

Design and Access Statement

37 Park Parade
Leigh Park,
Havant.
PO9 5AA

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2012

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1. Introduction

- 1.1. This Design and Access statement has been prepared to support the following proposal:

Conversion of former supermarket to be converted into separate shops, provision of new shop fronts to Park Parade and new windows to Tidworth Road.

This statement has been prepared by fusion|tp who act as planning consultants for the applicants.

- 1.2. The application site consists of a two-storey building at the west end of Parade Park comprising a supermarket at ground floor level with a Snooker Centre at first floor.
- 1.3. The commercial premises consist of a vacant unit, subject to this application, which was previously occupied by Netto. The snooker centre is accessed by an entrance to the rear.
- 1.4. To the rear of the building is Tidworth Road, a service road for a public car park and providing access to the commercial premises in Park Parade.
- 1.5 The premises lie in the main shopping centre in Leigh Park.
- 1.6 The applicant proposes to convert the vacant unit to 5 shops at the front with back space used for storage, and to provide new window's at front and rear with shutters.
- 1.7.
- 1.5 Vehicular access to the building would be taken from the existing access from Tidworth Road.
- 1.6 The applicant is seeking to convert and upgrade the premises in keeping of the character and appearance of the surrounding area.

2. Site Context

- 2.1 The site is located on the west side of Park Parade, the main shopping centre of Leigh Park. The premises are surrounded by other shops and supermarkets.
- 2.3. The application site consists of a two-storey building with retail at ground floor and snooker centre at first floor. To the rear of the premises is a service road and a public car park.



37 Park Parade, Leigh Park



Existing internal front shutters – Park Parade, Leigh Park



Rear of 37 Park Parade, Leigh Park

3 Development Principles

- 3.1. The site lies within the defined built-up area of Leigh Park. Local policy directs new development to the designated built-up areas subject to compliance with other policies in particular regard must be had to the sustainability of the proposal, the character of the area and the scale of development
- 3.2. The application site is currently used as a supermarket with snooker centre above, and is bounded by retail shops/cafes. The site is well positioned in terms of facilities and public transport.
- 3.3. The site lies approximately 1 km north of the main shopping facilities in Havant.
- 3.4. The character of the area within the vicinity of the application site is predominantly commercial consisting of a variety of national and local shops.
- 3.5. The application site consists of the former Netto supermarket which closed in September 2011. Since that time it has been marketed to other national chains but without success.
- 3.6. The property dates from the 1950's and consists of a two story building fronting Park Parade and serviced from Tidworth Road.
- 3.7. In the past 18 months the applicant has acquired twelve shops in Park Parade, 8 of these shops were empty when he bought them and some of these had been empty for over 20 years. All of these are now occupied.
- 3.8. The council has also recently undertaken improvements in Somborne Drive, at the top of Greywell Precinct and Park Parade. Further investment is planned.
- 3.9. The new shops and these improvements reflect a growing confidence in the area. This application similarly seeks to bring the former Netto supermarket back in to use, improving the appearance and vitality of this end of the shopping centre.
- 3.10. The proposal seeks to convert the existing supermarket to form five smaller shop units, with storage to the rear.
- 3.11. To the Park Parade frontage it is proposed to provide five shopfronts each with their own entrance and display window. Internal security shutters will also be provided. New cladding will be provided at first floor level to improve the appearance which will be in white uPVC. The shop fronts will be aluminium as existing. To provide access to unit 2 the existing doors will retain
- 3.12. To the rear facing Tidworth Road new openings and doors will be provided with industrial shutters for security. This will improve the appearance of what is currently unrelieved brick work, while also providing a degree of flexibility regarding the use of this area if not required as storage for the proposed shops. This will be the subject of a separate application if required.
- 3.13. Elly's Wine Store and the Snooker Centre will remain.
- 3.16 The overall proposals have been designed to integrate the new shops within this shopping area, and to have due respect to the existing properties within the surrounding area.

6. Conclusion

- 6.1. It is considered that the proposed development would comply with national and local policies which encourage the reuse of existing buildings and aim to improve the vitality and economy of local centres. The new shopfronts and the windows to the rear would be in keeping with those to neighbouring properties and improve the looks of the building.
- 6.2. It is respectfully requested that the Planning Authority grant planning permission for the proposed development.

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Prepared by: JR
Draft Completed: 01/11/2012
Forwarded to Client:
QC Check by: KO - 01/11/2012
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