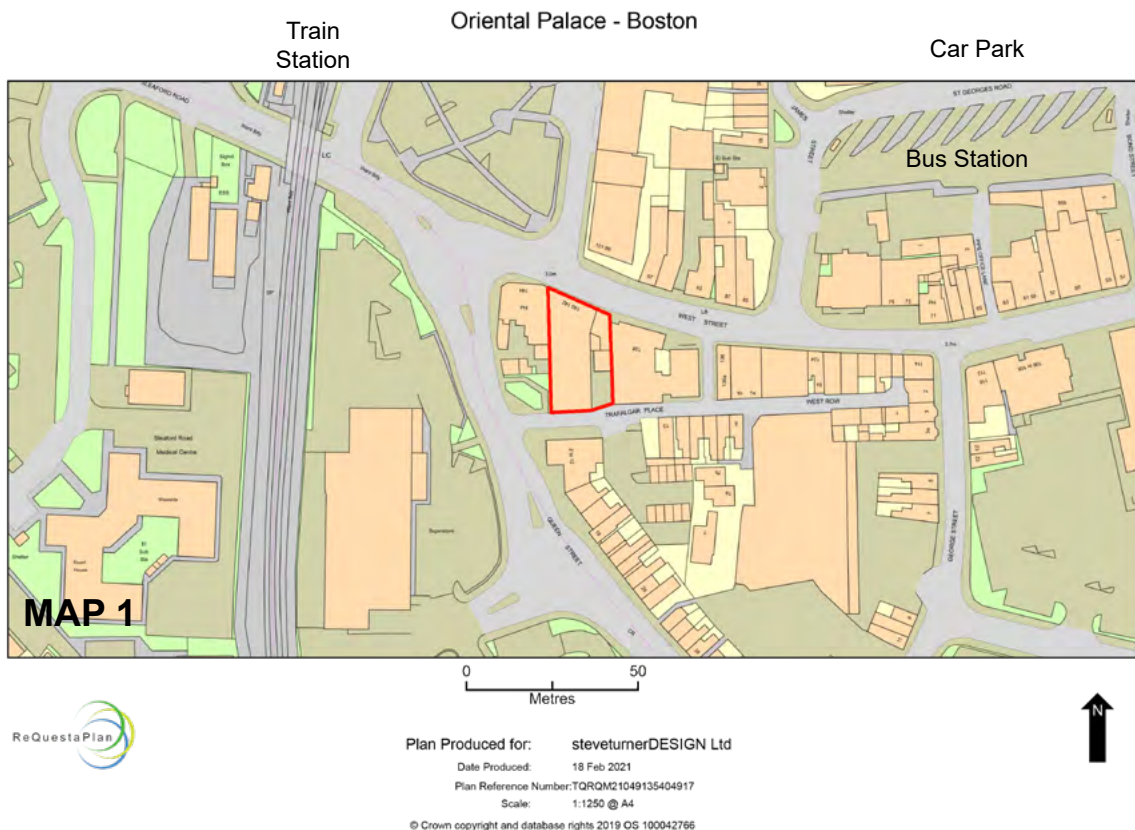


# Parking & Access Assessment

## SITE:

Mr H Peng  
Oriental Palace  
140-142 West Street  
Boston  
PE21 8RE



## PROPOSAL

**Change of Use** - Site is currently occupied by an A1 Retail Unit and an A3 Restaurant Unit. The proposal involves re-purposing the Restaurant space to allow for the enlargement of the existing A1 Retail unit, along with the creation of 2 new A1 Retail units and the separation and reuse of the existing Restaurant kitchens to form an A5 Hot Food Take Away.

The Location plan above (MAP 1) indicates the site, outlined in red, and the proximity of the local transport hubs of the Train Station, Bus Station and the St Georges Road Car Park all within 250m north of the site for customer access.

steveturner**DESIGN**



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STATEMENT

As MAP 2 shows, both West Street and Trafalgar Place, which flank the site North and South, have double yellow lines preventing parking immediately in front and behind the site. There is however several parking spaces on West Street, adjacent to the site in front of No 138 (see Photo A.)  
MAP 2 also shows that Trafalgar Place behind the site, has sufficient width for 2 vans to pass for access, and the rear of the site has sufficient space for a single goods / transit van for deliveries.(See Photos B & C)



SUMMARY

During the design process, consideration has been given to both the access of the individual Retail Units and the Take Away, from both the customers and the businesses perspective.  
The location of the site within the town is supported by both environmental means of travel to it; on foot, bicycle, bus and train, along with the close proximity of the site to a primary car park within the town centre. From the businesses perspective it is felt there is more than adequate parking for deliveries at both the front and rear of the site using the on road spaces on West Street adjacent to the site at No 138, and the off road parking to the rear of the site and subsequent access to the rear exits to each of the sites from the courtyard.  
We trust all of the above information meets with your approval and look forward to progressing our proposal with you further. Should you require any further information or access to site please do not hesitate to contact us.

Written on behalf of:  
Mr H Peng  
Applicant and property owner  
50 North Street  
Bourne  
Linc's  
PE10 9AB

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