



Le Sage
ASSOCIATES
CHARTERED
ARCHITECTS

Proposed Alterations
at 26 Salisbury Street, Blandford Forum, Dorset.

DESIGN AND ACCESS STATEMENTS

November 2014

1.0 DESIGN STATEMENT - PROPOSED ALTERATIONS AT 26 SALISBURY STREET, BLANDFORD FORUM, DORSET.

1.1 SITE CONTEXT & PLANNING POLICIES

- 1.1.1 The site is located in Salisbury Street, the principal shopping thoroughfare in Blandford Forum which is supported by the presence of the major national retailers.
- 1.1.2 The property is currently occupied by "Iceland", a nationally known food retailer. When Iceland vacates the premises, the landlord proposes to take the opportunity to redevelop the property to form two self contained retail units (subject to obtaining the statutory consents for the proposals). The landlord will then be in a position to market better sized retail units to suit the current market requirements, with a view to securing good tenants on long leases for the benefit of the local community and visitors to Blandford Forum's prime shopping area.
- 1.1.3 Both units will have Disabled WC's at ground floor level, with staff ancillary and storage areas at first floor level. Both units will receive new aluminium shopfronts.
- 1.1.4 The proposal to divide the property into two retail units is not in conflict with any current planning policies. An identical planning application has previously been approved - North Dorset District Council Ref. No. 2/2011/0427/PLNG.

1.2 COMMUNITY CONSULTATIONS

- 1.2.1 Local community groups have not been consulted with regard to the proposed alterations to improve this property.
- 1.2.2 The proposed alteration scheme will not involve notice(s) being served relative to the Party Wall etc Act 1996.
- 1.2.3 Pre-application advice was given by North Dorset District Council by Hannah Smith & Jennifer Dixon in February 2011, prior to the receipt of the previous planning approval.

1.3 SCHEME DESIGN PROCESS

- 1.3.1 Refer to paragraphs 1.1.2 & 1.1.3 above.
- 1.3.2 The existing arrangement of the accommodation has been assessed and has been found lacking in several respects. With reference to the DAA there is no Disabled WC within the existing premises. The proposed internal layouts provide Disabled WC's on the ground floor of each shop unit.
- 1.3.3 The revised layout for the property has been designed by Le Sage Associates, Chartered Architects, specialists in High Street retail development and refurbishment work.
- 1.3.4 Ratcliffes, Commercial Property Consultants, the applicant's letting agents, have also been consulted with regard to the proposals.
- 1.3.5 A full professional team will be appointed on receipt of Planning Permission to ensure procurement of the approved design to a high standard.