

# CONVENIENCE STORE | TEDDINGTON

## Design & Access Statement

Produced by  
**Hadfield Cawkwell Davidson**

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**Hadfield Cawkwell Davidson**

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# Introduction

The purpose of the report is to accompany the Planning Application for the conversion of a vacant retail unit into a new convenience store at 37-39 Broad Street. It is intended that this report, alongside drawings submitted with the application, will form the framework for the development of the site.

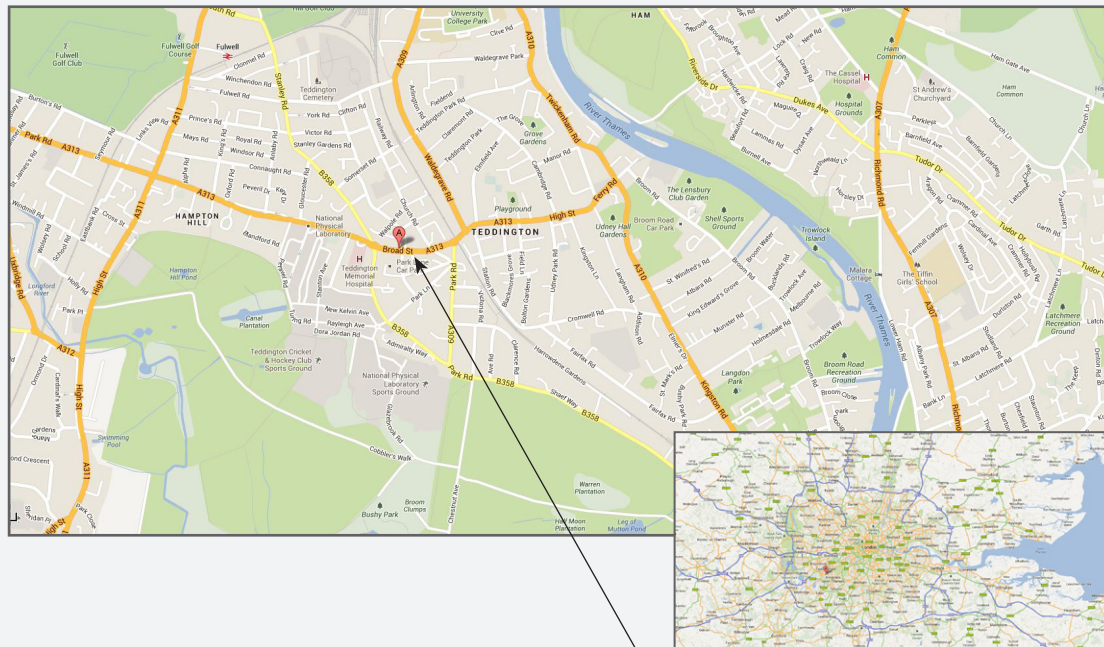


Views of Main Frontage - Broad Street



# Site Location

The site is located in Teddington a suburban area in the South West of London. The premises front onto a primary shopping street.



New convenience store

The premises comprise of a vacant ground floor retail unit and first floor accomodation, located at 37-39 Broad Street.

There is no customer parking provision to the site, however it is located on a main road with regular bus services.

The site is bounded by:

**The North**

Residential properties.

**The South**

Retail and commercial properties. Broad street.

**The East**

Retail & commercial properties.

**The West**

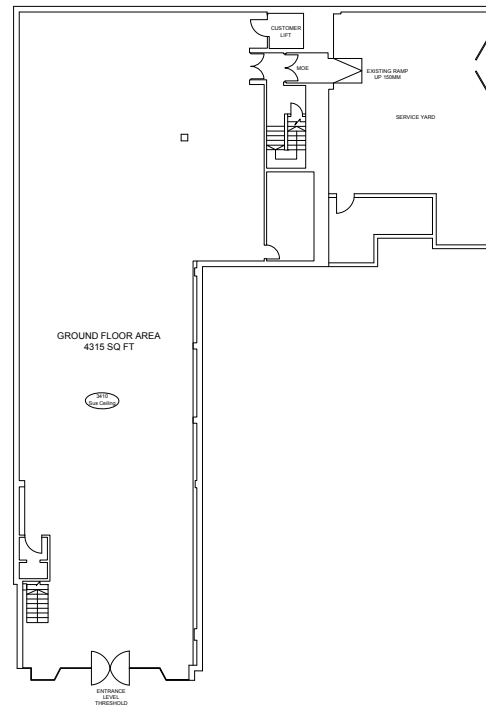
Retail and commercial properties. Teddington Hospital.

# Site Access

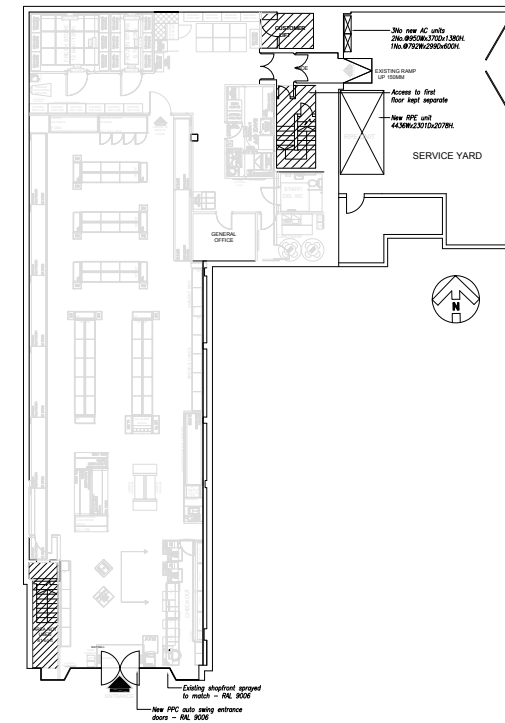
**The existing site vehicular access is unaffected by this application.**

# Design

The ground floor will be refurbished throughout to form the new convenience store with installation of associated external plant to the rear.  
The new external mechanical plant will be located within the existing service yard located off Elfin Grove.



Existing Ground Floor Plan

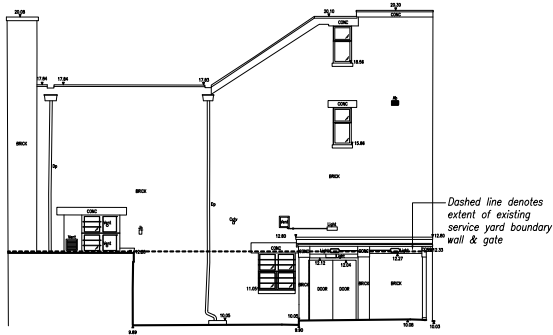


Proposed Ground Floor Plan

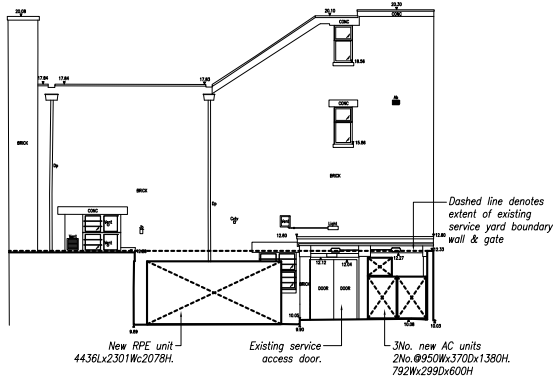
# Design

## The proposal:

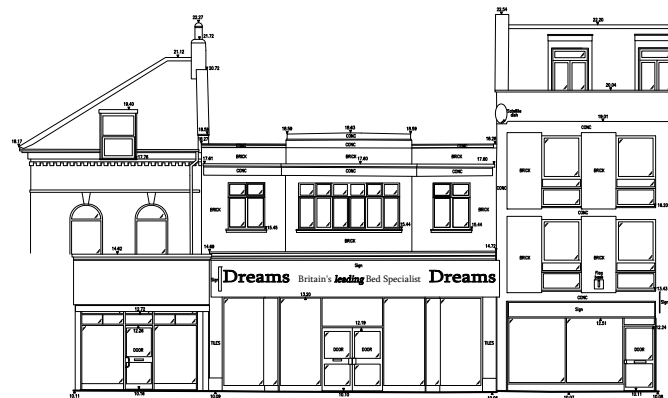
- Refurbishment of existing internal floor space.
- Installation of external mechanical plant to the existing service yard of the premises.
- New signage (subject to separate Advertisement Application).



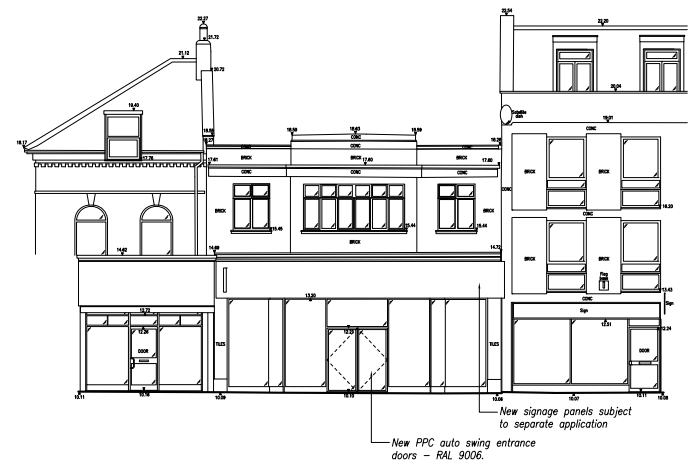
EXISTING SERVICE YARD ELEVATION (OFF ELFIN GROVE) C



PROPOSED SERVICE YARD ELEVATION (OFF ELFIN GROVE) C



EXISTING BROAD STREET ELEVATION A



PROPOSED BROAD STREET ELEVATION A



# Design

## Site History:

- Former Dreams bed store



Existing rear service yard accessed off Elfin Grove





# Access Statement

**This statement forms part of the Planning Application for the new convenience store.**

## **Introduction**

The proposed store layout and public access will comply with the current Building Regulations Approved documents, British Standards and the requirements of the Disability Discrimination Act.

We outline our strategy for complying with these as follows:

## **Approach to the Building:**

The existing access will be retained.

## **Access into the building:**

Automatic opening main entrance door with level threshold retained. The appropriate signage and manifestation as recommended in BS 8300 will be installed.

# Contacts

## **CLIENT**

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## **ARCHITECT**

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