

PLANNING, DESIGN AND ACCESS STATEMENT

Site: 80 High Street, Hampton Hill, TW12 1NY

DATE: 1st Dec 2010

INTRODUCTION

The Statement forms part of a planning application for Change of Use at 80 High Street, Hampton Hill, TW12 1NY . The site is identified on the Location Plan and all other relevant drawings provided in this package. The building is not listed and is within a Conservation Area. The new proposal will not affect the existing site access or existing public car parking.

The proposed scheme is for:

The change of use of vacant Public House (A4 use) to Hot Food Take Away (A5 use). The site, now vacant, previously operated as a pub ('The Jenny Lind') with first floor associated residential accommodation. The new proposal is only for ground floor. The existing access to flat is via Pub's kitchen area., the new proposal provides a new dedicated external access to the flat. All existing ventilation and extraction equipment located on flat roof is to be replaced with new and upgraded plant and is to be covered with an acoustically sound timber cage.

The Surrounding Area

There are a mix of detached dwellings, blocks of flats and semi detached dwellings and commercial uses along Hampton Hill High Street. The buildings vary in height from 2 to 3 storeys. There are newly developed commercial units (Sainsbury, costa coffee, library etc.) in close proximity to site.

The High Street has a mix of uses, including retail units, restaurants and residential accommodation.

There is a Controlled Parking Zone around the site available for free public parking (Mon-Fri 10.00am – 11.00pm) for up to 2hrs.

The design

The existing shop-front and frame are to remain but minor betterment work will be carried out where necessary. Internally, all existing floor and wall finishes will be renewed. New energy efficient artificial lighting to be introduced to all internal areas. The existing semi translucent plastic roofing at the rear of the site is to be removed, and a new flat roof to be constructed.

The existing rear garden area is to be cleared out, and a new allocated bin area to be provided.

Access

The existing front entrance, off the High Street, at the ground floor is to remain as existing. A new access is to be created externally for the flat at 1st Floor as shown on proposed layout drawings submitted with this planning application.