DESIGN AND ACCESS STATEMENT



THE WAGON WORKS
28 SOUTHAMPTON ROAD
EASTLEIGH
HAMPSHIRE
SO50 9FJ

PROPOSAL TO CREATE AN EXTERNAL SEATING AREA, WITH 3 TABLES AND 12 CHAIRS, ENCLOSED WITHIN DEMOUNTABLE SCREEN.

Property – J D Wetherspoon, The Wagon Works, Eastleigh, Hampshire, SO50 9FJ.

PROPOSAL–Submission of full planning application for approval to provide external seating area, comprising demountable enclosing screen, three tables and twelve chairs.

USE
The existing use of the building is a public house. The current application does not change the present use of the building.

AMOUNT OF DEVELOPMENT
The provision of the external seating area creates no additional floor-space.

LAYOUT
The existing layout of the building, and external spaces, is not affected by this proposal.

SCALE OF BUILDINGS
The scale of the current building and ancillary spaces are unaffected by the works to which this application relates.

LANDSCAPING
There is no existing landscape to be affected by this proposal.

APPEARANCE
The external appearance of the existing building will be unaffected by the installation of the external seating area. The enclosing screen is entirely free standing and easily demountable.

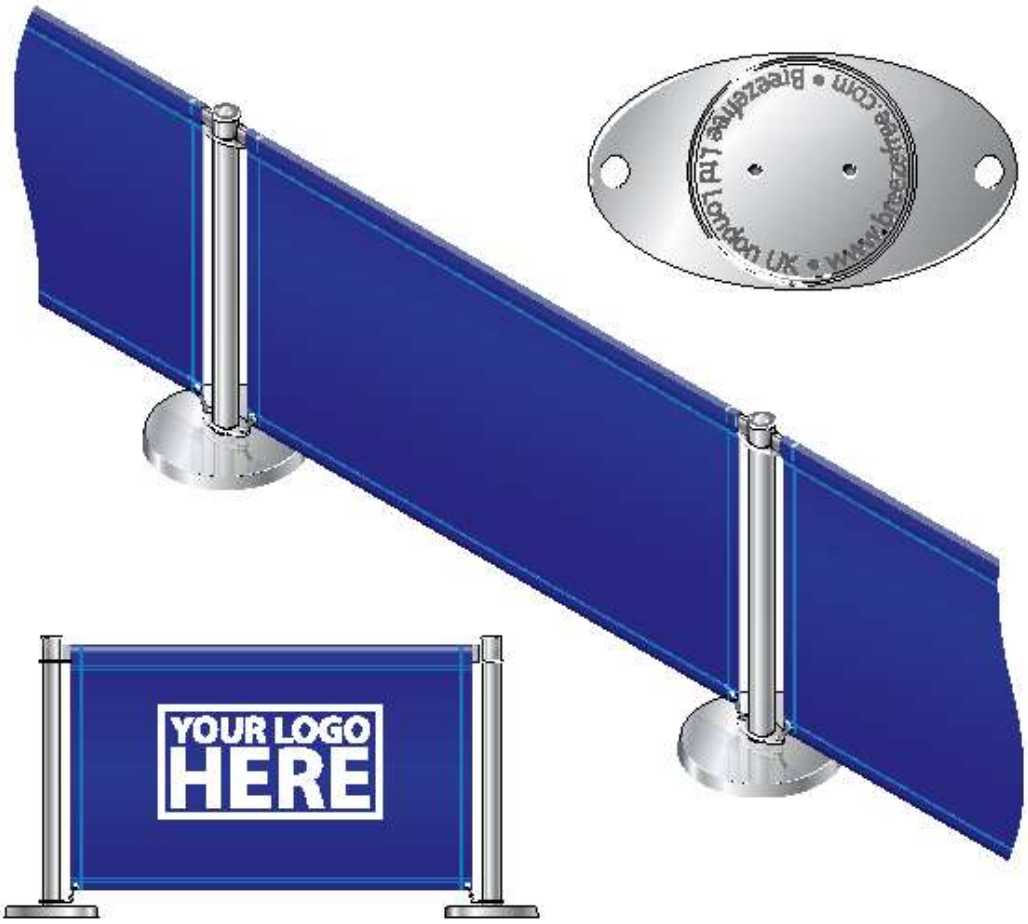
ACCESS
No change is proposed to the existing access.

DESIGN
The new screen and fittings will be stainless steel finish, with a demountable / detachable fabric screen (see following page).
The fabric colour is yet to be chosen.
The external furniture will be durable and appropriate for this location.



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