



Architectural Services & Project Management

Cheltenham 4, Centrix@Keys, Keys Park Road, Hednesford, Staffs, WS12 2HA

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Design and Access Statement

PROPOSED INTERNAL AND EXTERNAL SHOPFITTING WORKS

**PHONES 4 U
28a West Street
Havant
Hants
PO9 1PG**

May 2012

Site and Location

The proposed site is situated in the main retail area of Havant. The premise is located on the busy location of West Street with accommodation above.

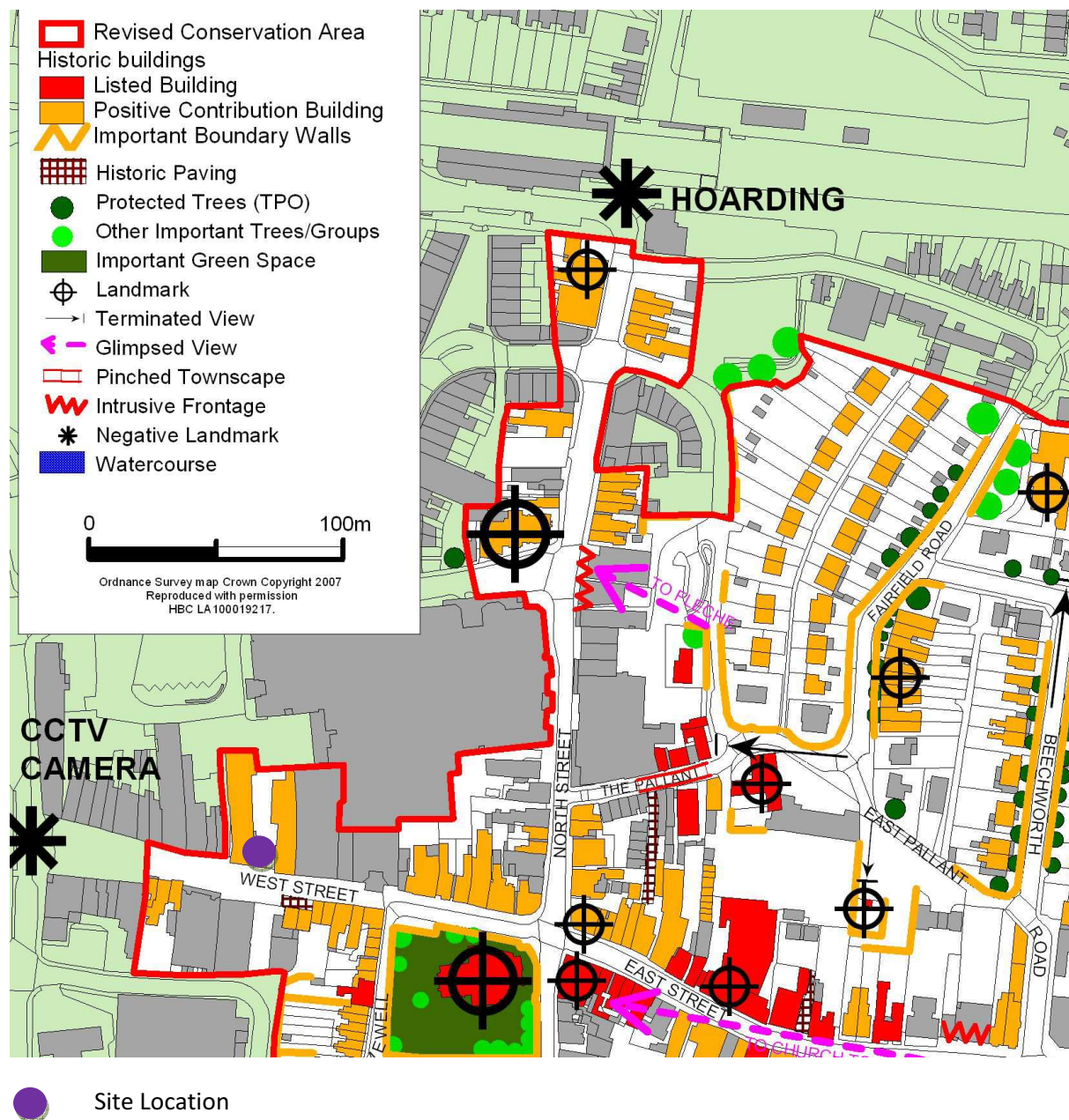


Photo 1: View of the proposed unit from the road.

Historical importance

The existing unit is believed to have been constructed in the late 20th century and is part of the conservation area. As a responsible retailer Phones 4 U understands the requirement to preserve the building and any alteration to the building must be suited to the building and it's surrounding.

Havant - St Faith's Conservation Area - Abstract



Amount

The existing unit comprises of ground floor only with a modern shopfront. Deliveries to the unit are to the rear of the unit.

The proposal is to retain the buildings shell as existing and adapt the internal layout to suit the new retailer. These works are detailed within the accompanying plans.

Layout

The main level access to the store is to be retained. The Ground floor will consist of a Sales floor area of 48sqm. The rear sales area will consist of a new admin area, staffroom and WC and the existing WC is also to be retained.

Scale

The proposal does not cover any works which will increase the size of the building. All existing signage zones will be retained and replaced like for like as not to increase the impact of the store within its surroundings.

Landscaping

The proposals cover no landscaping works. The existing tired shop front will be retained, refurbished and redecorated to improve its appearance in the townscape.

Appearance and development

The proposal is carry out a new shop fit throughout of the unit. It is proposed to redecorate the existing shop front white to match the adjacent tenants. This will help the external appearance of the building match its immediate surroundings. In addition to this, the existing signage will be replaced with a new externally illuminated main fascia sign. The illumination of the sign will be restricted to trading hours only.

Internal Development

A new roller shutter system will be fitted internally. It is proposed to fit the retail areas with new flooring, installation of fixtures and fittings and to install a new HVAC, fire alarm, lighting and service systems to reflect the company's corporate trading image. The proposed fitting out works will provide a ground floor area consisting of about 48m² of retail trading space.

The existing toilets of the unit will be retained and serviced and a new welfare area will be provided at the rear. Currently there are no existing means of disabled access to the rear area. Phones4U understands their role in providing equality in the working environment however due to the constraints of the premises it is unsuitable to provide disabled access. However Phones4U are committed to reviewing the situation should an employee require disable access and it is not possible to be provided in this store. The employee will be offered alternative employment in a nearby unit that meets the requirements.

ACCESS

Public Access

The approach to the entrance doors is via access off the public footpath on West Street. The entrance comprises of double doors which have a clear width of 1700mm when fully open. There are no internal level changes within the sales area of the building demised to Phones4U which the public can access.

A suitable counter table and sales desk at a height of 750mm will be provided for persons using wheelchairs. A mobile till/card machine will be utilised for the purpose of taking payment. A staff member will make any products out of reach available for the customer to inspect when required.

Access to the other levels is to be retained via the existing steps.

Vehicular Access

Access for deliveries is available via the rear of the unit.

Parking

There is restricted waiting on street parking and pay and display parking in local streets, shopping centre and open surface parking areas. These will be used for both staff and public parking.

Statement

Phones 4 U wishes to state that as a responsible retailers they are committed to their responsibilities under the various Planning Legislation and the requirements of the Equality Act 2010.



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