



DESIGN AND ACCESS STATEMENT

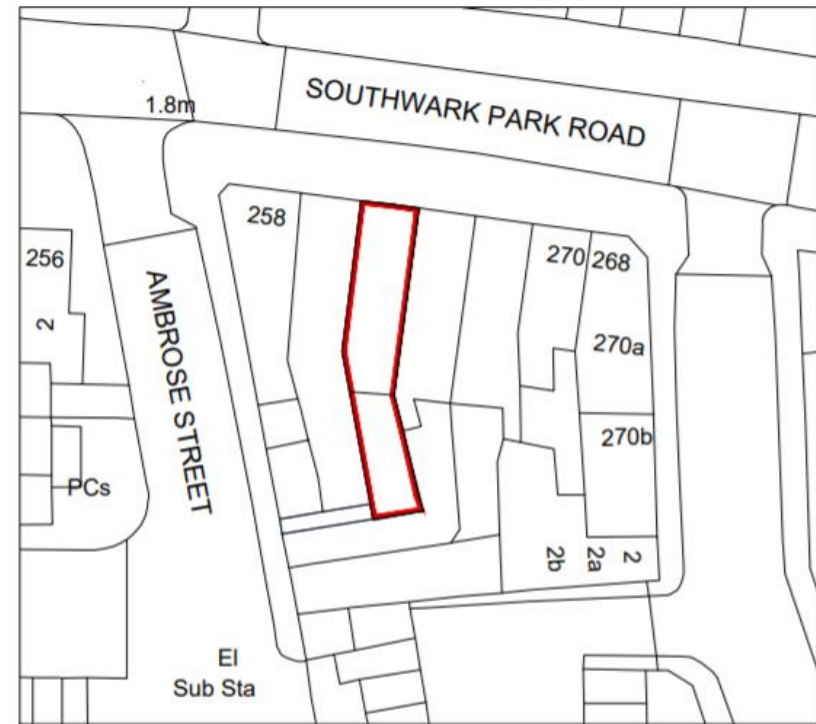
Site: 262 Southwark Park Road, London, Southwark

Proposal: Change of use from A1 to A4

Date: Jun 2021

1.0 Introduction

- 1.1 KVD Plans will formally represent the applicant, to prepare the Planning Statement for the 'Full Planning Permission' Application.
- 1.2 The sole purpose of this statement will be to seek redevelopment for the internal Coffee Shop Front of House layout. The retail outlet is located on the ground floor within a 3 Storey building, with residential on the first and second.
- 1.3 This statement has been produced to comply with Southwark Council's design guidelines, and Publications generated by the Government who oversee policies on a National Scale.
- 1.4 The planning statement will also be aligned with the regional policies set by the London Authority. These are listed below: - The London Plan (2016) National Planning Policy Framework (March 2012) Core Strategy - Southwark Council (2011) Southwark Plan (Original Published : 2007) - (Saved Policies - 2013)
- 1.5 The Planning Statement will fully provide an insight into the local community. We are actively seeking to improve the current state of the retail outlet and to resolve the outstanding issues, surrounding the 'front of house' area as a coffee shop.



EXISTING BLOCK PLAN - 1:500 (PROPOSED SAME)



Image 1: Location Plan

2.0 Site and location Background

- 2.1 The site location is based within the Bermondsey ward, which is part of London Borough of Southwark in the north east.
- 2.2 The site's position is within walking distance of transport services located near the main road.
- 2.3 According to Transport for London's 'WebCAT' website, The Public Transport Accessibility Level, (PTAL) is rated as 4 (Good)

the

- 2.4 The site is situated 0.5m, 10 mins walk away from Bermondsey Station
- 2.5 The site is situated within a time permitted Controlled Parking Zone (CPZ).
- 2.6 The main site is not located within a designated Conservation area, which is Thorburn Square and is currently not highlighted as a listed building.

3.0 Planning Policies

- 3.1 This Section of the Planning Statement will summon all the policy framework, which include the current and relevant documents needed for the Lawful Development Certificate application.
- 3.2 National Planning Policy Framework (March 2012) The National Planning Policy Framework (NPPF) is an influential policy which enables a strong guideline to be followed. It is a document which gives an insight into promoting economic growth along with preserving a strong high street presence within a community.
- 3.3 Paragraph 56 emphasises the importance of only accepting the planning obligations, if the scale of the proposal is not overbearing in view of the neighbouring sites.
- 3.4 Paragraph 80 expresses progressive sustainable development to be achieved by economic provisions. Investment will usually aid local SME and emerging companies by providing a local outlook to expand in the short/ medium term.
- 3.5 There is scope to enhance the presence of small businesses, which can improve the image. It is within the council's interest to oversee the town centre's expansion by preparing for the future uncertainties surrounding the present economy.
- 3.6 According to the London Plan – Page 26 'A new focus on quality of life' – mentions "a network of vibrant and exciting town centres with a range of shops and other facilities."
This application is within the scope of sustainable design.
- 3.7 Overall it is important not to disrupt the balance of noise/ air pollution. It is equally important not to convert too many offices into retail outlets, or to reduce the current level of commercial buildings into residential housing.
- 3.8 Spatial strategy (2.3) The mayor endorses the need to reduce travel and improve economical growth within the region. Supporting business is a key target.
- 3.9 The policies listed below are considered relevant to this application :- 2.13 and 2.14 - According to these two sub sections in the Core Strategy, the level of local deprivation is relatively high, compared to the normal levels seen across the UK.

- 3.10 As a result it is very important to supply healthy food to people living locally in Bermondsey who are on a limited budget.
- 3.11 With a pitcher and craft showing the ability to deliver healthy drinks and food, it will help to improve the level of stock within the premises, to supply health food products within the local community.
- 3.12 2.45 – The level of wastage had increased throughout the borough during the last recession. Lessons will have been observed of how the community can reduce the litter which is current unrecyclable e.g. single use plastic.
- 3.13 The opening hours will keep the energy supply and usage of electricity very low, as there will be no need for an additional extractor fan due to heavy cooking, or a Communal Kitchen to be installed.
- 3.14 5.9 and 5.12 – Mobility will play a big part in reducing gas emissions within the Borough of Southwark. Whilst the front of the retail shop is located near a busy road, it is important to limit how people travel throughout Southwark Park Road by motor vehicles. Most customers who come to the Pitcher and Craft, either cycle to the premises or walk. This is unlikely to change as this application is not focused on increasing the Gross internal area (G.I.A.) of the retail outlet.

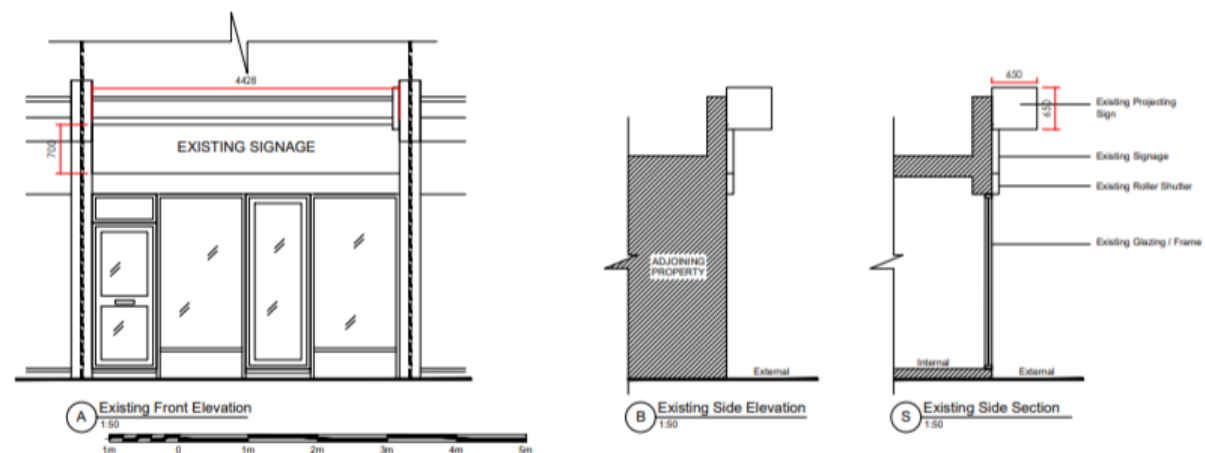
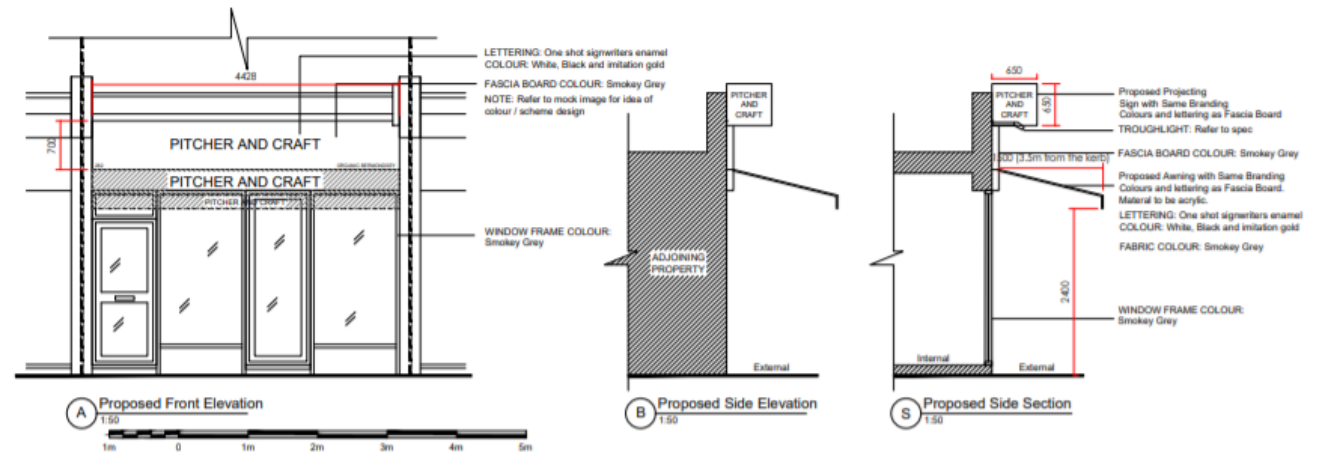
4.0 Southwark Plan – Saved Policies (2013).

- 4.1 Here are the policies which are still present and valid for this ongoing application.
- 4.2 This are all listed and highlighted below :- 3.2 – The surrounding areas of the Pitcher and craft are vitally important, as the site is surrounded by an accessible high street of retailers.
- 4.3 The amenities nearby will be protected from unnecessary changes.
- 4.4 This application will emphasise the need to carefully maintain the reasonable access to all members of the community. No drastic changes are being sought from the current application.
- 4.5 3.6 – With the area having a strong infrastructure with local transportation, it is important to lower the emission of dangerous gas pollutants into the air.
- 4.6 The access to the Pitcher and Craft is within an accessible reach to most people living in the community.
- 4.7 4.2 – Residential Accommodation. This application will not compromise the existing state of the building for the local residents, who occupy the flats above the site address.

- 4.8 The access to natural sunlight will not change as the 'front of house' area will not infringe on anyone's view above the retail outlet. There will be no outer extension from the ground floor, which could impact on unforeseen changes to the current standards of living for residents.
- 4.9 5.2 – The flow of traffic to and from the site address, is highly likely to remain the same during the normal travel times. It is expected to be locally dependable on the current bus travel routes, and strongly accessible via the cycling routes. Vehicle parking is not advisable as there are double yellow lines, which hinder motorists from illegally parking near the site for any period of time.

5.0 Scale and Aesthetics

- 5.1 Externally, the outer appearance of the building will remain unchanged.
- 5.2 Internally, there will be a complete change of the Front of House Staffing area.
- 5.3 This proposal in size is not considered to be overbearing in scale, which would have a detrimental impact on the shopfront of nearby retail outlets.
- 5.4 Currently the size of the company is classified as a small and medium enterprise (SME).
- 5.5 The Opening Hours are listed below :-
- Monday – 7:30am – 5:30pm**
Tuesday – 7:30am – 5:30pm
Wednesday – 7:30am – 5:30pm
Thursday – 7:30am – 5:30pm
Friday – 7:30am – 5:30pm
Saturday – 8:00am – 5:00pm
Sunday – 8:30am – 5:00pm



6.0 Summary

- 6.1 Due to the new legislation permitting the change of use within the same Class, A1 and A4 are now covered by Class E – Commercial, Business and Services from 1st September 2020.
- 6.2 Following the new Guidance from the planning portal - The Lawful Development Certificate (Proposed Use) will be deemed adequate for this application.
- 6.3 Neighbouring sites have been assessed with providing varying functions within Class A, which will have a bearing on how the local residents live above the Ground Floor.
- 6.4 Reviewing the neighbourhood as a whole, there will be a limitation on the element of noise, and an importance of limiting any unnecessary wastage, whilst maintaining the current Opening Hours which will be kept at comfortable levels.
- 6.5 The existing Shopfront windows and door positioned towards the pathway on Southwark Park Road will not be altered.
- 6.6 It is not necessary to apply for any changes for the signage or façade to take place for this building.
- 6.7 No Advertisement changes are being sought for this application.
- 6.8 Summary of Site - For the Ground Floor, all access to Southwark Park Road are related to the A1 Retail Shopping Outlets (Now 'Class E') are accessible from the Street Level along with the residential on the first and second is accessed via a staircase from the ground floor.

7.0 Conclusion

- 7.1 The renovation scheme is geared towards redesigning the internal area of the Retail shop located on the Site with changes sought, for the customer facing food sales area.
- 7.2 The Proposal will resolve the current issues of the uncompromisingly poor space within the part enclosed front of house area.

- 7.3 The internal area will be the same as before and after application is submitted.
- 7.4 Economically this Proposal will be beneficial to the community as a whole, as there are presently very few shops within the area which serve specifically Beer, wine and other alcoholic beverages.
- 7.5 Overall we believe in proposing this viable approach, in order to resolve the current issues surrounding the existing layout.
- 7.6 The proposal will be set to preserve the characteristics of the neighbourhood, whilst further improve the lifecycle costing of maintaining the retail section of the area of the building as a whole.