DESIGN & ACCESS STATEMENT -

PERMIT

Site Address - 407 Middle Park Way,

Proposal - Revised shop entrance, air conditioning equipment to side wall, internal alterations

Client - Mr J Patel

Ref - Planning

Date - May 2011

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HAVANT BOROUGH COUNCIL
25 MAY 2011
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1. Site
The site is located as the end shop in the building line facing the road (Middle Park Way) Refer to Site & Location Plans.

2. Existing Site Property / Building
Existing general convenience shop (understood) to have living accommodation to floors above.

3. Project Brief
The brief is to provide a revised shop entrance, air conditioning equipment to side wall, internal alterations

4. Context Appraisal
Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans and site/ area visitation. Policy encourages improvement of existing businesses through the medium of good design and through the use of quality 'local authority approved' materials. Architecture adjacent to the site is directly comparable.

5. Design Overview & Appearance
Revised entrance way to be constructed to suit existing brickwork opening width with fenestration to match existing as close as possible in material, style, colour & section detail.

6. Anticipated Market
NA

7. Extent of Proposal
Taking into consideration the existing brickwork opening dims and proposed materials, we consider the proposed to be contextually acceptable.

8. Listed Building Consent
It is our understanding that the building is not listed.

9. Heritage Statement
A Heritage Statement has not been included.

10. Disabled Access & Usage
To be provided in accordance with current building regulations.

11. Scale
No increase in external scale occurs, increase to retail floor space is modest and does not appear to create additional issues.

12. Landscape
NA

13. Trees On Site
NA

14. Access, Layout, Usage & Legibility
Legibility and usage remain clear and concise.

15. Flood Risk
NA

16. Materials
All materials to match existing.

17. Local Plan
Proposal not contrary to local plan.

18. Conclusion
We consider the above proposal to comprise of modest improvements to the existing established shop, providing the local community with improved services and trust the local authority planning department will concur.

25 MAY 2011