

PLANNING STATEMENT IN SUPORT OF PROPOSALS FOR A NEW SUBWAY RETAIL STORE

at

32 West Street, Havant, PO9 1PG

APRIL 2014

1. INTRODUCTION

- 1.1 32 West Street, Havant, PO9 1PG is a ground floor retail unit with large windows facing the High Street.
- 1.2 The property is not a listed building however is situated next to a Conservation Area.
- 1.3 There are no upper storeys and property comprises of only a ground floor.
- 1.4 The property is set beneath a flat roof with brick parapets to either side.

2. SIGNIFICANCE OF THE ASSET

- 2.1 The property is not a listed building, however is adjacent to and in close proximity to the St Faith's Conservation area.

3. IMPACT ON THE ASSET

- 3.1 It is considered that the proposals will have a minimal impact on the surrounding conservation area.
- 3.2 The new fascia comprises of an aluminium fascia with built up rim and return letters applied. It is internally illuminated by LEDs modules. There is to be a flat aluminium infill panel above and below the fascia powder coated pine green. (see drawing D01R03, D03R03). Only the lettering will be illuminated and to no more than 350 cd/m^2 , meaning the fascia is not over illuminated.
- 3.3 1no. projecting sign will be fitted to the right hand side of the fascia Internally illuminated by fluorescent tubes (see drawing D04R03). Illuminance levels for the projecting sign will not exceed 250 cd/m^2 .
- 3.4 2no. diabond panels with digitally printed graphics are to be applied to the side elevation facing onto Trafalgar Walk. These are to be fitted to a steel plating covering 1no. window and 1no. door. Prints are to be covered in anti-graffiti laminate.