

DESIGN and ACCESS STATEMENT

Site : 28-30 Derry Avenue South Ockendon RM15 5DZ

Ref : Erection of Single Storey Front Extension

Re-submission

154 High Street
Epping
CM16 4AQ



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1. Existing use of the Building

The application site is located on the thoroughfare of Derry Avenue. The building is a three storey masonry structure built in brown facing bricks in the upper storeys and concrete framing on the ground floor. The proposed extension will give secure and more adequate enclosure to vegetable and green grocery stools at the entrance. The proposed extension will allow the business to operate more efficiently, effectively and provide more secure display of grocery.

2. Proposed use of the Development

The proposed extension will facilitate display stools of green grocery

3. Amount

Existing Internal Gross Floor Area of the Premises : 144 m² Proposed Extension Floor Area: 19.6 m²

Picture 1. Picture taken in 20 August 2022 depicting the application site from Derry Avenue



4. Layout

The proposed extension is located at the front of the premises.

5. Landscape

The site is devoid of any landscape

6. Scale

Depth of the site: 14.6 m apprx

Width of the site : 10.0 m apprx

Depth of the proposed extension: 1.78 m

Width of the proposed extension: 10.0 m

Height of the proposed extension : 2.3 m

7. Appearance

The building is a three storey masonry structure built in brown facing bricks in the upper storeys and concrete framing on the ground floor. The extension will be constructed in aluminium frame with obscured panel stall risers and glazing panes above. The door is aligned with the existing main entrance door and will be operating automatically on sliding mechanism. Roof to be in flat plastic coverage to allow weathering and protection.