



THE BIKE SHOP DOWNTON

DESIGN AND ACCESS STATEMENT

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For: Aqua Civils Limited
Jollys Lane
Porthtowan

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1.0 INTRODUCTION

This statement has been prepared to support the full planning application for the construction of two dwellings with off-road parking at the site known as the Bike Shop (recently Burnout Bikes) at The Headlands, Downton.

This Design and Access Statement is provided due to the location of the site with the Downton Conservation Area.

This application seeks planning permission for the demolition of the single storey block built commercial premises and the construction of a new building comprising two residential dwellings.

The proposed development will result in an improved use in relation to the site setting and location, as well as mitigating existing issues relating to access/highway safety. The proposal would not significantly reduce the amenities currently enjoyed by adjacent residents or be detrimental to their residential amenity.

The proposal will also result in an improvement in aesthetic, coherence with the immediately adjacent terrace and the village overall and therefore would preserve the character of the conservation area.

It is concluded that the proposal constitutes sustainable development and should be recommended for approval.

2.0 SITE LOCATION AND DESCRIPTION

The application site is a vacant motorcycle shop located in an established residential area within Downton. The site lies within the conservation area and within the settlement boundary for Downton where sustainable residential development is generally supported.

The site has been used as a motorcycle shop for at least 50 years but is currently vacant.

The site frontage is directly onto Salisbury Road (A338) to which there is vehicular access to a small parking area. There is an established precedent of siting motorcycles and goods on the pavement fronting the site for display purposes. There is minimal provision for customer parking and no provision for delivery vehicles who traditionally park, straddling the pavement, to the front of the site.

The site is rectangular with the remaining three sides comprising blockwork walls bounding residential properties.

2.1 Setting

The site forms part of relatively traditional terrace of brick-built houses with tiled roofs. The terrace is linear along the frontage with Salisbury Road. It is considered that the terrace, including the section immediately to the north (separated from the site via a private driveway), has architectural merit and contributes to the character of the conservation area.

The bike shop, with rendered block and flat roof, has no architectural merit and detracts from the attractive appearance of the adjacent dwellings.

3.0 PROPOSED DEVELOPMENT

3.1 Plans & Details (For Information)

The proposed development layout (D2002-102), including associated plans and elevations, has been provided for information. This illustrates the following;

- Brick built structure with tiled roof and traditional fenestration
- One 3-bedroom terrace house
- One 2-bedroom first floor apartment
- Under-croft vehicular access
- Parking for 2x vehicles to the rear with turning area.

The street scene (Western Elevation) included as part of the above drawing illustrates how the suggested arrangement will sit alongside the adjoining existing terrace to the South and adjacent terrace to the North. This illustrates that a structure of suitable scale and design, as per that proposed, would provide an enhancement to the appearance of the localised area and the conservation area as a whole.

Landscaping

The site currently consists entirely of hard paving and roof area.

The proposed arrangement includes a paved parking/turning area as well as green areas. These offer the potential for hedge planting/biodiversity enhancement and improving runoff characteristics via swales/bioretention zone.

Foul Drainage

It is proposed to connect to the existing mains foul drainage system that serves the site.

4.0 ACCESS

Pedestrian Access

The site is within easy walking distance of the village centre amenities via Long Close West and recreational amenities via the pedestrian crossing immediately to the north of the site.

The regular bus service to Salisbury and Bournemouth stops immediately to the south of the site, with access to the northbound route provided by the traffic light controlled pedestrian crossing are available immediately to the north of the site.

Vehicular access

It is proposed to provide parking at the site with provision for 1x car per dwelling.

Access will be directly to Salisbury Road from the North West corner of the site as per the existing arrangement.

It is proposed that parking provision will be to the rear of the site in order to enhance the street scene and tie in with neighbouring properties.

A turning area will be provided as part of the parking arrangement. This is an enhancement on the existing arrangement whereby vehicles have to reverse either into or out of the site onto the main road.