

Design and Access Statement

Front extension for Fruit and Vegetable, with installation of shutters.



at

9 – 15 Station Road, UB7 7BT

Introduction:

This design and access statement document is intended as an aid to understanding the processes used in forming the design principles and final layouts for the accompanying planning application for Front extension for Fruit and Vegetable, with installation of shutters.

The properties not listed and neither lies within the conservation area.

Use

The ground floor for premises is being running as grocery for several years.

The existing fruit and vegetable have to be moved every night inside the premises, which takes a lot of time and effort for the staff.

The proposal will benefit the neighbourhood in the area by given them more option to buy fruit and vegetables.

The front design is very settle, the materials are chosen precisely not to create dominant appearance. The shutters will be open during day and closed at night, side aluminium walls does not affect the street scene as it will not be visible from side elevation.

The fruit and vegetable extension would not create dominant appearance because main building wall is further to behind compared to adjacent properties.

There isn't any changes applied to the premises apart from the forecourt of the property.

A new shop front fascia sign has also been submitted separately.

Site & Surroundings:

The site is located on the Station Road.

Scale

The site area is: 245 m2. Additional 10 m2 would be used for the forecourt, some space of the forecourt would not be used.

Access

The access to the premises remains as existing.

Travel to Site

Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.

Conclusion

The proposal doesn't affect its surrounding site in any circumstances.

The additional fruit and vegetable front court will bring a greater option of shopping to neighbourhood.

There are lots of examples in London with front extension for fruit and vegetable.

Respect to the above we require planning permission to be granted as we believe it will bring a quality shop front to the neighbourhood.