DESIGN & ACCESS STATEMENT

NEW STARBUCKS COFFEE SHOP, UNIT 3, HEDGE END RETAIL PARK,

CHARLES WATTS WAY, HEDGE END, SO30 4RT.

Introduction

On behalf of Starbucks Coffee Company Evolve Design have prepared elevation and plan designs for the above site address. The enclosed proposal provides the opportunity to introduce a new Starbucks Coffee shop to the area which will serve the local community with Starbucks finest quality coffee and fresh food. The building will be undertaking a new refurbishment along with external works to the existing shop front. The single storey building is located at unit 3 and was currently occupied by 'Jessop's', the building is not known to be within the conservation area.

Amount of Development

Planning permission is required for the change of use to the premises to (A3 use Restaurant & Cafe). Internal alterations are proposed within the unit introducing new WC facilities for customer usage, new fixture layout and formation of new stud partition walls. The main sales area will be opened up removing lower partition walls creating additional space for customer seating. All internal alterations will be subject to building control approval and in line with the requirements of the local planning authority.

New signage will be installed subject to a separate advertisement application submitted to Eastleigh Borough Council. For further details please refer to the existing and proposed plans enclosed.

With the exception of the above development all other access doors to and from the building will remain the same and will not be altered as part of this proposal.

Layout of the Development

The existing unit will remain in its current location. Nearby roads and parking facilities should not be affected as part of this proposal. The store will not be increasing in size and therefore should not have any impact on the existing traffic use within the surrounding area or on existing retail units in terms of trade and congestion. For the location of this building please refer to the ordnance survey map enclosed highlighting the proposed new Starbucks coffee shop in red.

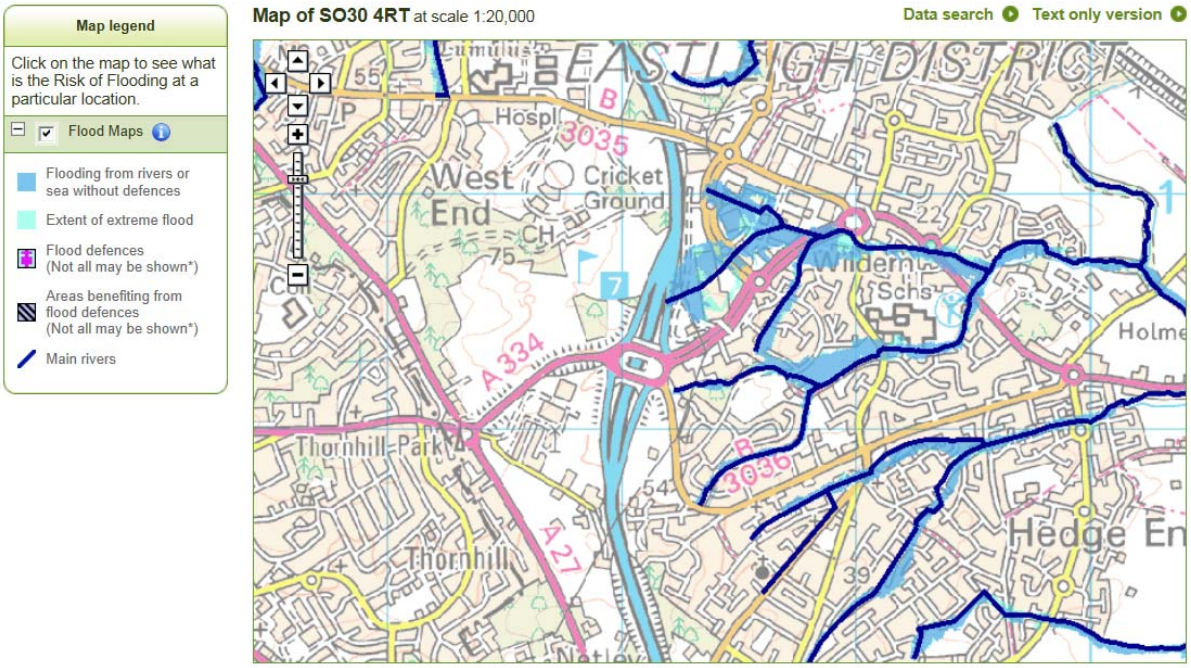
Appearance

All additional colours and materials will be kept in accordance with the same standards used throughout all Starbucks Coffee Shops.

Flood Risk Assessment

Hedge end Retail Park is not known to be an area of risk of flooding enclosed below is the environment agency flood risk map identifying the main rivers and sea.

Environment Agency Flood Map



Conclusion

In summary, the above proposal will provide the opportunity to introduce a new Starbucks coffee shop to the Retail Park for the local community. The new refurbishment will be in keeping with the character of the building and in line with the landlord's requirements. Please refer to the existing and proposed plan layouts enclosed for further details.

External Site Photographs



