

Design & Access Statement – Proposed Extension to Store and Replacement Plant

Development by The Co-operative Group
Petrol Lees Corner,
Uxbridge Road,
Hillingdon Heath, Uxbridge,
UB10 0PF

Introduction

This design and access statement has been prepared by Bowman Riley Architects Limited on behalf of The Co-operative Group and is in support of the Full Planning Application for a proposed extension to the existing deliveries store and replacement plant within the rear yard of the existing Co-operative Store Petrol Station located just off Uxbridge Road.

The proposed use of the buildings to which this application relates in terms of access and use has been previously established by the existing open A1/Petrol Station use of the site. The purpose of this Design & Access Statement is to outline the proposal and illustrate how the proposed extension to the store & replacement plant will integrate and facilitate the use of the existing building. This Statement should be read in conjunction with Bowman Riley Architects Limited Planning Application drawings and other relevant information, which has been submitted in support of the Planning Application.

Assessment

Physical Context

The site is located off the A4020 Uxbridge Road. The land has previously been developed for use as a Petrol station / retail store. Car parking for customers is as existing on site.

Access to the site is from Lees Road and Uxbridge Road. A bus service operates along Uxbridge Road which runs adjacent to the site.

Residential properties are local to adjacent to the site.

Social Context

Within the social context of the site existing residential properties are located within short walking distance, however the site is detached premises. It is considered that in the existing context as a Petrol station / retail store the proposed development would have no adverse effect on the occupants of these properties.

Economic Context

The economic benefits of the development are established by its current use.

Design

Use

The proposed extension to the rear store is to provide protection from adverse weather condition during stock deliveries making the process faster, efficient, safer and provides better security to storage of cages.

The proposed replacement plant is to facilitate ongoing sustainability initiatives within the Co-op Group providing smaller, quieter, and more efficient plant across local convenience stores.

Amount

The existing building occupies a footprint area of 311m².

As this application relates to replacement plant, and an extension to existing rear store, additional area of 11sq/m will be created.

Layout & Scale

The plan scale of the works is dictated by the use and how it will connect to and facilitate the use of the existing retail building. It also seeks to ensure the design works with the immediate physical environment of the existing building.

Appearance

The Proposed extension to the existing store (finished in slatted timber) will have minimal visual impact and will sympathetically blend into the existing rear store to the Co Op building.

The replacement plant will not have any visual impact on site, as all plant units are allocated to the rear within the existing secure yard area shielded by a high level existing brick wall.

Transport

It is considered the works to which this application relates will have no impact on the existing transport arrangements on the site.

Security

Security as existing remains unaffected.

Inclusive Access

Not applicable to this application

Landscaping Details

The hard landscaping is set by the current use as a petrol station / retail convenience store.

Statement of Community Involvement

This Full Planning Application, on behalf of the Cooperative Group is for proposed extension to the existing rear deliveries store and replacement plant to the rear yard of the existing Cooperative Shop / Petrol Station located on Uxbridge Road.

This application will benefit the operational flow of the current retail unit on the site.

The development plays a role in supporting strong and vibrant communities. This will be achieved by providing an improvement to the quality and conditions of the existing site and operational context of the site.