

DESIGN AND ACCESS STATEMENT

Proposed Specsavers Opticians at: 7 Church Street, Clitheroe, Lancashire BB7 2DD

1.0 INTRODUCTION

This statement is in support of the above site for:

Full planning consent: proposed installation of condenser 2no. units to rear elevation of the property.

Advertisement Consent: Proposed fascia signage & hanging signage & window vinyl to front elevation.

Use: The unit is situated within the main retail district, neighboured by other retailers. It is currently a vacant retail unit (Former Lloyds bank), and following the refurbishment works, it will trade as Specsavers Opticians, remaining retail use. Therefore, no change of use is required because of these proposals.

2.0 DESIGN

2.1 HVAC

The proposed 2no. condenser units will be wall mounted on brackets at ground floor level to the rear elevation of the building within a service yard. The duct entry points have been chosen to create the least disruption to the fabric of the building where possible. Installations are typical AC condenser units; the design and position of the units have been carried out by a specialist. Our client always seeks the advice of independent Air Conditioning specialist, to provide the most efficient AC instillation, aiming to use minimum units possible to comply.

2.2 Signage

New 1no. non-illuminated fascia sign will be an aluminium fascia panel powder coated green (RAL 6029) with white acrylic logo/ lettering secured to aluminium panel and new 1no. externally illuminated projecting sign to be aluminium face panels powder coated green (RAL 6029) with acrylic logo in white. Sign to be hung on a steel traditional hanging bracket and illuminated via trough lighting. 3no. green window vinyl's to be applied externally. 1no. to have digitally printed logo in white. See drawings for further details.

2.3 Layout

The relationship between the buildings within and outside the application site will only have minor changes because of this application. The proposals have been designed to maintain as much of the existing as possible and the store layout has been designed around the existing services, to avoid any major alterations.

2.4 Scale

The existing scale of the building will not change due to the proposed works.

3.0 ACCESS

Both Pedestrian and vehicular access will remain as existing.

4.0 JUSTIFICATION

The proposed signage is essential as it will give the store brand recognition within the retail district, and act as a wayfinding point for the public who are visiting the store.

The proposed AC is essential for the test rooms to meet standards and be usable as medical test rooms. They are essential to ensure temperature and fresh air flow is maintained within the medical test rooms. Legislation for medical care dictates that Individual AC units are required for each test room and the customer circulation spaces to ensure fresh air flow with the interior temperature being kept constant for the delicate equipment and testing procedures used throughout the store. Dual condenser units can only be installed to circulation spaces, not test rooms, as they do not allow separate heating and cooling of connected internal units at the same time (i.e. both have to either cool or heat at the same time, which would not work for the test rooms for obvious reasons.) Test rooms cannot have windows or external vents installed as they need to be pitch black for the optical testing procedures, therefore multiple AC systems are required for ventilation and circulation of fresh clean air within the test rooms. Without the proposed AC layout and condenser units, the new test rooms would not meet the standards set out in their NHS contract agreement and therefore could not be used.

The proposed works will ensure that Specsavers will take over the lease of this currently unit and ensure that it will be maintained and managed properly moving forward. This will provide more appointments for the local community, cut waiting times for appointments and create additional jobs for the community.

5.0 PHOTOS





Photo of the shop front elevation of the property.

Photo of the rear elevation of the property.