

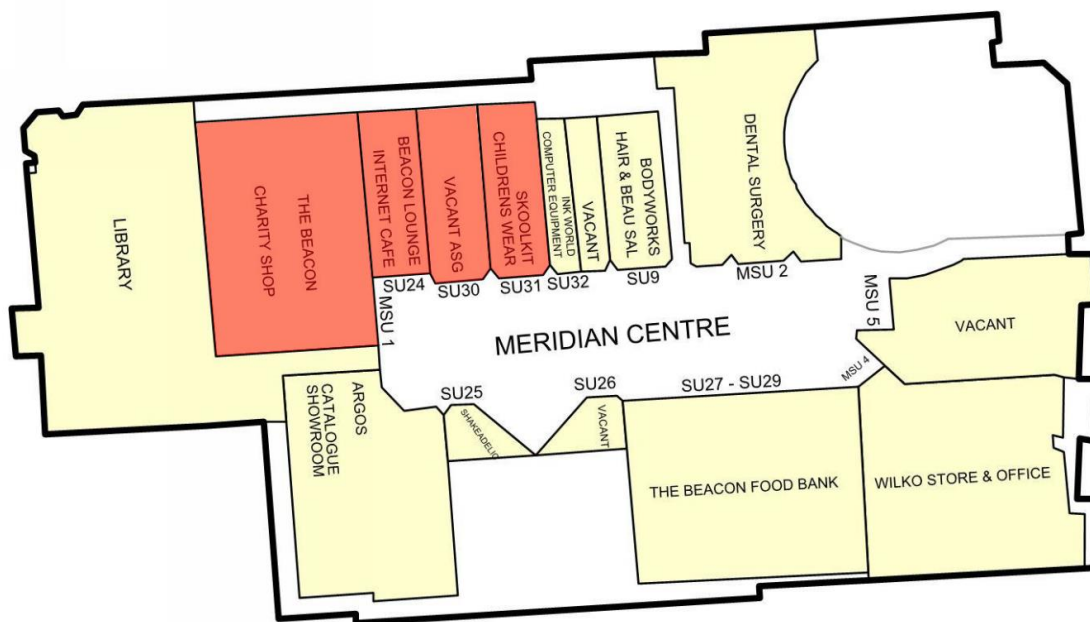
23 August 2018

Design & Access Statement

in support of an Application for Planning Permission –
Change of Use at Meridian Shopping Centre Havant.

Introduction

This statement is in support of an application for a Change of Use for units MSU1, SU24, SU30 and SU31 at first floor level of the Meridian Shopping Centre in Havant. The proposed class change is from part A1 Retail (SU30 and SU31), part D1 Community Centre (MSU1 and SU24) to D2 Gymnasium. The units affected are highlighted on the plan below.



First Floor – Key Plan

Existing Use

Existing units MSU1 and SU24 are occupied by The Home of Portsdown Community Church and function as “The Beacon” Community shop and Lounge.

Existing Unit SU30 is a vacant A1 unit.

Existing unit SU31 is currently occupied by an A1 retailer, Skoolkit, supplying children’s clothing.

At present the existing first floor of the shopping centre does not generate sufficient foot traffic to sustain the current A1 use. This is evidenced by the number of vacant units at first floor level. The proposal to create a significant D2 anchor in the form of a gymnasium will help to improve the overall footfall at first floor level. The proposed facility will employ 10-14 people and there will be members access to the facility 24 hours/day 7 days/week.

This proposal aims to reinvigorate the Shopping Centre by creating a strong anchor tenant at first floor level in order to improve the overall demand for the vacant units at first floor level. The Applicant has received concrete interest from a number of national gym operators and is in detailed discussions with their preferred operator, subject to planning consent.

Existing Condition

The photographs illustrate the existing shopfronts on to the mall



Current view of MSU1 shopfront



Current view of SU23 and SU31 (Skoolkit)

Access

This proposal does not have a major impact on access. Daytime access to the first floor Gym will be via the existing lifts, escalators and stairs. It is anticipated that the fire escape Stair 4 and Goods Lift 3 to the north east corner of the proposed unit be repurposed to serve accommodation access to the gym out of normal shopping centre hours. Member's card access to the gym area from the mall will be via an automated lobby.

Consultations

The Applicant has discussed this proposed Change of Use with both tenants who would be directly affected by this proposal. Subject to the outcome of this Applications and the successful conclusion of negotiations with the chosen operator, both have been offered alternative accommodation at first floor level to retain them in the shopping centre.