

Design and Access Statement in support of an
application for change of use from B2 (General Industrial)
to a boxing gym (Use Class D2),
and erection of a new shed for this purpose

2A Seagull Lane
North Street
Emsworth
PO10 7QH

INTRODUCTION

No 2A Seagull Lane is one of the light industrial units located between the A259 and A27, next to the old gasometer site in Emsworth. The site can be accessed either from the Seagull Lane to the north, or from North Street to the west. The neighbouring buildings consist of residential flats to the west in Seagull Court, and light industrial activities to the east in Seagull Lane.



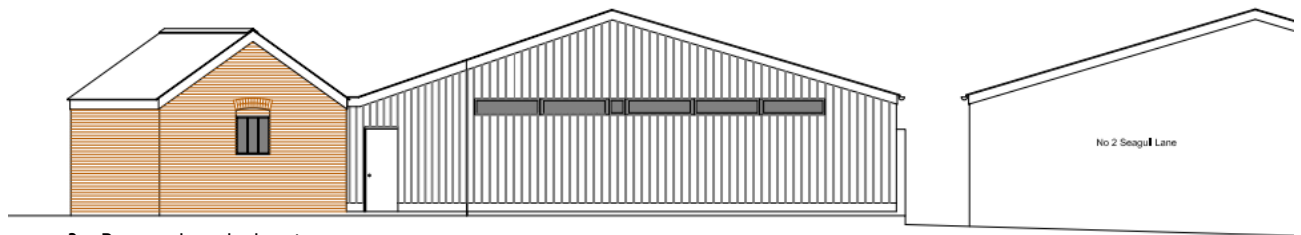
1. Internal view



2. External view from south

PROPOSAL

The buildings had been erected in a piecemeal fashion over the years, and eventually became a constraint on the business of the long time occupant, R&J Anodising, who in January 2020 relocated to more suitable premises in Southbourne. The dilapidated industrial sheds have been removed, leaving just a simple brick building on the site (originally stables). It is proposed to erect a new adjoining shed to accommodate the boxing gym.



3. Proposed south elevation

The form and massing is similar to the previous buildings, albeit simplified. The new shed is expressed as a simple duo pitch, similar to the neighbouring unit to the east (No 2 Seagull lane), and a variable width valley gutter sits between the brick built stable block and the new shed.

External walls are a simple vertically profiled metal sheeting, such as Euroclad Elite 50, punctuated by high level powder coated aluminium clerestory windows. These will pivot horizontally to provide maximum cross ventilation to the gym.

The corrugated fibre cement roofing to the stables will be replaced with metal profiled roofing to be used on the new shed as well. The flat roofed area will be a felted and laid to falls.

Although access is available from North Street, via the parking area to Seagull Court, it is considered more suitable to place the main access from Seagull Lane. The setback of the entrance from Seagull Lane is used to accommodate an access ramp suitable for wheelchair users. Set back behind the existing 5 garages, the gym will be mainly hidden to views from Seagull Lane, and signage will therefore be placed on the galvanised security fencing to signpost the entrance and improve the visual aspect of this element to the lane.



4. Example of wall cladding

Vehicular access is also available from the South, and this will be used as an emergency escape and as an access for equipment etc.

USE

The applicant is heavily involved with Chichester Boxing Club, and wishes to bring the benefits of a custom boxing gym to Emsworth. It is anticipated that the gym would have a maximum of 30 users at any one time, and more likely to average 20 users. When not used for boxing, the gym would be available for use by other clubs, such as martial arts, yoga etc.

The space has been simply laid out to accommodate a standard 16'x16' raised ring, 8 No suspended punch bags, plus other training items required by Boxing England.

Male and Female changing facilities are included, plus a small reception area for administration.

TRANSPORT & PARKING

The site has one parking space to the south. Users are anticipated to be both local to Emsworth from the wider area between Chichester and Portsmouth. For those using public transport, the site is close to Emsworth Rail Station and local bus stops. Bridge Road or Palmers Road car parks are close by for those arriving by car.

Travel distances are as follows:

- Distance from Emsworth Train Station is 150m
- Distance from Bridge Road car park is 350m
- Distance from Palmers Road car park is 400m



5. Satellite view of Emsworth

CONCLUSION

The proposed change of use to a boxing gym and erection of a new shed would make beneficial use of an otherwise redundant industrial site. The provision of additional extracurricular activities for local young people are much needed and would be welcomed by local groups. The industrial aesthetic of the replacement building is in keeping with the use of Seagull Lane and would make a positive contribution to the surrounding area. Allied to the ease of access by public transport and proximity of public car parking, it is considered that the application meets all extant and emerging local plan policy, and we respectfully request that planning permission be granted.

Jim Garland RIBA

August 2020