

DESIGN & ACCESS STATEMENT (Rev B)

Proposed new shopfront at Unit 2A & 2B Boston Shopping Park, Horncastle Road, Boston, PE21 9BD

CONTEXT AND SITE ANALYSIS

Unit 2A & 2B Boston Shopping Park (the Application Site) is located within the of Borough of Boston Borough Council and forms part of Boston shopping Park, Boston, PE21 9BD. The application is seeking permission for the following development:

“Installation of replacement shopfront and associated works.”

The Site and enclosed proposal are an extension of an existing Home Bargains unit into a vacant retail unit next door on an existing retail park. Included within the application is the replacement of a shopfront Fire Exit serving Buzz Bingo. Buzz Bingo does not however form part of the Application Site as indicated on the enclosed Site Location Plan (ref. Q210147LOC) and block plan (ref. Q210147).

The application premise is formed of a single storey steel framed construction with cladding and brick to all elevations and aluminium glazed shop front to the front elevation.

The shop front at ground floor level is constructed of brick work with an aluminium powder coated shop front with automatic sliding entrance/ exit door. The framework is coloured dark grey (RAL 7011).

The retail unit is not in a conservation area and is not a listed building. The Site falls within Flood Zone 3 and this application is therefore supported by a Flood Risk Assessment, prepared by Quod.

APPLICATION

The application seeks consent for the installation of a new powder coated aluminium shop front with the entrance and exit repositioned to the left of the elevation. This application proposal has been designed to and be in keeping with the surrounding adjacent retail units. The proposal incorporates a single point of access, with access level to run flush with new shop front. The extent of the proposed development is indicted on the enclosed planning drawing (ref. 20/1247 111).

CONSIDERATIONS

Given the minor scale of the proposed development, we have considered air quality as part of this development in line with The East Midlands Air Quality Network Planning Guidance and do not consider there is mitigation that can be implemented as part of this development.

Moreover, the development gives rise to no increase flood risk given that the proposal does not result in any increase in floor area or hard standing.

The proposed development is entirely in keeping with the adjoining retail units and is therefore gives no rise to any planning issues that would preclude the Planning Authority from granting consent.

