

DESIGN AND ACCESS STATEMENT

Proposed Demolition of Front Bay Window & Installation of New Shopfront **173 Frodingham Road, Scunthorpe, DN15 7NH,** **For Mr P Robinson.**

Introduction

The existing building is used as a retail store (E3a) on the ground floor with flat above.

At present the shop and flat share the same side entrance which is not ideal & this arrangement could also create a fire escape hazard for the first floor flat.

The front bay window is also not indicative of a retail premises – see existing drawing ref PR/24/03.

The proposed site lies within the town's recognised development area and also inside the designated main shopping area of Frodingham Road.

Proposal

This application is to remove the projecting bay window & install a new aluminium shop front which will match the existing arrangement of the adjacent shops at nos 175 & 177.

The works will also include:

1. The blocking off of the internal access to the current shared access.
2. The lowering of most of the internal floor (which again will match the adjacent shops at 175 & 177) which in turn will provide a level access for the new shop front & proposed customer entrance.
3. Installation of a security roller shutter housed in the proposed top fascia.

Design

The design of the new shop front is shown on drg no PR/24/04 as attached.

The new shopfront shall be in aluminium with slate grey finish.

Summary

The applicant's feel that the proposal is very sympathetic to the existing location & enhances the overall street scene.

Therefore it is considered the proposal is acceptable development.