

Example of Design and Access Statement Shopfront in a Conservation Area

Shopfront (in a Conservation Area)

Proposal:

Proposal: the replacement of a non-original shopfront in a local shopping parade.

1. What **features** are on the existing site?

The shopfront is located in a Victorian building of about 1880. Whilst the adjacent pilasters which form the frame of the shopfront are original to the building, the shopfront itself dates from the twentieth century and is constructed of aluminium and glass. The original fascia has been covered by a plastic and aluminium internally illuminated box sign. It has a door which is XXmm wide and a step up of YYmm from pavement level. The remainder of the parade has a variety of shopfronts, some with original Victorian features and others which have been replaced. The terrace of properties in which they are located are four storeys in height and constructed of gault brick with stucco mouldings.

2. Please provide details of how **access** issues will be addressed

This shopping parade has several bus routes nearby, and XXX tube station is nearby. There are on-street parking facilities near to the parade.

Existing shopfront has a small step at the entrance.

The proposed shopfront will have:

- The proposed new door will comply with the requirements in Part M of the Building Regulations:
- A wider door – 1m in width.
- Door will include appropriate ironmongery and manifestation at appropriate heights.
- The new door will not be too heavy to open.
- The threshold will be level.
- A new internal ramp will be incorporated at the entrance following the guidance in the SPD Access Design Guide.
- The entrance area will be well lit.

This application will comply with Policy CL2 in that it will be accessible to all.

3. Please provide details of the **layout** of proposed development

N/A

4. Please provide details of the **scale/appearance** of the proposed development

The proposed shopfront will be constructed in timber including a stallriser. The original fascia will be restored and completed with a hand painted sign. A projecting board sign will be attached to the fascia and a missing corbel bracket reinstated. The new timber door will be 1000mm in width with a new level threshold.

This proposal complies with policies XXX in the Core Strategy and also follows the guidance contained in the Council's Shopfronts and Access SPDs.

5. Please provide details of the **landscaping** in the proposed development

N/A

6. Please provide details of how **Heritage Assets** issues have been addressed

Heritage Asset/Significance

The property is situated in the XX Conservation Area. The Conservation Area is characterised by its Victorian residential character, but it is also punctuated by a number of shopping parades. These also exhibit a number of traditional Victorian features but this character has been eroded over the years by unsympathetic alterations. The Conservation Area Proposals Statement identifies this shopping parade as one where shopfront design needs to be improved.

Impact

The existing shopfront is considered to be harmful to the heritage asset and

its removal would be encouraged. The proposal, by its use of traditional materials and design is considered to be a positive enhancement both of the building and the conservation area. This is emphasised by the restoration of the original fascia and corbel bracket. Traditional timber hanging signs are a strong characteristic of this shopping parade. The impact on the heritage asset is therefore wholly positive.