**Design & Access Statement for a proposed change of use from A1 retail to A5 takeaway with healthy food options and replacement shop front with new illuminated shop front sign over at 7 Park Parade Leigh Park PO9 5AA**

November 2014

7 Park Parade Leigh Park PO9 5A is an existing retail shop unit forming part of a retail and commercial building complex. The shop is currently vacant. The site does not fall into a conservation area and the building that it forms part of is not listed. The site does not fall within a flood zone.

The shop is orientated front North, rear south. The shop fronts onto a pedestrian precinct known as Park Parade. In the rear yard of the site is a large brick built pitched roof single storey storage area also currently vacant. The shop consists of a large retail area, to the rear of which is a small lobby providing access to a w. c. and what would have been a small staff room/kitchen area. Both of these rooms have openable windows. The shop's rear lobby has double doors leading into a small open area between the shop and rear store. This small open area proves natural air to the w. c. and former staff room/kitchen. The storeroom can be accessed by double doors from this intermediate open area. The storeroom is also accessed via double doors directly from the pavement forming part of the highway Tidworth Road. The store occupies the full width of the site and also up to the rear boundary. The store is built in cavity wall with facing brick. The pitched roof is formed from a fibre/cement based corrugated profiled sheeting. All doors, door frames to the w. c., staffroom, rear lobby and store are in painted timber. The rear back double door to lobby and windows to staff room and w. c. are double glazed pvc.

The retail element of the premises sports a full width glazed shop front with glazed double front doors all of which is currently boarded over. Above the retail element of the shop is a privately owned/rented maisonette as a terrace block also forming part of a run of like maisonettes to either side. These are all accessed by an external pedestrian stairway from the footpath to the east in Somborne Drive.

The photograph forming part of this statement provide a clearer picture of what the building currently looks like externally. A coloured separate A4 drawing of the shop front has also been provided in addition to the main drawing of the proposed shop front and ground floor plans.

The shop and the store are of a simple rectangular footprints. The total overall extent of the site is 198 sq metres. Internal floor areas are identified on the main drawing which are: shop floor area 99 sq metres, intermediate open area 7 sq metres and rear store building 70.2 square metres.

The proposals are for the renewal of the shop front and replacement of the front shop sign over. The shop front will also be fitted with a perforated roller shutter for security and protection from vandalism and accidental damage. The proposed shop front will be almost identical to the original being replaced. The proposed new shop sign will be illuminated. The sign will be in plastic – light green letters on a darker green background. The Proposed Sign will display the name "Grill Shack" together with smaller letters providing telephone number and street number.

**Commercial Assessment**

The retail area known as Park Parade is generally in decline. This fact has been assessed and documented by the Local Authority. Retail trading in some areas in the UK has been severely affected by the advent and advance of internet shopping, retail outlet centres and shopping

complexes with big name retailers and stores. Park Parade is one example of dated precinct shopping where some businesses trading within it are struggling.

This current situation has recently been acknowledged by Havant planning department in their reasons for recommendation for the approval of a planning application for a like change of use at 38 Park Parade that received permission 6th June 2014 (ref: APP/14/00269).

The applicant's agent had made a general enquiry with the planning department on the likelihood of a favourable decision for a change of use at no 7 Park Parade. Where the applicant's agent was referred to policy AL3 .(Town, District and Local Centres)

This same policy was addressed in the *Reason for Committee Consideration* for the application at no 38 Park Parade, as to were:

L*P3 (Leigh Park Mixed Use Allocations)*
*DM21 (Shopfronts, Signs, Security Shutters and Advertisements*

where the conclusion was as follows:

*"The application is considered to be acceptable in terms of the loss of the retail unit and the impact on the residential amenity and is therefore recommended for approval."*

with the earlier entry:

*"Core Strategy Policy CS4 (2 and 4) (Town, District and Local Centres) is supportive of proposals that enhance the evening economy of district centres and support small and independent businesses. Policy AL3 (1) of the emerging Plan (Town, District and Local Centres) is supportive of proposals that provide main town centre uses in district centres, and thus contribute to their vitality and viability. The proposal is considered to be a main town centre use in this context."*

As the premises are currently completely vacant, a change of use from A1 to A5 would reinstate the premises as a more commercially viable active trading use. By remaining vacant, a boarded shop front with no no activity at all will eventually lead to further degradation of the general aspect of the shopping area.

The proposals are for a new shop front with security roller shutter and illuminated sign. The proposed internal layout of the Takeaway will be generally as shown on the accompanying plans. Subject to later approval by Building Control.

**Preparation of food and cooking:**

See plans ref Ali/Park Parade/2014/01/B for layout and location of extract (re-using the existing 12 metre high extract flue) and fresh air ducting.
Equipment will be installed for the filtration and extraction fumes and smell produced by cooking and food preparation. The equipment will be effectively operated for so long as the use continues. The extraction vent shall be located above first floor level. Details to be provided to the LA for approval prior to installation.

**Menu and Cuisine**

**Although the takeaway will prepare and sell kebabs it will also be offering a healthier option - salads, as well as boiled and steamed meals.**

**Dropped kerb provision.**

Only the existing retail area and the rear w. c. lobby and staffroom/kitchen and open area will form part of the application at this time. Currently there is a pre-app. running on possible proposals for re-developing the rear

store. The store will remain unaffected by the proposals submitted. The site will include the existing rear store. The pre-app proposal provides for on-site car parking. This application applies for a dropped kerb in Tidworth Road to allow for the easy crossover from the highway into the site for wheely bins and delivery trolleys etc. servicing the store and takeaway.

North elevation from Park Parade – shop front currently boarded over.

South elevation from Tidworth Road showing the existing flue at no 7 Park Parade, at least 12 metres high.