

Design & Access Statement

Job Name: Coventry Arena Retail Park, Pheonix Way, Langford Road,
Coventry CV6 6UP

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Job number: 102587

Reference: DAS/1

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1.0 Introduction

- 1.1 The following Design and Access Statement has been prepared in support of the Planning Application for the proposed extension to units 1 and 2 which is within the Coventry Arena Retail Park at Pheonix Way, Langford Road, Coventry CV6 6UP.
- 1.2 The purpose of this Design and Access Statement is to set out how the applicant has taken in to account all the relevant national and local design information, policies and guidance in preparing the proposed external and minor alteration works.
- 1.3 This Design and Access Statement has been written to meet the new requirements of article 4c of the Town and Country Planning (General Development Procedure) Order 1995.

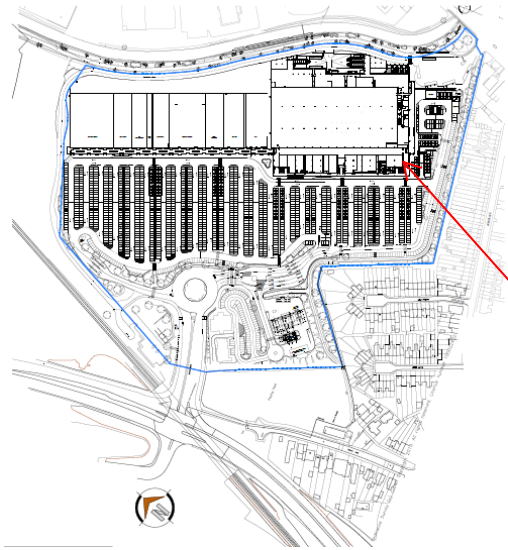
2.0 Site Analysis

- 2.1 Overview of Site and Surrounding Area

Site Location

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Coventry Arena, Units 1 and 2



Units 1 and 2



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Coventry Arena, Units 1 and 2

Existing Unit Photograph

- 2.2 The site is situated on the outskirts of Coventry within the Coventry Arena Retail Park. The site adjacent the Ricoh Arena and is accessible by public transport.

3.0 Use

- 3.1 The existing unit was a Library but is currently vacant and currently has D1 use within the main A1 category. The intention is to change the units use to A3. The building is not within a conservation area and does not have any historical significance.
- 3.2 The proposal is to extend the unit that is currently an external space to access existing ATM's and a large trolley bay area.

4.0 Design and Description of Proposal

- 4.1 This proposal has been made in conjunction with drawings: PL(20)100, PL(20)101, PL(20)102, PL(20)103, PL(20)200, PL(20)201, PL(20)202, PL(20)203, PL(90)100, PL(90)200 and PL(90)001.
- 4.2 The existing unit in its current form is single-story ground floor unit and is accessed from an internal mall and lobby. It has full height glazed curtain walling and terracotta cladding rainscreen externally with glazed grey coloured shopfronts internally within the mall and lobby areas. The mall is accessed from the main retail park car park.



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- 4.3 The proposal is to extend the unit to line through with the external wall and within the roof line. The materials for the extension will match that of the existing full height curtain walling system. Access and Means of Escape doors will be incorporated within the curtain walling and shopfront systems.
- 4.4 The works will be based around creating a shell and concentrate on matching the existing building façade in readiness for a tenants fitout.
- 4.5 All proposed new plant will be located at mezzanine level which is an internal space or within an open recessed plant area which is not visible from the car park.
- 4.6 The building has been designed to cater for ambient disabled people being able to access or manoeuvre within the spaces.

5.0 Access

- 5.1 The building will be separately accessed directly from the side on the southern boundary. Access key provision will be provided by the tenant.
- 5.2 Refuse / recycling bin storage will be provided within the car parking area adjacent existing workshop units on the southern boundary. Access to the refuse / recycling bins is via the existing car park.
- 5.3 All goods deliveries will be off of the main car park aisle in front of the unit.
- 5.4 The existing ground levels will be adjusted to ensure level/ramped access.

6.0 Scale

- 6.1 The general scale of the extension remains in keeping with the existing. The design does not increase the amount of existing habitable floor space.

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6.2 The existing units are 297.4m² (3,200sqft) and the proposed extension is 61m² (655sqft) which gives a total floor space of 358.4m² (3,855sqft).

6.3 The proposed space is in keeping with it's surroundings.

7.0 Layout

7.1 The layout of the extension will be square shaped with separate access directly from the side of the unit on the southern boundary.

7.2 The proposed main function of the unit is to create a class A3 space.

8.0 Landscaping

8.1 The proposed works some alteration to the existing paved. Therefore, landscaping is not applicable to this application.

9.0 Conclusion

9.1 The proposed development makes best use of the external space, sits comfortably within it's surroundings whilst creating a higher quality structure.