

DESIGN AND ACCESS STATEMENT

Project: Proposed Bubble Tea Takeaway

Location: 10a St Johns Centre
Hedge End
SO30 4QU

Application: Change of use from Sui Generes (Nail Beauty Salon) to Class E (A) - Bubble Tea Takeaway

PROPOSAL

- Bubble tea take away serving hot and cold drinks.
- Business will be Class E (A) use.
- This will be a family run business.
- The shop will also make bubble teas which is a combination of a drink and snack which has globally grown into its own market. Bubble tea is now the most popular drink in all Asian cultures and now dominating worldwide. These will be made fresh when they are ordered with a variety of flavours to choose from.
- Being in Hedge End for the last three years has been great. The community have been very welcoming and always willing to help. Through discussion with various members of the public there is limited options for food and drink hence why we believe this bubble tea business will thrive.
- There is only one restaurant that serves Vietnamese cuisine based in Portswood owned by one of our relatives in the whole of Southampton, having an addition to the Hedge End village we can guarantee it'll be busy. This opportunity in Hedge End will allow others to experience the taste of different cultures without having to travel so far.

Following the change of use from Sui Generes (Nail Beauty Salon) to Class E (A) Bubble Tea Takeaway. This proposal will involve any alterations to the existing shop to accommodate the business. The takeaway service will utilise the existing application site footprint to allow for the installation of refrigerator storage units and an induction hob for brewing tea for sale are all located on the ground floor.

The business will be a strictly takeaway service as no food will be consumed on premises. The business will have various storage spaces for individual products such as dry and cold toppings.

SITE & BUILDING

- Business is currently a nail salon (Sui Generes)
- Been a nail salon for past 3 years
- Lease currently ends in 20/01/2023
- Fire exit is out the back
- Toilet access
- Public entrance through main door

The building is a terraced unit neighboured by No. 9 to the North and South, St Johns Road to the east and a customer parking area to the west (rear end of the property). The site lies on the North End of St Johns Road near to the intersection to Lower Northam Road. The surrounding areas mostly comprise of commercial retail units.

The building is a single storey with public entrance on St Johns Road. The toilet is for staff only use and not accessible for the public.

ACCESS

- Car park located at the back of the salon.
- Secondary car park opposite the shop.
- All on one floor.
- Deliveries can be accessed and through the back of the shop.
- Disabled access through main door.
- Emergency exit available at the back of the shop.

Being situated in the middle of Hedge End village, most customers will be visiting the area on foot or park their vehicles in the nearby public car parks. The premises can be easily accessed from St Johns Road entrance and has adequate emergency exists leading into the car park in the rear or back onto St Johns Road.

The floor layout mainly consists of a public entrance from St Johns Road into the front of the shop. The shop front floor level is levelled with the exterior floor level granting disability access without the need for an access ramp to be installed.



Front of the shop



Fire Exit & Access to Back of Shop