



Design and Access Statement

19B London Road, Southampton

Introduction:

Site Location and Description

This Statement relates to a ground floor section of the existing three storey building 19 London Road.

The building is situated on the western side of London Road on the junction of with Waterloo Terrace and has dual frontage.

London Road is within the principle business district of the city and the property is part of a terrace of shops, offices and flats, in an area which underwent an extensive council improvement scheme in 2008.

Many of the large nearby commercial properties have been converted into mixed use buildings, as well as the further trend of the splitting of large ground floor commercial units into smaller units that are less likely to be vacant.

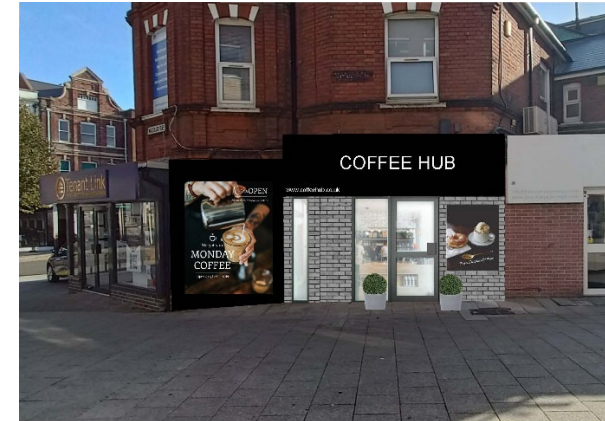
The existing property comprises an end of terrace mixed use building arranged as a large ground floor commercial unit, together with three residential apartments on first and second floors. There is also a separate ground floor shop unit (19C London Road) to the rear, with a separate frontage onto Waterloo Terrace.

Location plan
Conveying the site in relation to
the surrounding area.



Site Context

Waterloo Terrace existing frontage



Design Principle of development

The main principle adopted within the proposal was to design a scheme that utilised unused ground floor commercial space to ensure the long term business viability of the building's commercial use.

By using the current building footprint and layout the changes will be minimal. The street scene from the pedestrianised Waterloo Terrace will be improved and in keeping with the proposed installation of Anthracite Grey Aluminum framed windows and doors matching the frontage of the neighboring commercial unit.

Flood Risk and Drainage.

From the Environmental Agency data the site does not fall into an identified flood risk area and the commercial space is already connected to mains drainage provision.

Access design considerations.

The entrance door design will provide level access from Waterloo Terrace. Due to the central location of the building, parking provision will not be required for the unit. The building is highly accessible with nearby carparks, bus routes, bike stands and electric scooter collection points. As an existing commercial space, the development is straightforward giving a positive impact on the area.