

ISLAND GREEN DRIVE THRU RESTAURANT - P/2015/0656
ADDENDUM TO DESIGN AND ACCESS STATEMENT – NOVEMBER 2015

1. On 13 August two planning applications were submitted on behalf of Henderson Retail Warehouse Fund Ltd, owners of Island Green Shopping Park. Application 1 was for alterations to the Main Car Park to improve the quality and quantity of parking spaces within it, and Application 2 (P/2015/0648) was for alterations to the Main Car Park, along with redevelopment of the Southern Car Park to provide a new drive thru restaurant and take away along with related external seating, public realm and parking.
2. Chapman Taylor Architects prepared the plans and a Design and Access Statement (DAS) for Application 2. On 28 October 2015 we submitted revised plans in respect of application P/2015/0648. This is an Addendum to that original DAS.
3. The proposed development is unchanged in terms of the following:-
 - Number and size of buildings;
 - Use of proposed building;
 - Incorporation of a drive thru facility;
 - Provision of 25 parking spaces related to the drive thru;
 - Servicing arrangements.
4. However, the changes to the scheme of 28 October amended the siting of the building so that the building is now to be positioned in further to the south east closer to Pentre Felin and Mitre Buildings. The design of the building and its setting has been changed so that “activity” has been reduced along the northern side of it; in particular the entrance, outdoor seating and play area have been relocated and replaced with additional landscaping. Furthermore, the staircase has been relocated within the building and upper floors redesigned to reduce any potential for overlooking from the upper floor of the restaurant. The reorganisation of the car parking has enabled the northern boundary to be strengthened in terms of its fence line and landscaping. The parking within the Main Car Park has been amended to improve the provision of mobility spaces and pedestrian connectivity within the site.
5. We consider that these changes to the proposed development have improved the quality of the scheme in terms of the following design and access considerations:-
 - Character – the relocation of the building and improved northern boundary to the Southern Car Park site have improved the relationship of the site to the Listed Y Werddon building.
 - Community Safety – the re-siting of the buildings has created an area to the west of the proposed building with greater visibility from Petre Felin. This improves the natural surveillance of this part of the site which will enhance community safety of it. Indeed, the improved pedestrian accessibility within the Main Car Park will also improve Community safety.
 - Environmental Sustainability – the alterations to the scheme will have little effect in environmental terms (compared to the original scheme) although improved pedestrian paths should enhance the prospects of linked trips and bring some environmental sustainability improvements.
 - Movement and Access – the revised drive thru lane is simpler and the servicing of the new restaurant will be closer to the store, as well as the abovementioned mobility spaces and pedestrian path improvements will improve the scheme in terms of movement and access considerations.
6. Based upon the above, we conclude that the changes to the proposed development introduced on 28 October improve the proposed development in terms of design and access considerations.