



## DESIGN & ACCESS STATEMENT

In Support of Design for

Alterations to north west elevation to include new shop front to restaurant and flat entrance with proposed secondary entrance to flat to south west elevation:

At

258/258A London Road  
Waterlooville  
PO7 7HG

For

Mr F Miah  
12 Magdalen Road  
Hilsea  
Portsmouth  
PO2 9HS

On

29<sup>th</sup> October 2014

## 1 LOCATION

The property is located to the southern side of London Road, Waterloooville. This is predominately the shopping/commercial area of Waterloooville with a small number of domestic flats, particularly the development to the south-west, Louise Court.

Immediately to the west of the application site is a public right of way for pedestrian access from the public car park to the south of the application site leading to London Road.

## 2 PLANNING HISTORY

We have carried out a planning search on your website which has revealed no history.

## 3 FLOOD RISK

We have carried out a search on the environmental agency website which has revealed the site is at a very low risk of flooding (less than 1 in 1,000, 0.1%).

## 4 SITE USE

The ground floor property, 258 London Road, is used as an Indian Restaurant (Cinnamon), which is open 7 days a week, 52 weeks a year (apart from Christmas day and Boxing day). The restaurant is currently closed subject to refurbishment/agreement on new lease with the building owners.

The first floor property, 258A London Road, is currently used as a domestic three bedroom flat. Access to the flat is via an internal staircase off the front lobby currently shared with the restaurant. A small area of the first floor is used for wc accommodation for the restaurant via a rear staircase. This staircase also gives secondary access to the first floor flat and an emergency exit. There is no on site car parking but to the south of the site is a large pay and display car parking area.

## 5 PROPOSALS

Our client, Mr Miah, wishes to provide a new shopfront to create a separate pedestrian entrance off London Road for access to the existing first floor flat with agreement of the building owners, and to relocate wc accommodation from the first floor to the ground floor so all the restaurant facilities are on one level making it a more friendly environment for families and disabled persons. A new secondary staircase/emergency exit will be created to the south west of the building to replace the internal rear secondary staircase lost to these proposals.

The redundant wc area on the first floor to be included within the current flat accommodation.

## 6 THE DESIGN

The design of the proposals is to allow maximum glazed shopfront area to the restaurant which will improve the visual connection to London Road. The existing restaurant entrance is not inviting and acts as a solid barrier to potential customers as there is no visual link from the external environment and the internal restaurant.

In conjunction with this new shopfront, a separate flat entrance is proposed off London Road. This replaces the internal access door from the entrance lobby which is currently unacceptable.

The shopfront will be white aluminium to match the material of the existing removed unit. The masonry wall construction will be white rendered finish again to match the existing. The new entrance door to the current flat will be white u-pvc.

A replacement secondary entrance to the flat is proposed located on the south west elevation. This will replace the internal staircase lost due to the relocation of the wc accommodation to the ground floor restaurant. An opening will be made into this elevation and a pvc-u entrance door inserted, brickwork made good and two number internal steps created due to level differences.

#### 7 ACCESS

Access arrangements for pedestrians will remain unaffected by these proposals.

#### 8 CONCLUSION

This scheme allows the replacement of an outdated shopfront, restaurant and flat entrances with a modern uniform coherent design.

We respectfully request Havant Borough Council to support these proposals to reignite life into one of the many closed commercial buildings in Waterlooville.