

Design and Access Statement

Site Address

Co-op store
52 Norman Place Rd,
Coundon
Coventry
CV6 2BQ

REVISION 00

DATE: 22.05.19



Local Authority: Coventry City Council.

Location

The store is located on Norman Place Road in Coundon, Coventry. It is adjacent to other commercial units in an area with many residential properties in the immediate vicinity.

Proposals

The proposal is for the erection of a new extension to the rear of the site with a new access ladder to the roof. Additionally, existing elements on the front elevation of the store are to be reconfigured.

Design

The new extension will be constructed to modern standards with a flat roof and the external materials will integrate with the existing building finishes. The access ladder will provide a robust, secure solution for ongoing maintenance activities on the roof. The relocation of the existing ATM and auto-door are proposed at the front of the store.

1.0 Use

1.1 Would the application help to create an appropriate mix of uses in the area?

Not applicable in this instance.

1.2 Would different uses work together well, or would they cause unacceptable annoyance?

Will work well together.

2.0 Amount

2.1 Is the density appropriate?

Not applicable in this instance.

2.2 Could the neighbourhood's services support the amount of development planned?

No adverse effect to the neighbourhood's services.

3.0 Layout

3.1 Do all spaces have a purpose?

The extension will provide a larger warehouse area for the store.

3.2 Will public spaces be practical, safe, overlooked and inclusive?

Not applicable to the application.

3.3 Will private space be adaptable, secure and inviting?

Not applicable to the application.

4.0 Scale

4.1 Will the building sit comfortably within their surroundings?

Not applicable to the application.

4.2 Will they and parts like doors and windows, be of a comfortable scale for people?

Yes.

5.0 Landscaping

5.1 Has the landscaping been properly considered from the start?

Not applicable in this instance.

5.2 Will it help to make the place look good and work well and will it meet any specific aims for the site?

It will allow for an enlarged warehouse and access/egress to the existing store.

6.0 Appearance

6.1 How will the development visually relate to its surroundings?

The materials proposed are to match the existing.

6.2 Will it look attractive?

The extension will integrate with the existing building in terms of massing and finishes, the alterations proposed on the front elevation of the store will match the existing.

7.0 Access

Customer access into the store will be improved and the delivery area will remain in the existing location.

Conclusion

This store has been identified for investment by The Heart of England Co-operative Society. The new extension will improve the operational efficiencies of the site whilst the other alterations will allow the store to be remodelled to the company's new blueprint and provide a better shopping mission for the customer.