

## **Design, Access Statement & Heritage**

Proposed Alterations and Internal demolition to create one shop within a Conservation Area, ground floor rear extension for retail storage and new signage

K & P Newsagents

42/44 Broadway

Sheerness

ME12 ITP

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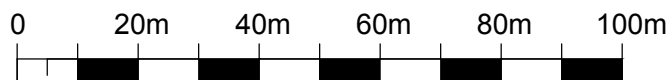
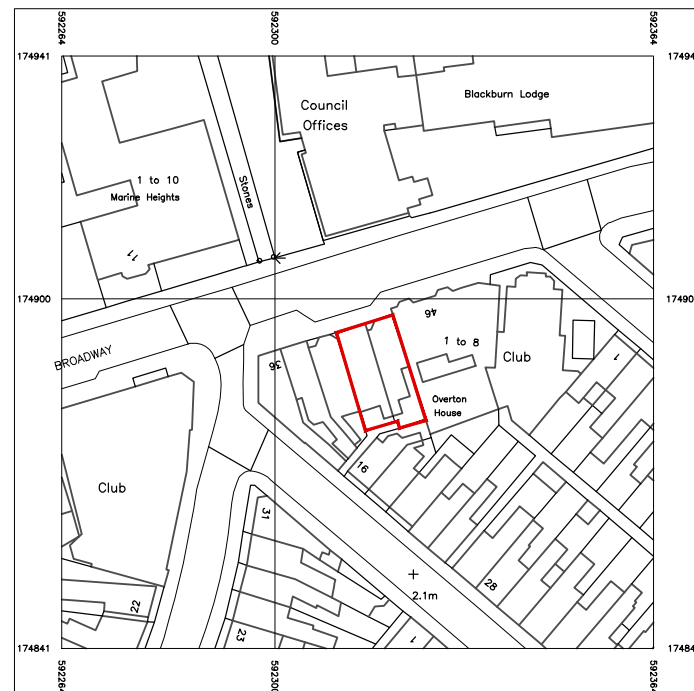
## INTRODUCTION

This Design and Access Statement has been written in accordance with the document “Design and Access Statements: How to Write, Read and Use Them” published by CABE.

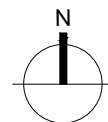
## THE SITE

The site can be seen from the google map below and the existing photographs. We are seeking Full Planning permission for proposed alterations and internal demolition to create one shop within a conservation area, ground floor rear extension for retail storage and new signage.

The current area of the proposed site is 181.64m<sup>2</sup> which is 0.018 hectares. The site measures approximately 10.134m in depth and 18.62m in width but please note these measurements vary.



1:1250 Scale Bar



▲ Plate 1 - Existing location

EXISTING PHOTOGRAPHS



Plates 2 - Rear ground floor toilet area, where we are proposing a new ground floor extension



Plates 3 - The original bay window will be replicated on 42 Broadway



Plates 4 -Purpose made joinery and mouldings will be replicated on the new proposed shop front



Plates 5 - The new proposal will allow easy access for disabled users and a larger selection of displayed food, reducing the need of storage that is currently being held at 43 Broadway.



**Plates 6** - The new illuminated signage will be hung within the bay soffit, concealing fixtures & fittings whilst allowing the important joinery details to be seen.



**Plates 7** - K&P Newsagents will become one shop from the 2 units

Date	Description	Reference
20.06.14	Existing retail units. Proposal is to remove the existing shopfronts and galvanised manual security shutters, and replace with new powder coated aluminium shopfronts, with electric one piece (per shop unit) powder coated security shutters. A new automatic sliding door to unit 44	14/500747/FULL
03.12.13	he construction of a new rear staircase access to the first floor flats at No. 42/44 Broadway.	SW/13/1484

*Table 1 - Showing planning history for 42 Broadway*

## THE PROPOSAL

The proposal will give Mr Patel more space for his retail business allowing for easy access for disabled users and a larger selection of displayed food reducing the need for storage. The additional space will also improve the visual aspect of Mr Patels shop particularly the way in which products can be displayed.

## USE

The redundant previously television shop will now be A1 use selling food, drink, news papers and magazines. The shop hopes to sell more local produce which will be locally sourced.

## AMOUNT/ SCALE

The amount is minimal with a small rear ground floor extension (6m<sup>2</sup>) to cater for storage and deliveries.

4.

5.

### APPEARANCE

The new shop front will greatly improve the character and appearance of this prominent shop on Broadway, Sheerness. The ground floor rear extension will have minimal impact on 44 Broadway and will allow much needed storage for the new larger shop area.



▲ Plates 8 - Proposed front elevation - NTS

### PROPOSED DESIGN

The reinstatement of the front right hand bay window will restore the original form and preserve and enhance this building within the Conservation area.

The removal of the internal walls will allow disabled customers to shop within the local community and make this shop adequate for the growing population of Minster. The rear extension to No.44 will have minimal impact because of the size and the location of the proposed ground floor extension.



Proposed Shop Front Elevation - Scale 1:20

#### Proposed Shop front

- Denotes new purpose made joinery shop front to replicate the original bay window that would have once been.
- Denotes new illuminated signage, as existing but with a sign over the previously two shops, centralised and longer scale.

#### Proposed New Materials

1. Code 5 lead dressing on top of ground floorlevel moulding, to be fitted i accordance with the Lead association details
2. Repair and recodecoration of the existing purpose made joinery on the front elevation
3. New cornice, panel and dentil cornice moulding to match profile and size of the original moulding to the left hand side of the shop
4. New glazing to be laminated and toughened to BS6206 standard
5. New laminated sign to be centralized over the two shops; fixing to existing soffit

### ▲ Plate 9 - Proposed new signage and new joinery - NTS

## FENESTRATION









The design of the shop front will reinstate the previously purpose bay window that ice formed part of the shop front. The new shop front will be purpose made joinery, mouldings and cornicing to match the existing left hand side shop and toughened glazing to be used. This will correctly balance the shop, improving the character and appearance of 42 & 44 Broadway.

## ECONOMICS

The larger store will serve the residents of Sheerness as many local residents are opting to buy food, drink and papers/ magazines locally rather than larger super markets due to Covid. There will be an increase of staff required that will employ people locally.

## WASTE

The storage is positioned within the rear courtyard and brought to the collection point on Ranelagh Road. This provides adequate storage for bins which can be clearly transported to the side road on collection day.

1. 	2. 	3. 	<p><b>Proposed New Materials</b></p> <ol style="list-style-type: none"> <li>1. Purpose made shop front</li> <li>2. Alutec metal guttering in Black</li> <li>3. Toughened Glass for Glazing</li> <li>4. Lead flashing to shop front</li> <li>5. HardiePlank weatherboarding</li> <li>6. Composite Slate Tile</li> <li>7. Acrylic shop sign</li> <li>8. Flat metal Security Door in grey</li> <li>9. Chain link roller polycarbonate security shutters</li> </ol>										
5. 	7. 	8. 	9. 										
6. 			<p><b>References</b></p> <table border="0"> <tr> <td>1. Capital Joinery</td> <td>6. Roofing Superstore</td> </tr> <tr> <td>2. Alutec</td> <td>7. Surrey Shop Signs</td> </tr> <tr> <td>3. Uk shopfront &amp; glazing</td> <td>8. MDM Security Doors</td> </tr> <tr> <td>4. Neal Roofing</td> <td>9. <a href="https://hofuigroup.en.made-in-china.com">https://hofuigroup.en.made-in-china.com</a></td> </tr> <tr> <td>5. James Hardie</td> <td><a href="http://aBay.co.uk">aBay.co.uk</a></td> </tr> </table>	1. Capital Joinery	6. Roofing Superstore	2. Alutec	7. Surrey Shop Signs	3. Uk shopfront & glazing	8. MDM Security Doors	4. Neal Roofing	9. <a href="https://hofuigroup.en.made-in-china.com">https://hofuigroup.en.made-in-china.com</a>	5. James Hardie	<a href="http://aBay.co.uk">aBay.co.uk</a>
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<p><b>Jane Elizabeth Architects</b>  RIBA No.092164E  PLANNING - DESIGN - SURVEYING  janeelizabetharchitects@gmail.com  Telephone: 01622 884373</p>	<p>Client : Mr. K. Patel  42 Broadway, Minster, Kent.  Drawing Title: Proposed New Materials</p>	<p>Project: Proposed New Internal alterations, rear storage, shop front changes &amp; signage.</p>	<p>Scale: NTS  Date: July 2021  Dwg No: 21.18.11</p>										

## ▲ Plate 10- Proposed new materials - NTS

### MATERIALS

The proposed materials are illustrated on drawing 21.18.11. The signage board will replace the existing canopy sign with blue and yellow writing in an Acrylic material. This material has been specified because of the close proximity of the sea front. Proposed made joinery for the new shop front, lead flashing and toughened glazing. The new rear extension extension will be hard plank boarding and composite slate roof with a security door as the shop has been broken in a few times.

### CONCLUSION

This application seeks the Planning permission for the conversion of two shops to become one shop with the reinstatement of a bay window, cornicing and moulding with purpose made joinery. This will improve the character and appearance of the front elevation whilst providing an ambient easier access store with a new entrance door and larger isles within the store. The rear ground floor extension will allow a secure storage area. The proposed link shutters are as specified as acceptable within 'The Design of Shop fronts Sign and Advertisement paragraph 1.13.