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Design and Access Statement

In support of the

Planning Application

For

The Proposed Refurbishment and Alterations For Division of Phase 1 – DFS Unit

at

Wellington Retail Park

Hambledon Road
Waterlooville, P07 7UA

For Henderson Retail Warehouse Fund

21 May 2015

1.0 Background

- 1.1 Wellington Retail Park was constructed in three phases in the early 2000's, having been originally permitted in 1999.
- 1.2 This application proposes the works to create a new unit within the existing building and to prepare for a new incoming tenant. The Unit is currently part of a larger unit occupied by DFS which is to be partitioned and amended to suit the incoming tenant's requirements. The detail fit-out works are by others. This Design and Access Statement relates only to the Landlords works for this unit.

DFS will continue to operate from their reduced unit.



View of DFS Unit

- 1.3 The proposed alterations to the new unit includes a new part mezzanine, a new the glazed shopfront with new automatic bi-parting sliding entrance doors and canopy above. The rear is to be adapted to provide for the required servicing via the existing service yard.



Location of new entrance and showing adjacent canopy to be replicated

2.0 Site Assessment

- 2.1 The Retail Park comprises four buildings constructed around the car park housing approximately 559 car park spaces. The car park remains generally as previously approved except for the loss of 3 spaces to allow for the extension of the walkway adjacent to the new entrance.

The only additional floor area proposed is for storage and limited customer access for ancillary use. It is not for retail use so any additional numbers are very limited.

- 2.2 The buildings are two storey equivalent with feature canopies above the parapet line over the entrances to emphasize their location.
- 2.3 This terrace incorporating Unit 1C lies on an east-west axis and faces the main car park within the site. The site is in the process of being generally enhanced under planning approvals ref;13/01712/FUL (Winchester) and APP/13/00767 (Havant). It has links via the pedestrian/cycle underpass and new pedestrian ramp to the traditional part of the town centre to the south east and to the north west with the new Sainsbury store. This proposal has no affect on the approved site layout.
- 2.4 Servicing is via an existing yard to the rear of the unit and does not clash with any public areas.

3.0 General Proposals

- 3.1 To reduce the size of the existing DFS unit to create an additional stand alone retail unit. The existing DFS unit has a Gross Internal ground floor area of 2397 sqm. The reduced DFS unit will be 1623 sqm and the new unit will have a GIA of 767 sqm at ground floor. A mezzanine of 267 sqm is proposed for ancillary retail use.

This area will be served by an internal stair and platform lift.

- 3.2 A new glazed shopfront with automatic bi-parting sliding doors and a sign/canopy over
- 3.3 The shop signage will be part of a separate advertisement application by others.
- 3.4 To the rear, the size and position of the external doors are amended to suit the new requirements.
- 3.5 Refuse and recycling storage is currently within the service yard and this will be extended to meet the needs of the additional occupier.

4.0 Design

- 4.1 The design principle is for this unit to blend in with the existing terrace, retaining the shopfront and cladding but with the centre shopfront bay being replaced with a two leaf bi-parting sliding entrance door. A sign/canopy structure is proposed that will be as those provided to the previous adjacent extension for Harvey and Home Bargains. Refer to Planning approval ref: APP/10/00585. The designs and materials used will match existing thereby retaining the general appearance already established.
- 4.2 The alterations to the rear are relatively minor and face the service yard that is not accessible to the public. It is also proposed to site the A/C condensers and gas bottle enclosure within this area.



Existing rear service area to DFS

- 4.3 No changes are proposed to the pedestrian routes as previously established. The building footprint is not being extended.

5.0 Access For All

- 5.1 The proposal will include flush thresholds to the main entrance. The main automatic sliding doors will have a minimum clear width of 1500mm, to allow for easy access for a less able person and helper and those with wheelchairs and young children.

The internal arrangement proposed by the incoming tenant is shown for information but does not form part of this application.

- 5.2 Wayfinding is an important element of such facilities for easy identification of entrances. This has been achieved by the existing entrance design and nothing is proposed that will detract from this.
- 5.3 The existing car park layout includes spaces for the disabled adjacent to the proposed new entrance. These spaces are being retained.
- 5.4 The ground floor is set true and level. The proposed mezzanine has lift access.