



DESIGN & ACCESS STATEMENT

Project: Josies,

Site Location: 113 Winchester Road, Chandlers Ford, Hampshire, SO53 2ZA

USE

The site was previously a bank. The proposed use is a independently run coffee shop.

BACKGROUND

The Barclays Bank closed permanently in the summer of 2021. Josie's have given first refusal of the site by the new owner of the building. This is the 5th site Josie's has opened. The other 4 sites all operate successfully, and Josie's are considered to make a positive impact to the high streets they are on.

AMOUNT

The proposed design of the coffee shop will cater for 72 internal covers and 20 external covers.

LAYOUT

The entrance to the site will remain in a similar location to the existing location. We are proposing an internal lobby to help with heating and cooling of the space

SCALE

The awning will be approximately 5 Metres wide, and 2 Metres deep and comfortably sits over the shop front windows. It will protect customers from the rain.

APPEARANCE

The awning has been designed in a colour that is in keeping with the Josies branding and is a practical colour for an exterior blind. The 'Josies' graphic will be applied to the awning as shown on the technical drawings. The graphic will be no wider than 1 metre. Awning boxing to match in paint finish RAL 6012 Black Green

LANDSCAPING

Not applicable

ADDITIONAL INFORMATION

Not applicable

ACCESS TO AND WITHIN SITE

The site is easily accessible from Winchester Road.

FLOODING

According to the Environment Agency's Flood Map, the site is not in an area of flood risk.

CONSIDERATIONS TOWARDS SUSTAINABILITY

Not applicable

CONSULTATION

We have not consulted the Local Authority regarding the design.

Engaging Interiors Limited

4 Fisher Street, Lewes, BN7 2DG Tel: 01273 569133 www.engaginginteriors.uk

Registered in England and Wales No 6191591