guidance)

9.0 Use

9.1 The site use remains within Use Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

10.0 Amount

10.1 The amount of floor space on the site remains unaltered.

11.0 Layout

11.1 See accompanying drawings. The alterations comprise minor changes in opening positions and insertion of access ramps where required.

12.0 Scale

12.1 The scale of the building remains unaltered. The hoarding to the rear of the building is utilised to maintain privacy for the residential dwellings at first floor level and a clear distinction between access points.

13.0 Appearance

13.1 See accompanying drawings. The design provides an improved and updated appearance compared to the existing street scene.

14.0 Landscaping

14.1 No landscaping alterations are proposed except for the installation of access ramps.

15.0 Access

15.1 Site access is improved with the inclusion of access ramps and improved width openings.

16.0 Conclusion

16.1 It is considered that the proposal further utilises the site's opportunities and is of little to no impact on its surroundings.