

Design and Access Statement

Design

Planning permission was approved for the extension of Baird's Farm Shop CM/40/02.

This application allowed for roof lights as well as glazed entrance/exit doors and UPVC windows and fire exit doors for the offices in the Southern and Eastern corner of the building.

As part of a wider review of our business with a drive to save costs and improve our environmental footprint, we have recently removed inefficient light fittings and replaced them with energy efficient versions. Whilst this move has been environmentally responsible, it has led to a degradation of light levels within our store. In order to improve light levels, in a sustainable way, we propose installing new windows to our Eastern elevation.

Our Northern elevation faces the public viewpoint, being the A259 highway and has doors and windows in situ to allow light into the building; however, being Northern facing and under the veranda, the natural ingress is very limited.

Our Western elevation has the glazed exit doors which allow some light into the checkout area, but it is diminished by the overhanging veranda. The butchers shop is located at our extreme Western gable and sufficient light enters through their roller door which is open during working hours.

Our Southern Elevation has walk in fridges and freezers along almost its entire length; so it is impossible to be utilised as a light source. The offices at the Eastern end of the Southern elevation have sufficient windows to allow light in to them.

The Eastern Elevation of our building is not visible from any public viewpoints due to the established hedgerow which is around 30 meters away; importantly it is not visible from any residential or neighbouring properties. Increasing the glazing to this elevation will allow natural light to penetrate deep within our store during all seasons, improving ambience and safety, whilst allowing us to reduce our carbon footprint.

The Hedgerow was planted in 2008 using mixed native species and is now well established; it serves to screen the Farm Shop from the viewpoints of St Mary's Primary School (500 metres East) and the public footpath which is around 270 metres to the South East.

The proposed windows will be energy efficient double glazed units and have wood effect spars to be in keeping with the other existing windows on the building.

Access

Not Applicable. This application is for the installation of one no. window and has no impact upon any access ways; however, improved lighting levels will benefit elderly and visually impaired customers.