

FOX-AD

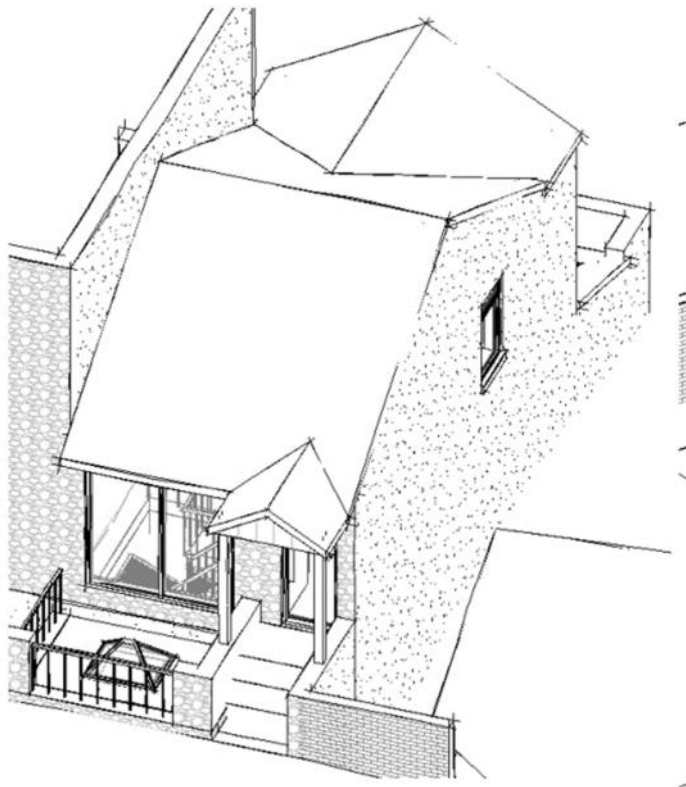
Design & Access Statement

For

The extensions and alterations to an existing commercial property

At

14 St. Georges Road – Millom – LA18 5BA



This document is to be read in conjunction with FOX-AD LTD Planning Documents

1. Introduction

Fox Architectural Design Ltd has been appointed by Miss. Gibson to provide design documentation and seek planning approval for the extensions and alterations to an existing commercial property fronting St. Georges Road in Millom.

Below are the proposed works to the existing building:

1. Existing bay window to be removed and replaced with a glazed frontage,
2. New front entrance porch supported off oak posts to dwarf plinth walls,
3. New external step configuration to provide a level platform under cover,
4. Front courtyard infill to Lower Ground Floor creating a new treatment room with glazed lantern above,
5. Existing Upper Ground Floor balcony to be removed with a new extension extending out to the extent of the existing WC space with a new gable roof profile over,
6. Nominal alterations to existing boundary wall to the rear where the new structures will abut,
7. Lower Ground Floor rear extension to create an additional treatment room and WC to the existing courtyard.

The purpose of this document is to provide the local authority with a design proposal that is fit for purpose in terms of the client's requirements, respects the neighbouring properties, and remains sympathetic to its local and immediate setting.

In addition to this document is a set of drawings they are as follows:

- 21-52-P-L - Location - Block Plan
- 21-52-P-01 - Proposed Site Plan
- 21-52-P-02 - Plans as Existing
- 21-52-P-03 - Elevations as Existing
- 21-52-P-04 - Existing 3D Sketches
- 21-52-P-05 - Plans as Proposed
- 21-52-P-06 - Elevations as Proposed
- 21-52-P-07 - Proposed 3D Sketches

2. Location



(Fig.01 – Google Maps Aerial Image)

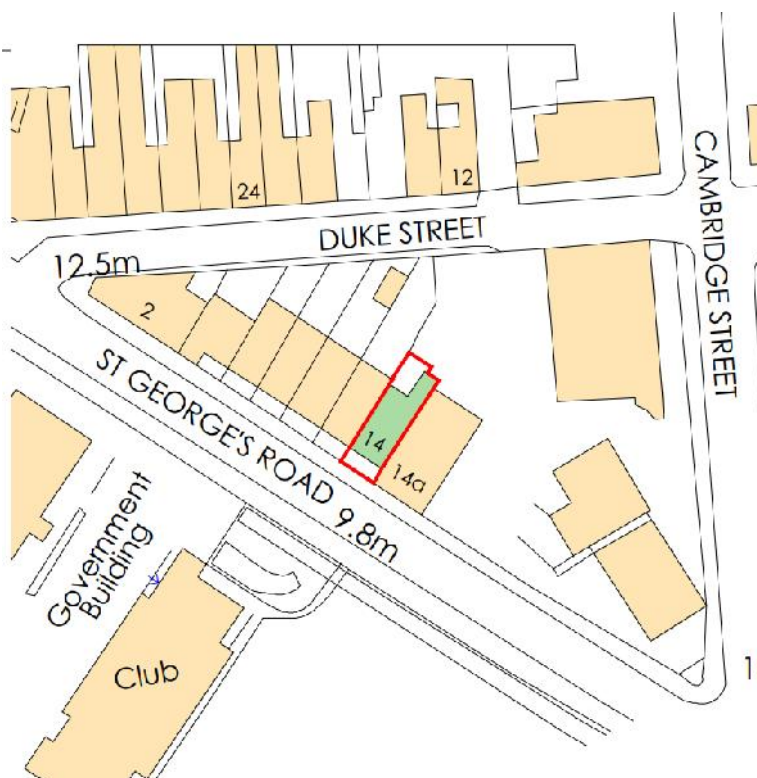
The site for this application is located along St Georges Road in Millom. The commercial property is one of approx. seven properties of a terrace positioned on the Eastern side – see Fig 02 below.



(Fig.02 – Google Maps Street View – Showing the existing building in context)

3. Development Boundaries

The documents appended to this application clearly identify the site ownership, and application boundary with a red line as required by the Local Planning Authority. See Fig. 03 below.



(Fig.03 – Site Location Plan – see drawing 21-52-P-L)

4. Existing Site/Context

The site forming this application is a commercial property located East along St. Georges Road in Millom.

The terrace to which the property abuts comprises of 3&4 storey residential properties which include – Basement/Lower Ground Floor structures which have rear access points and gardens from Duke Street to the rear, plus front courtyards accessed via external stairs off of St Georges Road. (Such is the topography of the area).

The building forms include room in the roof & dormer types to the front elevation, and smaller shared gable projections to the rear. Some properties have an additional projection at Lower Level with monopitch style roofs above.



(Fig.04 – Front of the terrace properties – Commercial property to the Right)



(Fig.05 – Rear of the terrace properties – Commercial property to the left)

As can be seen within figs 4 & 5 above, the existing building forming this application is a two-storey property with access to the Upper floor off of St. Georges Road, and access to the Lower Ground Floor via the garage and car wash main access off of Duke Street.

Images have been provided below which show the current condition of the Commercial Property.



(Fig.06 & 07 – Existing building frontage showing bay window and stepped access)



(Fig.08 & 09 – Existing access to Lower Floor via external staircase)



(Figs. 10-12 – View of rear elevation from vehicle garage land showing boundary wall, internal courtyard rear elevation, and view of external courtyard from existing balcony)



(Figs 13 & 14 – View of existing balcony, and extent of neighbouring projection from the existing balcony/external wall to No.14.)



(Figs. 15 & 16 – Extent of Lower Ground Floor Structure, boundary wall & access to external courtyard)

5. Approach to Design

Limitations:

Below are some design limitations which have to be taken into account during the design process:

- Designing within an Area of existing residential properties,
- Designing with a privacy approach,
- Consideration of existing views from neighbouring properties,
- Built form vs site area,
- Distances to boundaries and neighbouring properties,
- Working within a defined site boundary,
- Overlooking – consideration of public view,
- Site Topography,

Opportunities:

During the design process there are several site opportunities which will be taken into consideration:

- Meeting the expectations and needs of the client,
- Creating a modern precedent for similar development projects in the local area,
- Brining a dated commercial property into the 21st Century,
- Producing a simple but modernistic design,
- Maximising natural light entering the new design proposal,
- Generating visually interesting Architecture,
- Respecting the neighbouring properties and retaining privacy through good design,
- Improving access for existing & new customers,

6. Proposal

The client approached FOX-AD LTD in order to submit a planning application for the extensions and alterations to an existing commercial property fronting St. Georges Road in Millom.

As per Section 01 the works proposed consist of the following:

1. Existing bay window to be removed and replaced with a glazed frontage,
2. New front entrance porch supported off oak posts to dwarf plinth walls,
3. New external step configuration to provide a level platform under cover,
4. Front courtyard infill to Lower Ground Floor creating a new treatment room with glazed lantern above,
5. Existing Upper Ground Floor balcony to be removed with a new extension extending out to the extent of the existing WC space with a new gable roof profile over,
6. Nominal alterations to existing boundary wall to the rear where the new roof will abut,
7. Lower Ground Floor rear extension to create an additional treatment room and WC to the existing courtyard.

Access:

At Lower Ground floor level to the rear, the existing access via the motor garage will be retained.

The new Lower Ground Floor extension into the existing courtyard is provided with a sliding door to the remaining external amenity.

At Upper Ground Floor level, the existing access to the main salon will be retained with a new glazed door and new entrance porch.

The new porch will be supported off of oak posts which sit on new dwarf walls.

The existing stepped access will be reconfigured to provide an additional riser and a level platform under the canopy. The additional riser will suit existing and new customers whose mobility is restricted.

Appearance:

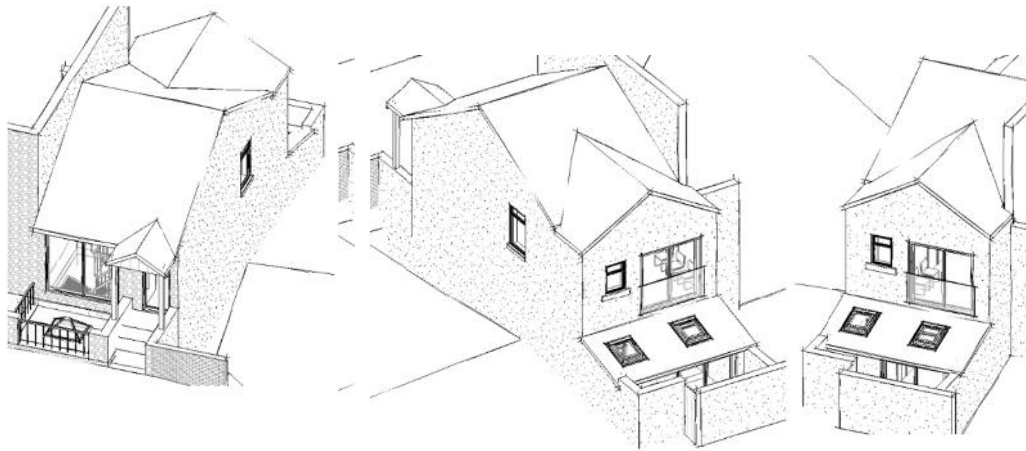
Please refer to the proposed elevations & 3D sketches for the visual appearance of the new design proposal.

The built form comprises of a new access porch to the front elevation, with an infill proposal to the existing Lower Ground Floor lightwell. Only the glazed lantern will be visible from street level.

The rear elevation will be improved by the new extension at Upper Ground Floor Level, and the new gable projection aims to be subservient to the host building, and replicate the shared gables to the residential properties as per Fig 05 shown previously.

A single storey projection at Lower Ground Floor Level is proposed to be in keeping in scale with a mono pitch roof (similar to others), and 2no. rooflights to provide additional light to the new treatment room and WC respectively.

Nominal building works will be required to the existing shared boundary wall over both levels due to the infill extensions extending up to the boundary.



(Fig.17 – Extract of drawing 21-52-P-07 – Proposed 3D Sketches)

Landscaping:

New entrance paving and external steps are proposed to the new entrance.

The existing external railings will be replaced with new.

The remaining external courtyard will receive new permeable block paving.

As per the appearance section, the existing shared boundary walls will require nominal improvements to suit the extent of the new infill extensions proposed.

The existing rear boundary walls will be made good.

Layout:

Please refer to the image below which clarifies the internal layout.

In summary the new dwelling comprises:

Lower Ground Floor:

- New treatment room 03 (infill extension to existing front external lightwell)
- Salon/waiting area
- Treatment rooms 1 & 2 – Existing
- Treatment room 4 (infill extension to rear courtyard)
- WC

Upper Ground Floor:

- Main Access to Salon,
- Kitchen & WC
- Waiting Area
- Existing Staircase to LGF



(Fig.18 – Extract of drawing 21-47-P-02 – Plans as Proposed showing the internal layout)

Scale:

The scale of the proposed works have been carefully considered to not exceed the parameters of the existing building. Redundant external areas have been identified as areas to infill and achieve the required internal area.

For example:

1. The UGF rear extension extends out to the extent of the existing WC external wall.
2. The LGF front extension will infill the existing LGF lightwell and the existing steps will be removed.
3. The LGF rear extension will infill the existing courtyard and not exceed the line of the existing single storey section of building.

In all aspects the proposals are subservient to the host building and respect to the neighbouring properties has been demonstrated which has virtually no impact on privacy and rights to light.

Refuse:

Refuse storage and collection will remain as existing.

Cycle Storage:

Cycle storage is not applicable for this application.

Sustainability:

Following receipt of the planning approval it is the client's intention to construct the proposed extensions to a high standard by exceeding the thermal U-values set out by Approved Document L1B of the building regulations.

7. Conclusion

This Design & Access Statement details how the proposal for the proposed improvements to an existing commercial property can be achieved by careful space planning within the confinements of the existing site.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been applied to the design and siting of the proposal within the curtilage of the client's ownership boundary.
- Consideration and improvements to the existing access points has been carried out.
- Privacy has been retained by good design.
- Security has been provided by good design.
- Overlooking to all neighbouring properties has been considered.
- Careful consideration to the internal layout has been demonstrated.
- Materials which will complement the character of the area and the existing building have been specified.
- Additional internal treatment rooms, waiting areas, and subtle improvements to the external appearance have been achieved as per the client's brief.

Architecturally, the proposal is aesthetically pleasing and consists of single and two storey extensions and infill proposals to an existing commercial building which have virtually no impact on the neighbouring properties.

Every effort has been made to not overbear or bulk up the design to achieve additional internal space.

Careful consideration to the scale and appearance of the new design proposal has been demonstrated to ensure the new works are in keeping with the overall scale of the existing building.

Attention to detail has been demonstrated by careful design creating a physically attractive building form that can set a precedent for future new build development projects locally, therefore this design proposal should be considered acceptable and recommended for approval.