

March 2013

Design and Access Statement

For Planning Application App /13/00128 Single Storey Rear Extension
20 to 22 London Road, Purbrook Waterlooville PO7 5LJ

Design

1. These are two Commercial Properties no 20 & 22 London Road, Waterlooville designed for Retail operations and is presently operating as an Opticians and an IT Repair Specialist. Both properties are owned by Mr Matheson who also operates the Opticians. The types of shops they are serve the local Community in much needed services.

The development of both units is an indication by the owner of wishing to invest in the site which at present is tight and both units require extra Storage space which in turn will offer slightly improved Retail space as well. In the case of the Opticians, they require a more spacious Consulting Room.

This is on a major Road of other similar retail units and these are continuing to trade well when the market for this type of unit, which is under considerable pressure with many closures throughout the UK.

2. There has been no consultation with the local Authority prior to this application and therefore no guidance has been received.

3. The position is that the Owner is looking to improve the site and make the units be more productive as the proposal put forward offers Improved Retail Facilities to both units and a Domestic dwelling in the form of a flat over one of the units, benefitting the local Population in a small way.

4. The design is basically the slight enlargement of the existing ground floor units using the rear yard. The extension to both no 20 and 22 increases the footage by 20 sq meters on each unit being 40 sq meters in total as additional ground floor space.

In appearance it will be the same as existing and at present the rear of the property does need improving.

The layout is dictated by the shape of the site and is all that could be done. Should

planning be permitted then the remaining rear space would be hard landscaped.

5. The application is based on improving the space available to allow the two retail business to expand slightly and to improve facilities.

Access

6. In terms of Access there is no change. There is access to the rear for vehicles but not used and that would not change. There is parking to the front of both retail units and Street parking and these are not affected by the extension at the rear. There is no more to add to the access situation as the work has no bearing on Parking to the site.

Other.

The existing Buildings are not of any Historical Interest or Listed and have no special Features.

However we would confirm that the exterior finish of the Extension would be in keeping with the finish on the present Building

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