

## **Sherington Village Store and Cafe, Church Road, Sherington, MK16 9PB**

### **Design and Access Statement**

#### **Site Assessment**

##### **1. Location**

The site for the proposed Sherington Village Store and café is on the south side of Church Road opposite the Village Hall and falls outside of the Sherington Conservation Area.

##### **2. Site Description**

Sherington is an historic settlement situated between the market towns of Olney to the north and Newport Pagnell to the south. Sherington is a well-preserved village, with a range of historic and new properties surrounded by a number of working farms.

The fabric of the village is now tight knit with a pattern of development indicative of its long history. Very few opportunities now remain for infill development, the largest being Carters Close in the 1980's.

The character of the village is its mixture of historical styles and choice of building materials, which range from the seventeenth century through to the contemporary. The mix of building materials sits well within the rural context and relies on the muted hues to give an overall harmony to the village.

#### **Design**

##### **1. Use**

The proposal is for a single-storey building that will form a new village shop and café for Sherington village. The proposed shop will replace the existing shop on the High Street, which is due to close shortly following a recent robbery. A Post Office counter is included within the proposal and replaces the village Post Office that closed recently.

The proposed village shop and café is considered in keeping within the surrounding village and rural context.

##### **2. Amount**

The proposal is for a single-storey building as this amount provides the necessary floor space to create a viable village shop. The café creates an additional space for people to meet and helps to create a focal point within the village. The size of the building is considered appropriate as it balances the need for a village store, whilst retaining the character of this part of village.

##### **3. Layout**

The proposal is for a single-storey building; the central section contains the shop and Post Office with an entrance facing the village hall opposite. To the north end of the building is the ancillary accommodation of storeroom and office and includes a secure lobby for the newspaper drop-off. By containing this accommodation at the north end, it reduces the need for service vehicles to enter too far into the site. The south end of building has the café, which takes advantage of the solar gain through the large areas of glazing combined with views over the play area.

#### **4. Scale**

The single-storey building is relatively modest in scale and reflects the scale of the adjacent buildings, which includes the village hall opposite. The scale is not too small as the need is to establish the shop within the village context and to attract customers. The proposed building is considered to be in keeping with the established scale of development in the locality.

#### **5. Landscaping**

The application site forms part of the local play area and car parking for the village hall. The site is an underused corner of the play area because of the adjacent car parking and road and is ideally suited for a new shop. Whilst soft landscape is lost to the proposal, the proposed new landscaping reflects the village and rural context. Some play equipment will require relocating and the Parish Council intend to add additional equipment to the play area.

#### **6. Appearance**

The elevational treatment of the proposed building has taken its cue from the architecture of the surrounding buildings and historic context.

The proposed building has a muted palette of wall materials of render and stone with aluminium windows and doors. The roof is generally duo-pitched with roof glazing over the shop to provide additional light and ventilation; the sides are mono-pitched and roofed with slate.

The overall appearance of the building in terms of scale, amount and design is considered to be in keeping with the village character and will preserve the rural context.

### **Access**

#### **1. Vehicular and transport links**

The application site is located within a rural context, and accessed from Church Road that provides links to the neighbouring villages and the market towns of Olney and Newport Pagnell. Because of the remote location, public transport is unfortunately limited but is available within the village. The application site includes sufficient off road parking to serve the shop and village hall opposite.

#### **2. Inclusive access**

Access to the shop and café are via a level threshold. The accommodation is contained within the single storey and a disabled WC is included within the proposal. Emergency and service vehicles can readily access the site.