

## **1 INTRODUCTION**

1.01 This Design and Access Statement has been prepared by Bourne Wood Partnership Limited to support the planning application for a sub-let unit to 111 Winchester Road, Chandlers Ford, Eastleigh, which the proposals are as follows: -

- a. Proposed is to form a new access ramp with associated stairs and landing to access the shop unit for deliveries and customer collation;
- b. Proposed alterations to the façade consist of over cladding to the demise area with new doors and windows as shown on the application drawings;
- c. New fencing to the rear of the existing shop units to Winchester Road and associated decoration to tidy up the same;
- d. Decorations to the front elevation;
- e. Relocated Bin Store Areas;
- f. EV Charging point for Majestic use only.

This statement is to be read in conjunction with the application drawings.

## **2. EXISTING SITE**

- 2.01 The property is located on 111 Winchester Road in Eastleigh. The property is a ground floor shop unit which was previously used as part of the Co-Op Store. The unit is currently vacate.
- 2.02 There is an approval for a two-storey extension for the site with planning reference :- PN/24/97626 and works to this are currently on-going. We have referred to an approved drawing under that application for reference in some areas.
- 2.03 The site is well provided for in terms of transport being that there is a Bus Stop to the front of the unit within Winchester Road. There is also to the rear a pay and display car park, with a car park to the side serving the Co-Op and this unit plus the new flats over. There is also more car park's within the area and all are well connected by pedestrian walkways.

### **3 USE**

- 3.01 The proposal is to maintain existing retail use, Class E, for the proposed new tenant for the unit, Majestic Wine and Warehouse Ltd.

Majestic wines are a major retailer throughout the UK

The unit will be split into 2 areas really, being a main sales area with a small storage and amenity area. All as shown on the plans.

### **4 AMOUNT**

- 4.01 There is no increase in floor area to the area being demised to Majestic and which forms part of this application.

### **5 LAYOUT**

- 5.01 The overall layout of the unit and external area have not altered overall, but been adapted to facilities the side entrance and ramp.

- 5.02 To the front elevation, it is proposed to maintain the extg cycle parking and add a small trolley park area for customers

### **6 SCALE**

- 6.01 Proposed openings and timber cladding on the carpark facing elevation are in scale to the façade together with the new proposed fencing.

### **7 LANDSCAPING**

- 7.01 No works proposed.

### **8 APPEARANCE**

- 8.01 The new timber cladding to the side elevation will provide a new attractive appearance, as well as the new fencing and proposed external decorations.

### **9 ACCESS**

- 9.01 Level access to the unit has been maintained via Winchester Road. However, with the new ramp access, level access has also been increased via the side elevation