

DESIGN & ACCESS STATEMENT

10 Station Road, Poole, BH14 8UB

Proposed Planning application for the conversion of the existing building to accommodate multiple residential units and retaining the ground floor pharmacy at the property 10 Station Road, Parkstone, Poole, BH14 8UB - Subject to Planning.

INTRODUCTION

A&N Architects Ltd are submitting this detailed Planning application for the residential development of 10 Station Road, Poole, BH14 8UB.

Following comprehensive analysis of the site, its characteristics, the wider context, together with the relevant planning policies, a scheme has been provided.

This Design and Access Statement has been prepared in support of this detailed planning application.

This report provides a brief description of the site's location and context, before a description of the proposed development and design.

The report forms part of the comprehensive package of information supporting the pre-planning application.

This includes;

- Site Location Plan
- Existing Site Plan
- Existing Plans
- Existing Elevations
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Front and Rear Elevations
- Proposed Side Elevations
- Design and Access Statement

SITE DESCRIPTION AND SURROUNDING PROPERTIES

10 Station Road lies within an established area comprising multiple commercial / residential properties.

The site is located within the urban area of Poole and within a few minutes' walk to local bus services in Commercial Road. The property is situated on bus routes with access to bus stops being close to the property. (One stop being very near to the site).

TOWN CENTRE AND TRANSPORT

The site is located in close proximity to the local town centre and High street with its multiple shopping facilities, recreation areas and cafes along Commercial Road.

The overall accessibility of the site has been assessed in detail with respect to pedestrian, cycle and public transport access. The purpose of the assessment is to demonstrate that the development site is in a suitable location for travel to be undertaken by modes other than the private car.

PROPOSAL

The existing site is used as a commercial property (Pharmacy on Ground floor) with the above 2 floors now vacant and not in use.

The proposed development demonstrates the conversion of the top 2 floors into 2 residential units while retaining the Ground floor pharmacy.

Communal access is provided from both the rear and the front of the property which leads into the access for the two residential units. The rear courtyard accommodates both refuse and cycles which serve the 2 flats. Flat 1 accommodates 2 bedrooms, bathroom and an open plan kitchen / living area. The communal staircase leads up to Flat 2. Flat 2 is 1 bedroom flat, accommodating a similar thematic layout respective to Flat 1.

Schedule of Accommodation (Front Conversion development)

ACCOMMODATION SCHEDULE	
Flat Type	
Flat 1 - 2 Bed	75 Sq.M
Flat 2 - 1 Bed	55 Sq.M

APPEARANCE AND LAYOUT

The overall architecture of the proposal has been designed in order to match the contextual architecture of the street and surrounding properties whilst at the same time providing a contemporary look to uplift the area.

The proposed rooms will provide new accommodation of appropriate size and layout, and will experience good standards of outlook and natural light.

The scheme layout is sensibly planned having regard to existing entrance, paths, refuse storage and external circulation space. All existing pathways will be well lit.

DESIGN AND ACCESSIBILITY PRINCIPLE

BCP Council: The proposal is in line with the Local Authority's Planning Policies.

Building Control Regulations, Part M, have been the key factors in the approach to a holistic design. The design is inclusive for disabled people. Ground floor entrances feature safe level thresholds.

Noise: The proposal will provide acoustic levels in accordance with local authority requirements.

REFUSE

Bin Stores has been provided to the ground floor of the proposal towards the rear. Satisfactory provision is made within the scheme for storage of refuse as shown on the plans.

SERVICES

The building is well served by excellent provision of public transport, the site being next to major transport routes within close proximity to various stations, public parks and recreational facilities.

The site is accessible to pedestrian and cycle based travel, with opportunities for pedestrian and cycle journeys in place of journeys by private car.

ENERGY

All construction will be well insulated and provide heat retention to the current Building Regulations standard to (achieve the relevant SAP ratings). First, a combination of good insulation and design will encourage reduced energy use in the development and alleviate noise. All drain runs are connected to existing.

SCALE

The proposed scheme falls well within the relevant planning policies.

CONCLUSION

The proposal represents a design that fits in well with the surrounding properties.

The development has been designed according to the site opportunities and constraints, aiming to make better use of the current site.

28th Feb 2024