Design and Access Statement

Site address:

45/47 London Road

Cowplain,

Waterlooville, Hants.

PO8 8DH

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Appraising the Context

The property is located in the District Centre of Cowplain on the west side of London Road.

The flat roofed two storey building consists of ground floor shops with first floor living accommodation, accessed from the rear.

The ground floor premises comprise a retail delicatessen with cafe seating , and a food preparation kitchen at the rear. There is a rear access and yard which accommodates the two parking spaces and wheely bin storage.

The cafe with retail delicatessen has been in existence for six years, and has made a valued contribution to the vitality and convenience of the District Centre.

The Planning application is in connection with the retail sale of traditional hot food of a non pungent nature, to be consumed on or off the premises.

Amount

There is to be one kitchen as exists. The seating arrangement is not expected to change.

Layout

The same as existing.

Scale

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No change to the external envelope of the building is proposed.

Landscaping

Not applicable

Appearance

No change to the appearance of the building is proposed.

Access

All users will continue to have equal and convenient access to the premises as at present, and the proposed Change of Use will not affect the current arrangements.

Anthony Leggett

Portsmouth

7th June, 2011

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