



SR Engineers

267, HAYDONS ROAD
LONDON , SW19 8TY

DESIGN & ACCESS STATEMENT
33, LONDON ROAD, SOUTHAMPTON,
SO15 2AD

INTRODUCTION

This Design & Access Statement has been prepared in support of a proposal to change of use of ground floor from being retail shop to Restaurant at 33 , London Road , Southampton , SO15 2AD.

The property is a triple-storey structure, consisting of a retail shop on ground floor and residential units on the first floor and second floor.

The application aims to address the design and access matters connected with the proposed development , taking into consideration of the site and its surroundings.

The following documents support the application:

- Design and Access Statement
- Existing Ground Floor Plan
- Proposed Ground Floor Plan
- Site Location Plan
- Existing Elevations
- Proposed Elevations

This Planning Statement sets out the background relevant to the determination of the application, by describing the site and its general locality, before setting out details of the proposed usage of the building. The statement goes on to provide an overview of the planning policy context against which the development must be assessed, followed by a detailed consideration of the using proposals against this policy context and all other relevant material considerations. The application site is currently residential dwellings on the upper floors and retail shop on the ground floor.

In making this application, we believe that the proposal is a high quality, sustainable development that will provide significant benefits. The benefits to be delivered by the development will substantially outweigh any minor residual impacts of the proposals.

This planning statement should be read in conjunction with the supporting documents, existing and proposed plans, submitted to accompany this planning statement.

THE SITE AND SURROUNDING AREA

The application site is situated in the well-established residential area of Chatham . The location of the application site is displayed in Figure 1.

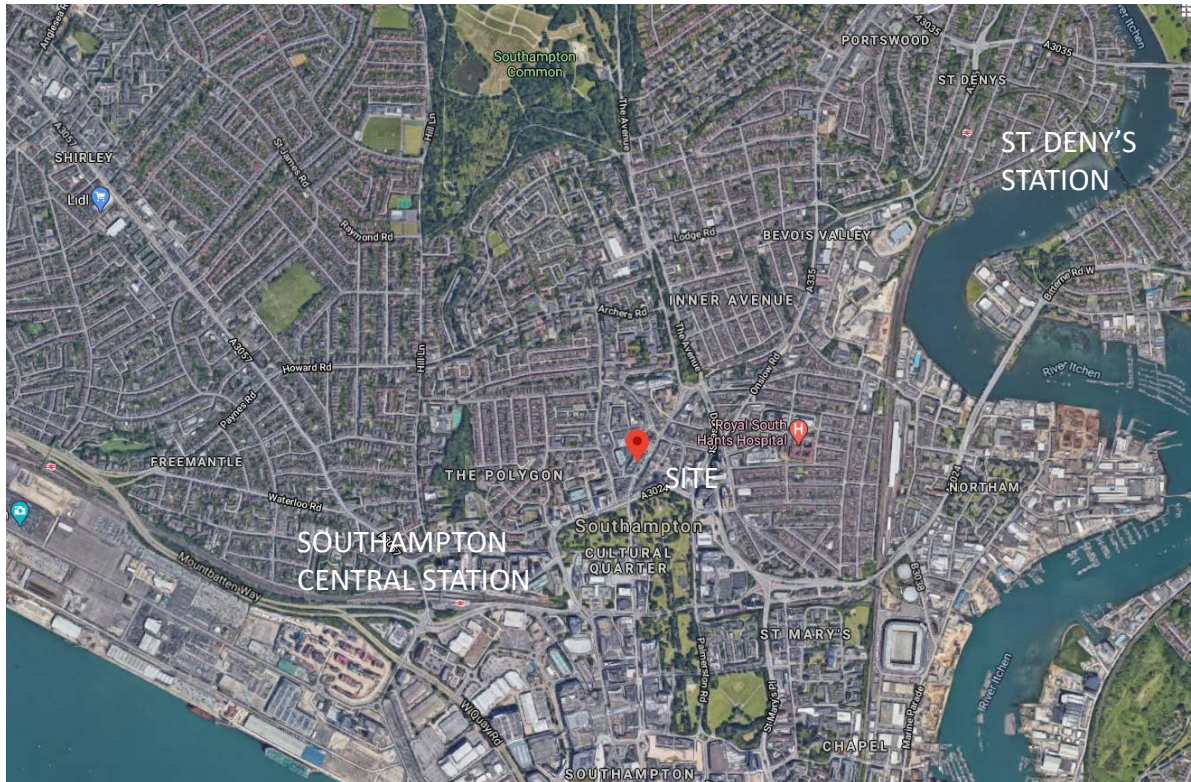


Figure 01 : Site Location Plan (for identification purpose only)

The site at 33 , London Road , Southampton, SO15 2AD, which is a triple-storey building .

To the North of the site on the London Road , having residential area three – four storey having ground floor for commercial use. The site is surrounded by the residential dwellings having traditional pitched roofs and flat roofs .

The site is located to the northeastern direction in an established area of Southampton central. There are two Bus Stops within 1-minute walk. The site is accessible to good rail links with Southampton central over ground station within a 15-minute walk and St. Deny's station which is 23 min walk from the site.

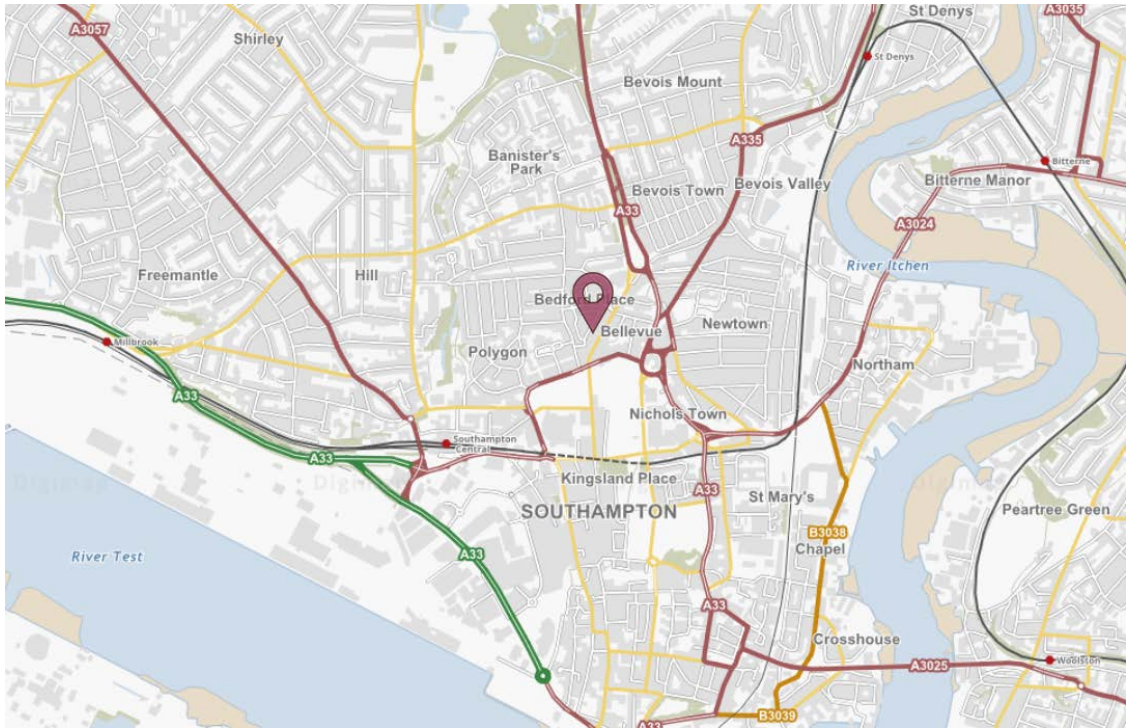


Figure 02 : Site Surroundings (street connections)

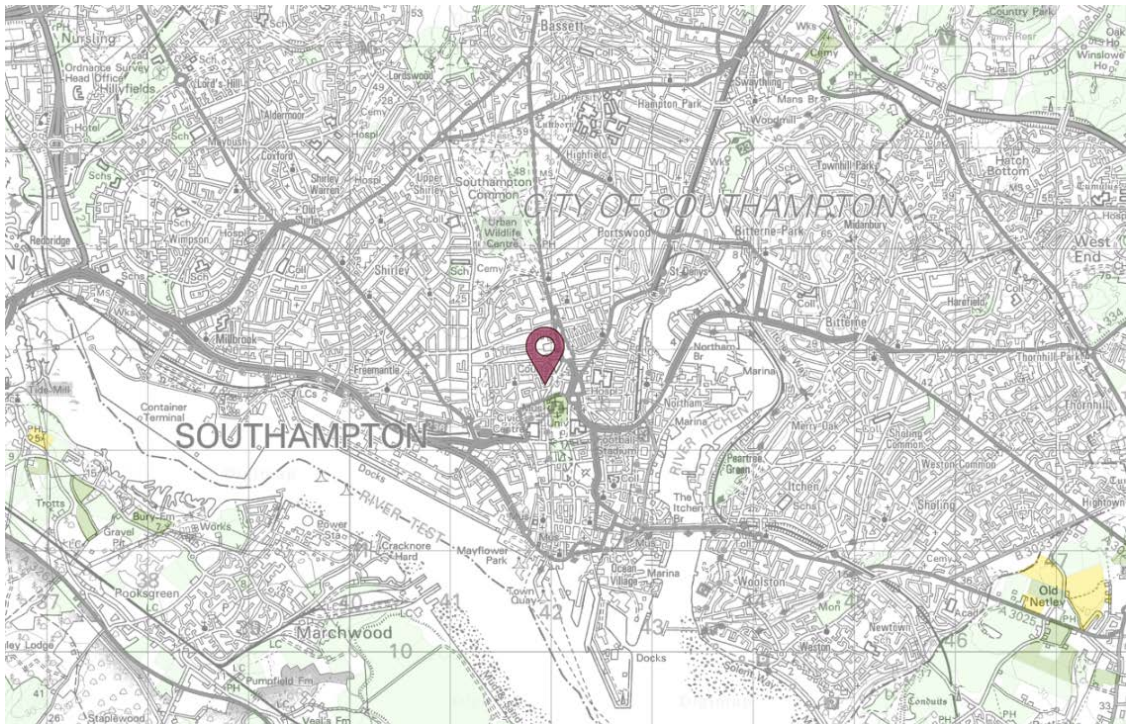


Figure 03: Site Surroundings (green areas)

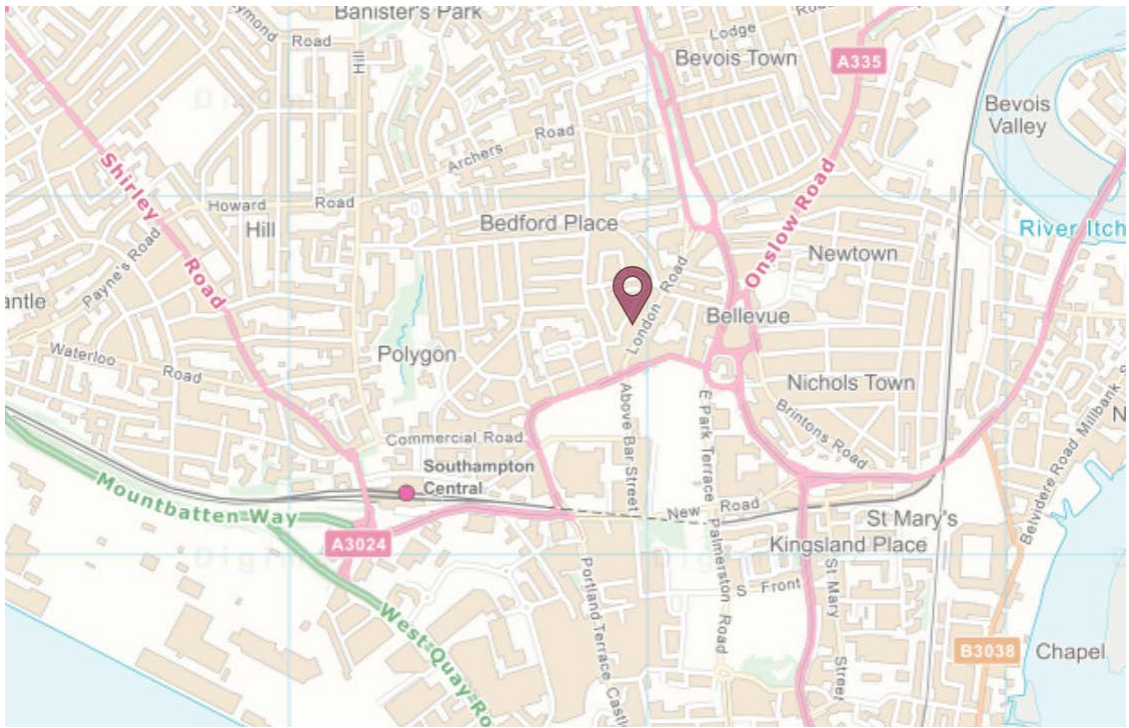


Figure 04 : Site Surroundings (main road networks)

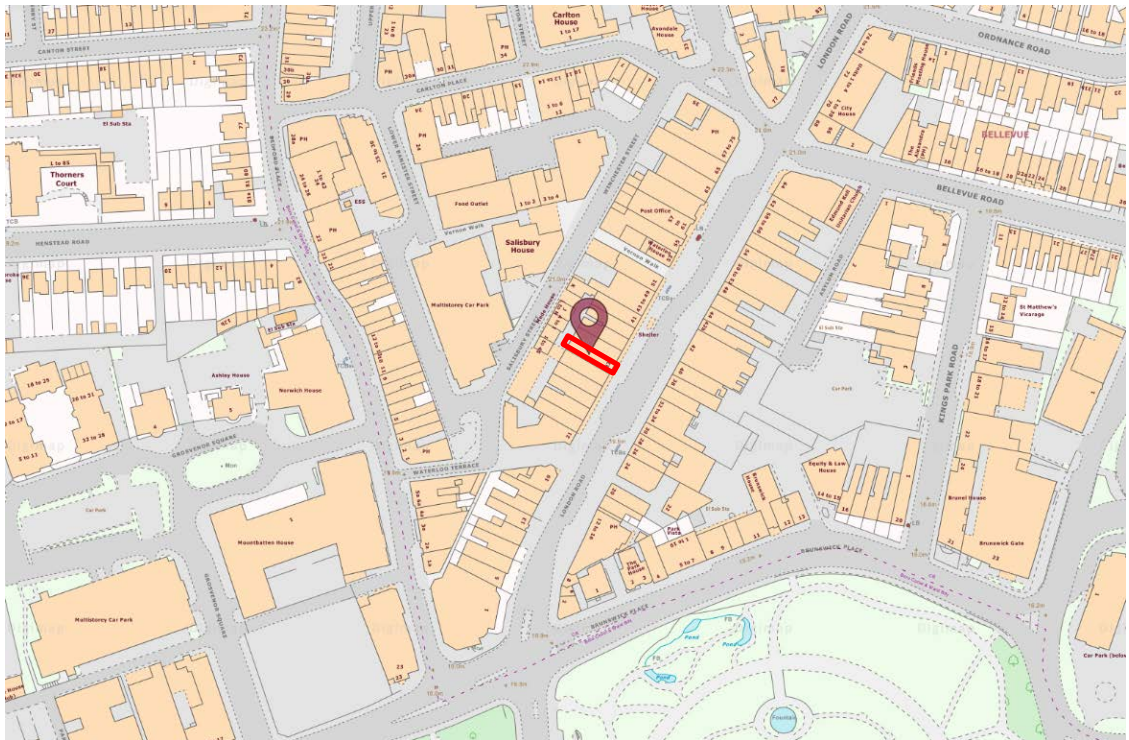


Figure 05 : Site Plan

Existing plan / elevations

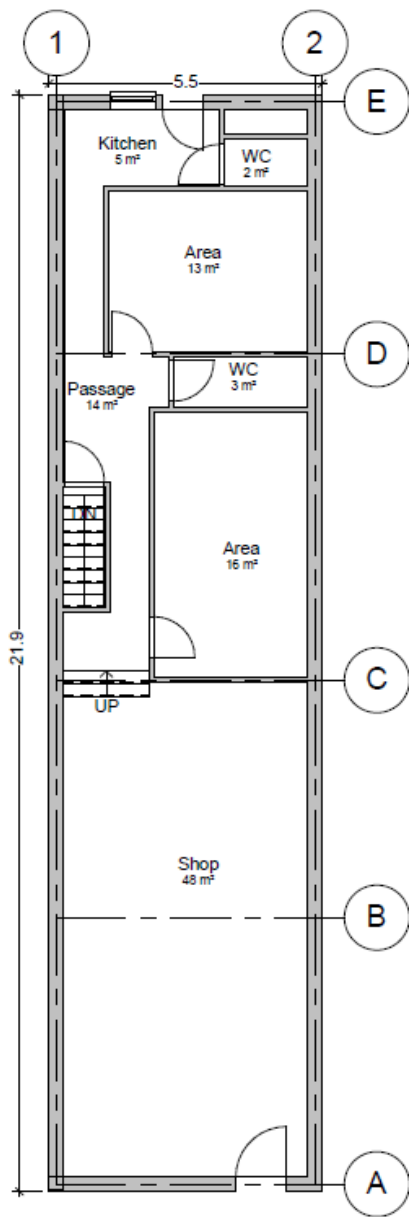


Figure 06 : Existing Ground Floor Plan
Area 119.70 sq m

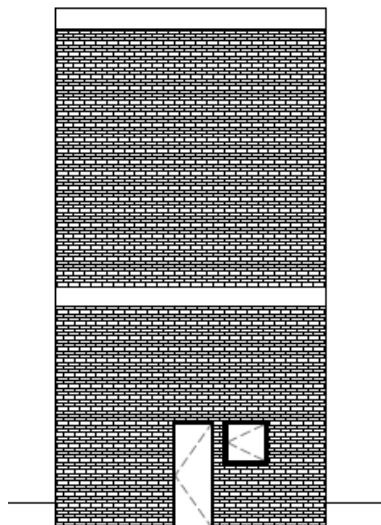


Figure 07 : North Elevation

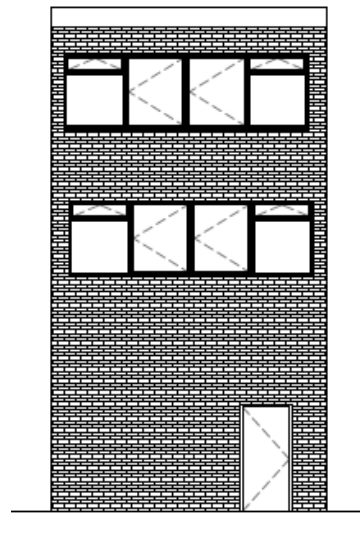


Figure 08 : South Elevation

The existing usage of the ground floor are is as a retail shop.

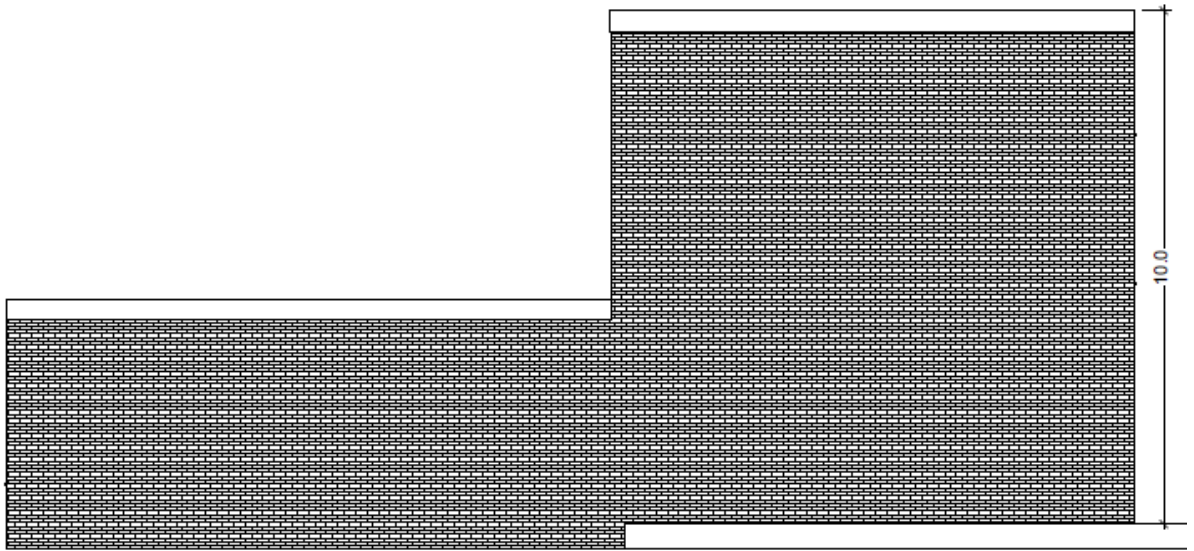


Figure 09 : West Elevation

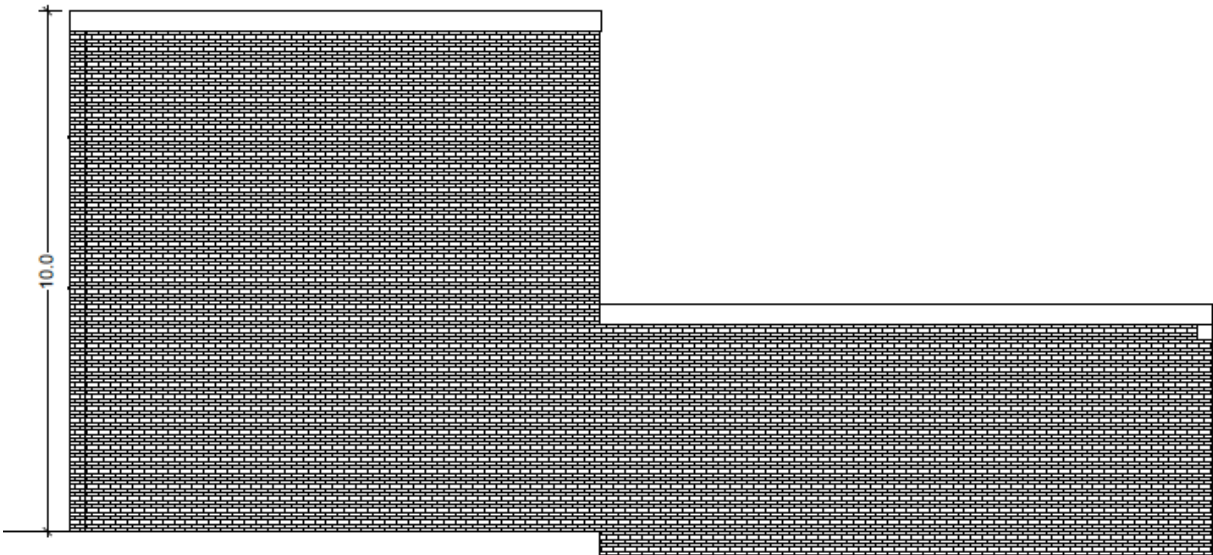


Figure 10 : East Elevation

PROPOSED USEAGE FOR APPROVAL (proposed plan /elevations)

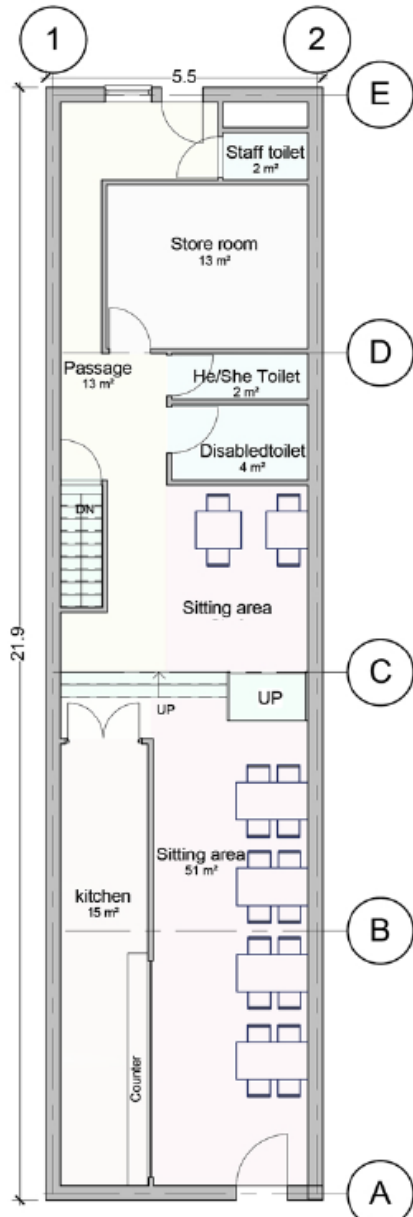


Figure 11 : Proposed Ground Floor Plan
Area 119.70 sq m

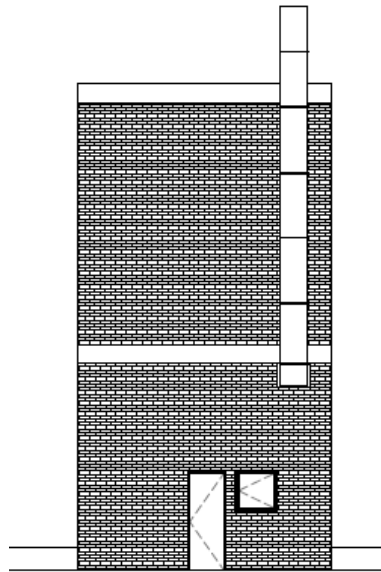


Figure 07 : North Elevation

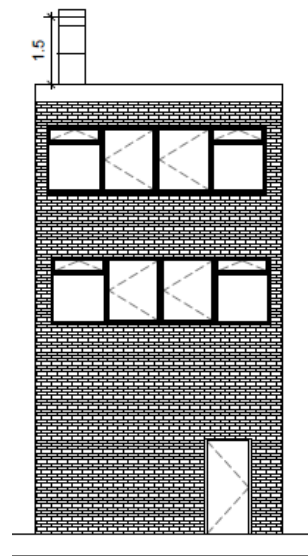


Figure 08 : South Elevation

The interiors of the building will be in accordance to the kitchen standards, footfall and usage of the Take away food shop. Taking consideration for counter heights, arrangement of services within the area according to the planning guidelines. The proposed use is considered to have a positive benefit upon the surrounding in creating employment opportunities for the people and also utilizing the vacant space.

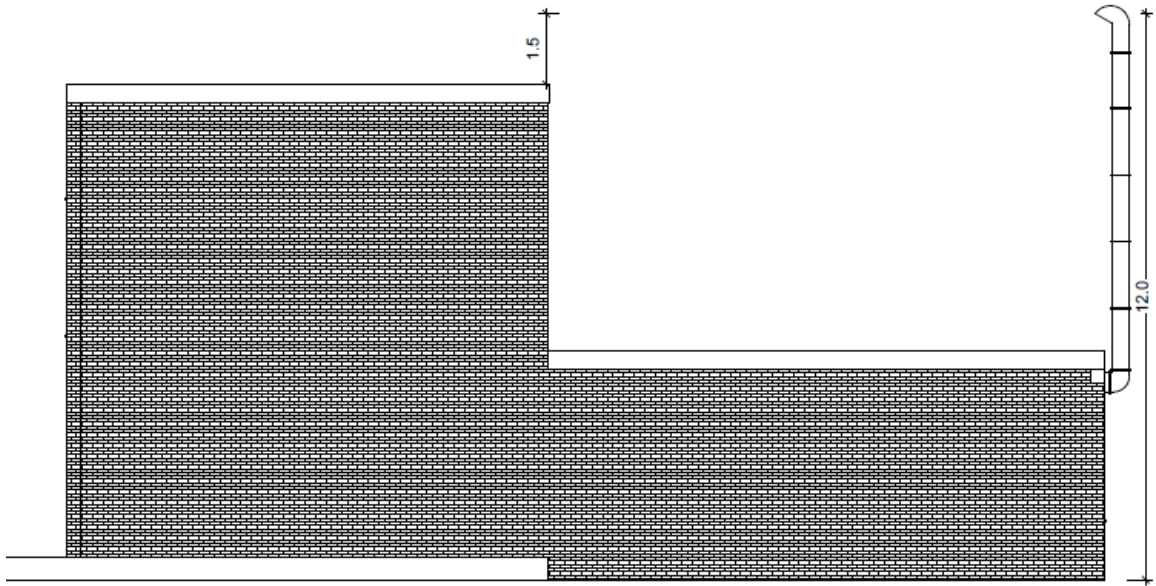


Figure 14: East elevation

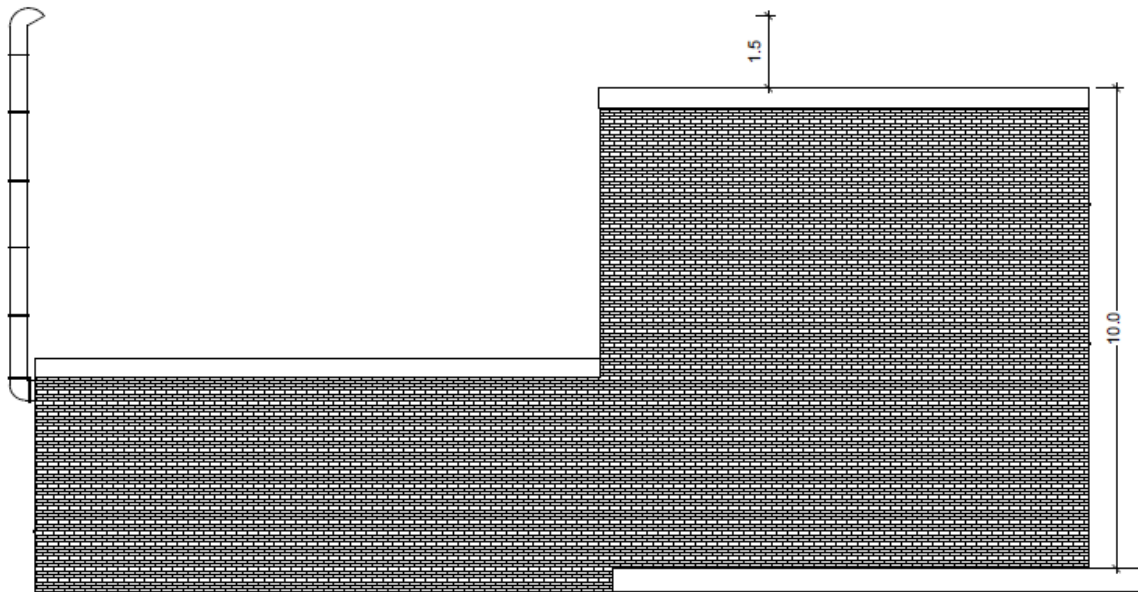


Figure 15 : West elevation

There is no change in the area of the floor, the change in the elevation is the addition of chimney .

OPERATIONAL TIME

The intention is to keep the shop open until 11 pm, to save the neighbors and the surroundings from noise. As the proposed use is pastoral, it is anticipated that the opening times will be 10 am for restaurant with fixed closing time by 11 pm. Timings 10am – 11pm.

SURROUNDING AREA

The site is situated near to the station and surrounded by commercial areas along with some residential spaces.

Around the same building envelope the ground floors are generally for commercial use and the upper floors are for residential use.

ACCESS

Property location benefits the access to local public transportation.

Disabled access will be available to the entire ground floor area. The existing unit provides level approach to the main entrance door. The table layout will be arranged to provide clear aisle of 800 mm between the tables so as to aid disabled user access.

ENVIRONMENTAL SUSTAINABILITY

The applicant is keen to follow the government guidelines for building a economic and efficient surroundings.

In terms of external design, the buildings should provide high quality indoor and outdoor spaces, and should integrate well with the surrounding streets and open spaces. The proposed use will have no harm upon the local setting and environment.

REFUSE STORAGE

There is limited space available on the front of the site and surroundings for the storage of waste. The proposal is to provide refuse area at the back of the shop , which can also be easily accessed for the waste collection trucks through the service road and will also not obstruct the access to the site and its surroundings.

NOISE CONTROL

Details of the flue are provided in the technical specification details from the manufacturer submitted with the application (Appendix A). In addition, the following details are relevant:

Alleviation of noise

- The flue to be designed to create a 'natural' draw and no mechanical ventilation required and zero noise and vibration.

ODOUR CONTROL

Activated carbon has been utilized for many years to reduce fumes and gases from the air.

Details are provided in the specification details submitted with the application (Appendix A).

CONCLUSION

- The proposal is for the change of use of retail unit to Restaurant at 33 , London Road , Southampton , SO15 2AD. The proposal will bring a vibrant use to the ground floor area and will active and enhance the area.
- No specific provision is made for parking. Cycle parking is available on street.
- Refuse will be stored within an enclosed area at the back side of the building for easy collection.
- In light of the above considerations we consider that the proposed scheme can be supported.