

HAVANT BOROUGH
COUNCIL

14 JAN 2013

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DESIGN & ACCESS STATEMENT

POPPINS RESTAURANT

266, LONDON ROAD

WATERLOOVILLE

JANUARY 2013

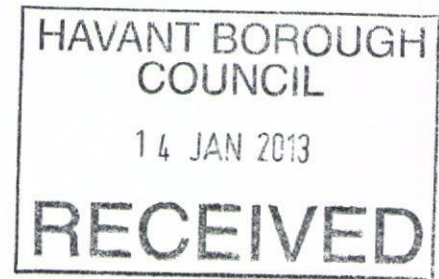
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1.0 INTRODUCTION

2.0 THE SCHEME DESIGN

3.0 THE SCHEME ACCESSIBILITY



1.0 INTRODUCTION

- 1.1 This design and Access Statement has been prepared in support of a Planning Application for a new shop front at:

POPPINS RESTAURANT, 266 LONDON ROAD, WATERLOOVILLE.

- 1.2 The proposal is not considered to be large in scale and does not contain complex planning matters. As such this report has been kept concise in line with Government Guidance.

2.0 THE SCHEME DESIGN

(a) Assessment and Physical Context

- 2.1 The application site lies in the part-pedestrianised area of Waterlooville town centre.
- 2.2 The surrounding area contains mainly retail shops, banks and restaurants and cafes with offices above.
- 2.3 The only external alterations proposed for the site is the new shop front.
- 2.4 The proposal will contribute to the local economy as it will draw visiting members of the public to this site.

(b) Evaluation

- 2.5 The following evaluation is set within the context of what the planning application is trying to achieve – that is, to enable an enhanced dining experience for customers and to provide a “continental style” look to the street scene.
- 2.6 The application site is located within the primary shopping area.

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2.7 Design principles and solutions

(i) Use

2.8 As discussed above, the development would facilitate the use of the site for a restaurant or café.

2.9 The adopted Local Plan advises that the provision of services such as banks and restaurants can improve the vitality and viability of the City Centre.

(ii) Amount

2.10 The application relates to a single unit containing an area of 120 sq m

2.11 No external works are proposed except for the installation of a new shop front.

(iii) Layout

2.12 The existing internal layout is such that no significant changes are required to accommodate the proposal.

(iv) Scale

2.13 No other external works are proposed and therefore the application does not impact on the scale of the building relative to the surrounding area.

2.14 (v) Landscaping

2.15 The site does not benefit from any soft landscaping. No further landscaping is proposed.

(vi) Appearance

2.16 The unit will retain its existing external appearance (except for the proposed new shop front).

3.0 THE SCHEME ACCESSIBILITY

3.1 External access provisions will not be altered. Therefore the proposal has no implications for those accessing the site.

3.2 Emergency accesses will be retained