

PLANNING STATEMENT

INTRODUCTION

This design and access statement has been prepared to accompany a full planning application for a change of existing Gym Hall at 68-70 Peach Street, Wokingham, Berkshire, RG40 1XH, into new Grocery collection facility named as "SAFA SUPERSTORE". "The business will be changed from Gym Hall "E(d)" to Grocery Shop "E(a)" and they both falls under the same Use Class Order E. There will be a Shop Front & signage change and this is applicable to Planning Application."

SITE & SURROUNNDINGS

The site lies in Wokingham Borough Council, at Peach street near the Saxons Court. The site is situated in mixed-use zone having residential and commercial area nearby.

USE

The new 'Grocery collection' will be named as "SAFA SUPERSTORE". This grocery contains all the grocery items including cold drinks, meat & poultry items. Liquors items will not be available. The proposed use on this site is for a 'Grocery collection'.

Access to the site will be through the existing access to the store from the Peach Street. The back door of the shop will be used for the delivery.

The Grocery will be open between the hours of 7am-11pm, Monday to Sunday and bank holidays. CCTV will be installed /upgraded to ensure staff and customers using the 'Grocery collection' are monitored.

Amount

The total proposed area to be used for the operation is 359.5m² as shown on the site plan. There will be some internal changes which will not affect the strength and structure of the building. There will be change in the signage and the frontage of the shop.

PARKING

Car parking spaces for 30 mins available infront of the shop and public car parking area, Easthampstead Road (East) Car Park available nearby the shop at walking distance.

SITE LAYOUT & PROPOSAL

The location of the proposed operation is situated thus to ensure the customer has a direct route from the highway into the provided parking location and ease of exit on to the highway once more.

There will be some internal changes, change in the shop signage board at the front of the shop. The main door will be replaced by electric automatic sliding door which will go back 2metres from the existing part. The existing door is at left side but the proposed door will be at right side. The front part of the shop will be used for fruit and vegetables display. Bright white led lights and white light illuminated signage

board will be used at the front of the shop. The changes in the floor plan will not affect the structural part of the building.

WASTE

The waste bins will be inside the building which has easy access to road at the back part of the building. Waste bin will be collected from the back part of the building.

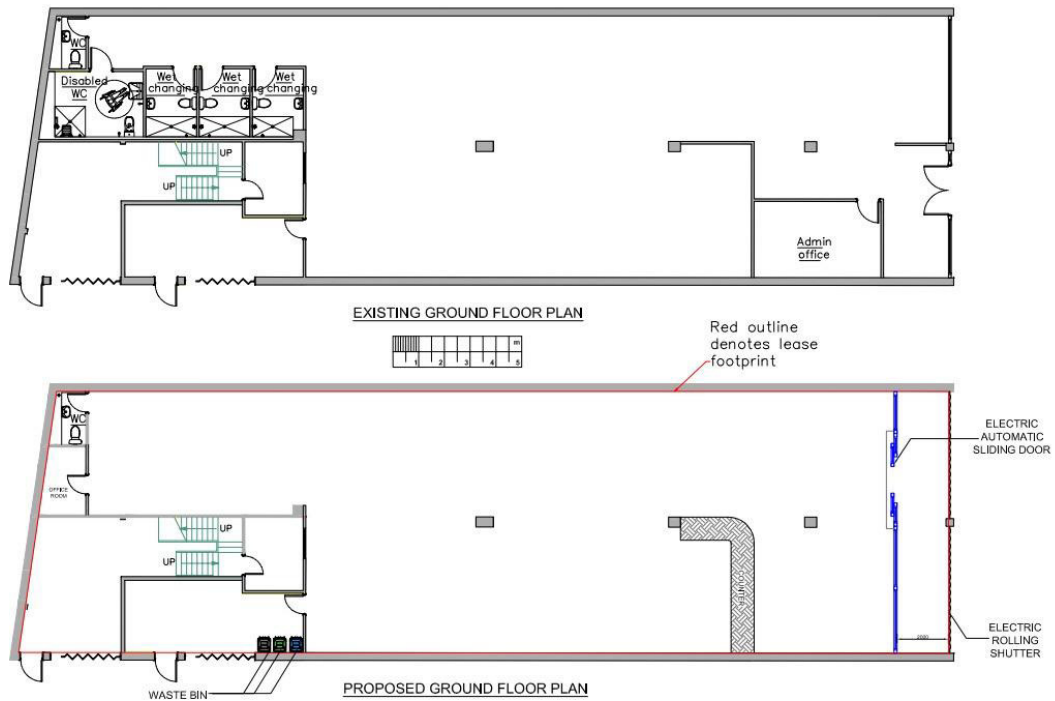


Fig: Floor Plan



Fig: Front Elevation

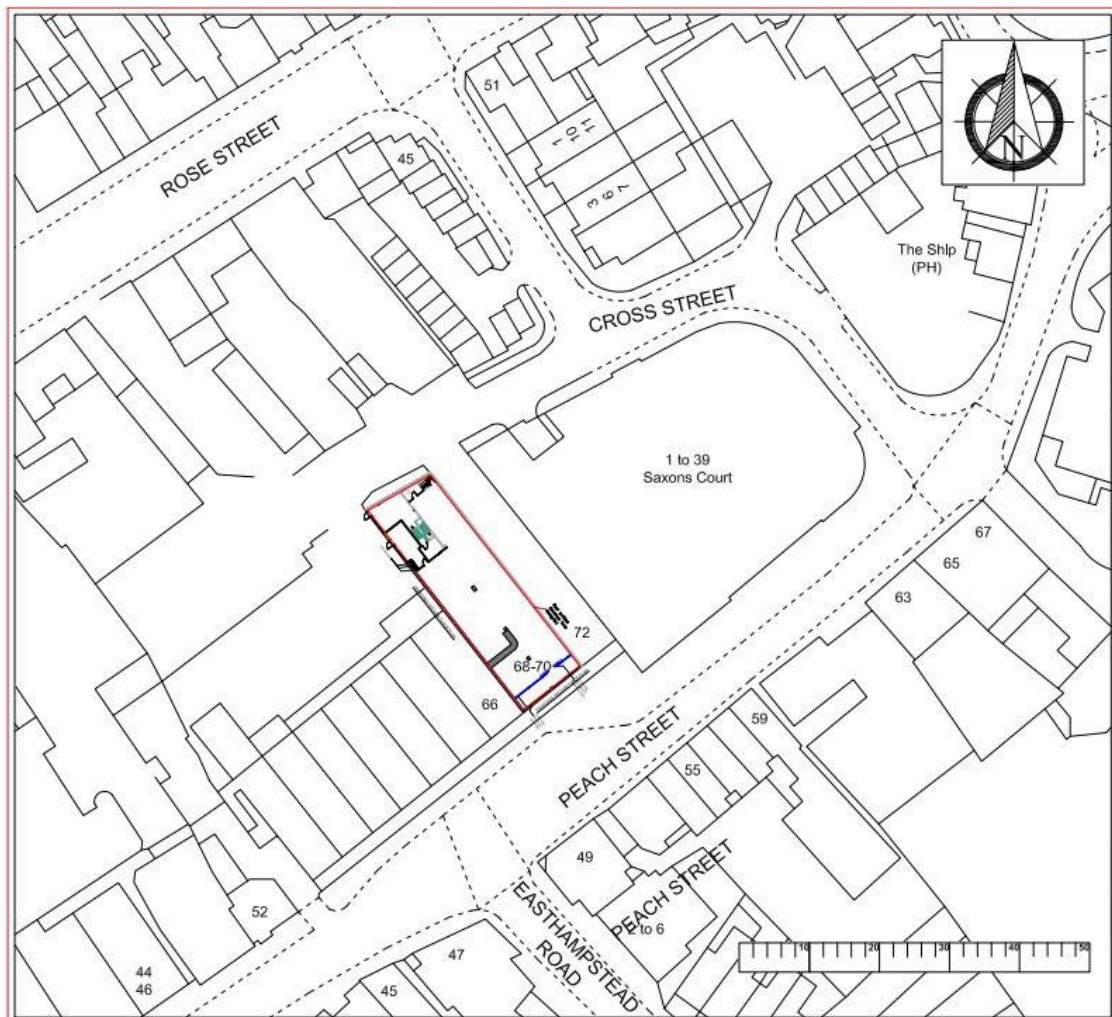


Fig: Block Plan

LANDSCAPING

There is to be no impact on the existing landscaping on the site.

APPEARANCE

The design principle behind this application is to create a professionally operated, compact and customer friendly grocery store.

CONCLUSION

The operation is considerate to the site's neighbours, environment, customers and staff alike. The operation will have minimal impact on the existing site and will be compliant with planning policy. Therefore Client would be appreciative if planning permission were to be granted.