The Old Post Office
Station Road
Wickham PO17 5JA

Tel 013 2983 2405
Fax 013 2983 5174
Mob 078 7578 8083

Change of Use and Fit-out of Vacant Restaurant Unit Greywell Heights Park Parade Leigh Park

DESIGN & ACCESS STATEMENT

Background

The redevelopment of the 'Greyhound pub' site on Park Parade into a mixed use development, consisting of one flat and a restaurant/bar on the ground floor level and twenty seven flats on three floors above, was completed in 2007.

The restaurant/bar unit is currently vacant and has been acquired by the Applicant 'Park Families' a registered charity operating in the Leigh Park area.

The restaurant/bar unit currently has a Class A3 – Food and Drink, planning approved use class.

The Applicant wishes to convert part of the vacant unit into a multi-user day centre (Class D1 Non-residential Institutions) based around a collection community based charitable organizations offering a variety of services to the local community.

The centre will be divided into a number of large and small rooms with an emphasis on flexibility of use and some of the spaces will be for specific services such as 'Motiv8' for youth training and 'Quit 4 Life' smoker health education. Other rooms will have multiple users for such activities as family consultation, mother and toddler drop-in activities etc.

Part of the unit will be retained as Class A3 – Food and Drink, in order to provide a charity run Bistro/Café with apprenticeship catering and hospitality training in-situ. The Bistro/Café will aim to complement the activities going on in the centre as well as providing healthy and cost effective food options for the local community. The centre will be known as 'The Hub'.

Design Considerations

Currently the unit is an empty shell set out as a single ground floor space. Approximately a third of the space is intended to be used for the bistro/café including its associated kitchen, food prep and storage areas.

The design layout allows the bistro/café to occupy the west end of the unit to make the most of the sitting out area adjacent the west side taking advantage of the sun that will hit this area from midday onward and up to 10.00pm in mid-summer.

Toilet provision is designed to be used as a common facility for the whole building and is sited centrally close to the bistro/café who would potentially be the prime user.

The centre is designed to be open and accessible to everyone and this theme is continued with the desire to maximize the glazing areas similar to the existing planning approved layout to promote visual access as well as physical access.

Accessibility

The scheme benefits from being on one ground floor level on a flat site and as the centre is designed for all ages and abilities the centre will be designed to be fully accessible in accordance with the Disability Discrimination Act, Part M of the Building Regulations and BS8300:2009.

All doors in the centre will be wide and easy to open. Close attention will be paid to colour, contrast, lighting and signage.

There will be a separate disabled wc plus ambulant disabled facilities in the male and female toilets.

All entrance doors will have a level approach adjacent the door with flush thresholds.

The centre will be well served by an existing municipal pay and display car parking adjacent in Tidworth Road and there are several car dropping off points outside the centre opposite the library.

The centre has two dedicated car spaces in the rear yard and these will be dedicated to the centre manager and the bistro manager.

It is considered that the majority of users of the centre will arrive on foot given that the facility is in the urban centre and on the end of the main shopping centre pedestrian precinct and there are road crossings with drop kerbs in the road adjacent.

There are two public bus stops on the main road approximately 60 metres from the centre.