

DESIGN & ACCESS STATEMENT

Proposed Change of Use from Class A1 (retail) to Class A5 (hot food takeaway)
with associated extract duct to rear
at

23-25 MARKET PARADE, HAVANT



Fig 1: 23-25 Market Parade. Site frontage

Unit 23-25 Market Parade is located in Havant Town Centre, a short distance from both the Railway and Bus Stations. The ground floor double unit currently accommodates A1 Retail use although the unit is currently vacant. There are residential uses above.



Figs 2 & 3: Views to rear of unit



Figs 4 & 5: Rear yard and interior

The Parade is designated as Secondary Shopping Frontage and is included within Policy AL3 of the Havant Borough Local Plan (Allocations) 2014. The policy seeks to maintain a minimum 25% Class A1 retail in an unbroken run of secondary frontage. (refer to Appendix B)

The scheme proposes a change of use to the ground floor unit, from Class A1 retail to class A5.(hot food takeaway.

A survey was recently commissioned to establish the current ground floor uses within the locality. These are indicated in appendix A. It is evident that the proposed loss of the existing use at 23-25 Market Parade and replacement with Class A5 use, would still maintain a high percentage (60%) of A1 retail use within the Parade.

As the tenant has not yet been selected, it is assumed that the A5 unit would fall within Food Category 4 (very High Odour), requiring high specification extraction equipment. It is suggested that, as a minimum, the unit would provide grease filters alongside an Electrostatic Precipitation System with the possibility of combining charcoal filtration to ensure odour control is achieved.

The proposed conversion to A5 use would require minimal external alterations to be made to the building. These alterations would include provision of an extract flue to discharge to the rear above door head height.

The proposed signage will be of the same dimensions and materials that currently exist.

The service of food will occur from the front of the unit with the preparation of food from the rear

A typical specification for the installation, maintenance and requirements of the extraction and ventilation system has been included on PLC drawing. Extraction will be by stainless steel ducting constructed to HVCA specification.

The extract will be discharged horizontally from the rear elevation within the rear yard. It is evident that several restaurants and takeaways in the locality utilize horizontal stacks for ventilation and odour expulsion. The flue will include a sound insulated enclosure complete with anti-vibration fixings.

The proposed extraction and ventilation system to be used will be designed by a Ventilation Engineer in conjunction with advice from Environmental Health in order to achieve the most appropriate system, and it is recommended that a regular programme for cleaning and maintenance is undertaken.

It is considered necessary for the extraction and ventilation system to be agreed with Environmental Health and the Local Authority, installed and operational prior to occupation of the unit and we are aware items relating to the extraction and ventilation system are likely to be conditioned should Planning Consent be granted.

Refuse storage for the ground floor retail unit currently comprises large metal container bins located outside of the rear boundary of the site and is the same for each of the neighbouring retail units. It is proposed that this arrangement continue.

It is expected that the A5 unit will potentially generate increased litter requiring additional litter bins to be sited within the locality. Due to the unconfirmed occupancy of the A5 unit the appropriateness of the location and number of litter bins cannot be assessed. Therefore, should Planning Consent be granted, it is expected that conditions relating to additional litter bins will be made.

ACCESS STATEMENT

The development site is easily accessible due to its location within an area well serviced by public transport. A pedestrian forecourt including vehicular access passes by the front of the site. An access road is located to the rear of the building.

Direct access to the ground floor retail unit is through a level threshold to the front of the building. The scheme proposes no alterations to this access.

CONCLUSION

It is considered that the change of use from A1 to A5 would contribute to the vitality of the local area and would not result in unacceptable harm to the character and appearance of the area or highway safety. There will be no unacceptable harm to neighbouring amenity due to the inclusion of appropriate noise / odour extraction mitigation measures.

Appendix A

The units currently consist of the following:

1-13 Market Parade

- 1 – A1 Florists
- 3 – Previous A1 use – recent change of use to A5 granted
- 5 – A1 – Charity Shop
- 7 – A1 – Electrical Retailer
- 9 – Currently a Nail Bar – Suit Generis use granted in 2006
- 11 – A1 – Travel Agents
- 13 – A1- Barber Shop

15- 33 Market Parade

- 15 – A1 – Convenience Store
- 17 – A1 – Radio Station Retailer
- 19-21 – Convenience Store
- 23-25 – Currently A1
- 27- A5 – Indian Takeaway
- 29 – A1 – Home Refurbishment Retailer
- 31 – A1 – Retailer unknown
- 33- D1 - Chiropractic Clinic

35-49 Market Parade

- CPO completed –site set for redevelopment

2-42 Market Parade

- 2 – A1 – Eurochange Retailer
- 4 – D2 – Adult Gaming Centre
- 6 – A2 – Estate Agents
- 8 – A1 – Charity Shop
- 10 – A1 – Mobility Shop
- 12 – A1 – Hairdressers
- 14 - recent change of use to A5 granted

- 16-18 – A1 – Iceland Convenience Store
- 20 – A3 – Café
- 22 – A5 – Pizza Takeaway
- 24- A1 – Charity Shop
- 26 – A5 – Kebab Takeaway
- 28- A1 – Charity Shop
- 30 – A3/A5 – Indian Restaurant/ Takeaway
- 32 – A5 – Pizza Takeaway
- 34 – Laundrette (should be a sui generis use – assumed A1 use)
- 36 – A5 – Fish and Chip Shop
- 38 – A1 – Retail
- 40 – A1 – Hairdressers
- 42 – Chinese Massage Parlour



023 9237 7800
HOLLOWAY
ILIFFE &
MITCHELL
www.hi-m.co.uk

A1
 Sui generis
 A5
 D1
//// CP

Rev	Revision	By	Date
K A D K.A.D. Ltd. The Gatehouse, Adrials Wood Salfisbury Green Southampton SO31 7AT m: 07801 345 479 t: 01489 690 194 e: ian@ka-d.co.uk			
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23-25 MARKET PARADE HAVANT PO9 1PY			
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1:100@A3		JAN 2015	
Project no.	Sequential	Blkg/Floor	Date/
KAD	01	A	HMLR
			A

Appendix B

Extract from Havant Borough Local Plan (Allocations) July 2014:

Policy AL3 Town, District and Local Centres

Planning permission will be granted for development proposals that:

- 1. Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.**
- 2. Promote and enhance the primary shopping areas of the town and district centres.**
- 3. Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.**
- 4. Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use.**
- 5. Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.**
- 6. Provide a shopfront within the primary shopping area with a well designed and appropriate display window.**

Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.