DESIGN & ACCESS STATEMENT
PARK LODGE, 7 PARK ROAD NORTH, HAVANT, HAMPSHIRE

1.0 USE

The proposal comprises change of use from an existing office to a cafe, together with installation of an advertisement sign to the elevation facing the highway.

The building was apparently originally designated for residential use, probably for Park Keeper's accommodation. The building has since had various uses including recently a Citizen's Advice Bureau and an office. However, it has been vacant for approximately two years and the applicant wishes to use the building as a cafe / tea room serving mainly hot and cold drinks and snacks.

2.0 AMOUNT

The gross external floor area of the building 55m² ground floor and 36m² first floor. The proposals do not include increasing this floor area.

There is also an external area of 55m² which is intended to be used for an exterior seating area.

3.0 LAYOUT

The proposals intend to accommodate indoor seating to the two existing ground floor rooms and one first floor room. The area to the north end of the ground floor is to be used as the kitchen and food preparation area, with the remaining first floor room for and office and store.

4.0 SCALE

Every effort has been made to keep the overall impact of the new facility to a minimum. There will be no alteration to the external elevations other than the installation of the sign. The existing fabric of he building will not therefore be affected.

5.0 LANDSCAPING

As stated there is an existing external area which is intended to be used as an external seating area. This will accommodate some tables and chairs with parasols for use in warmer weather. There is some existing soft landscaping adjacent to this area which shall remain.

It is also intended to build a small brick binstore to the north end of the area to enclose the requisite commercial bins.

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6.0 APPEARANCE

As stated above the there will be no alterations to the external appearance of the building other than the sign. The sign will be located on the West elevation facing Park Road North and the car park to KFC. This elevation is partially obscured by the existing pelican crossing traffic lights.

7.0 ACCESS

The new facility will be accessible by pedestrians only and no parking will be allocated as the building is situated within a public park.

The existing entrance to the building is ramped and can accommodate wheelchair users and people with ambulant disabilities.

There will be no WC allocation for public use. There are public WCs to the South East corner of the park.

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