

DESIGN & ACCESS STATEMENT

FOR

SOUTHERN CO-OPERATIVE STORE, 68 ROSE GREEN ROAD, BOBNOR REGIS, HAMPSHIRE, PO21 3BQ.

1.1 INTRODUCTION

Evolve RPS limited have prepared plan and elevations layouts for the above site address. The existing Co-operative Food store is situated on Rose Green Road and will be undertaking a new refurbishment requiring planning permission for external alterations. The convenience store will continue to serve the local community with produce and products without the need to travel into town. The building is not known to be listed or within the conservation area.

1.2 GOOGLE MAPS – SITE LOCATION



1.3 PROPOSED DEVELOPMENT

The enclosed application seeks planning permission for the requirement of two new external cold rooms to be located within the rear yard area. The new cold rooms will be positioned near the goods entrance doors and will provide the convenience store with additional freezer and chiller space following new deliveries. The existing timber lean too will be retained as part of the proposal and will continue to form a sheltered area for moving deliveries into the store.

To ensure noise levels are at an acceptable standard and in line with the requirements of the local planning authority a noise impact assessment has been carried out within the surrounding area. For further details please refer to the noise impact assessment and proposed layouts enclosed.

With the exception of the above development no alterations will be made in regards to access to and from the building.

1.4 LAYOUT OF THE DEVELOPMENT

Nearby roads should not be affected as part of this proposal and should not have any impact on the existing traffic use within the surrounding area or on existing retail units in terms of trade and congestion. For the location of this building please refer to the ordnance survey map enclosed highlighting the site in red. The block plan indicates the location of the proposed cold rooms in relation to its surroundings.

1.5 APPERANCE

All additional colours and materials will be kept in accordance with the same standards used throughout all Southern Co-operative stores. The new cold rooms will be white in colour.

1.6 SCALE OF DEVELOPMET

The scale of the existing building will not change as part of this proposal and will remain the same.

1.7 CONCLUSION

In summary, the above proposal will provide the opportunity to provide additional freezer and chiller space on receipt of goods delivers to the store. Any further alterations will be subject to separate applications submitted to the local authority.

1.8 SITE PHOTOGRAPHS – REAR YARD

