



DESIGN & ACCESS STATEMENT

1st July 2020

Development Site:

B.M SCAFFOLDING, BROCKHAMPTON ROAD, HAVANT, HAMPSHIRE PO9 1JU

Proposal:

**PROPOSED DEMOLITION OF EXISTING INDUSTRIAL UNIT IN FAVOUR
OF A NEW REPLACEMENT UNIT FOR B1, B2 AND B8 USE**



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INTRODUCTION & PURPOSE OF STATEMENT

This Design and Access Statement is submitted in support of the proposal to give additional detailed information to officers and consultees dealing with the application and to inform the public and others with an interest in the proposal about the site and the proposed operation of the site.

This is a full application for the redevelopment for improvement works to replacement the aging business unit and facilities at B.M Scaffolding, Brockhampton Road, Havant, PO9 1JU, formally known as Units 1, The Platers, Brockhampton Road.

This statement should be read in conjunction with the proposal drawings/documents:

Supporting Letter
Planning Application
Planning History; APP/18/01024
Flood Risk Assessment

Existing Block & Location Plans	E001
Existing Topographical Survey	CM/19828
Existing Location Images	E002
Existing Elevations	E003
Existing Floor Roof & Site Plans	E004
Proposed Site & Location Plans	P001
Proposed Building Positioning with Below Ground Assets	P002
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Disclaimer	

1.0 THE SITE AND ITS SURROUNDINGS

1.1 The plot measures 1011m² and is located at B.M Scaffolding, Brockhampton Road, Havant PO9 1JU. Access is via Brockhampton Road (the older) and site is the unit at the end of the road, known as unit 1.

1.2 The location of Brockhampton Road, has a good mix of industrial units and business.

1.3 The proposed site is within the industrial area of Harts Farm Way.

2.4 This proposal will retain the use of the site as industrial, to include a good size yard, for parking and business options.

1.5 The site is within easy, safe and short walking & cycling distance of a wide range of facilities and services including bus routes and shops.

2.0 LAYOUT AND AMOUNT

2.1 The site, density, massing, form and orientation of the proposed development has been conceived to accommodate specific planning advice received at pre-application stage during the past (extension application, APP/18/01024) and to ensure no neighbouring amenities are affected by the proposal.

- 2.2 The proposal is to remove the existing business until in favour of a new replacement unit with parking and amenity yard space.
- 2.3 The proposal would enhance the needs of the business and have an improved appearance when viewed from the road.
- 2.4 The design submitted shows a single business unit with loading, storage, reception, offices wc's, amenities, services, parking and yard space, providing flexibility and adaptability space for the business needs as required.
- 2.5 Parking for min 11 vehicle is available on site with space for onsite turning and loading, min 3 cycles bay and bin storage & collection.

3.0 DESIGN

- 3.1 This design proposal takes into consideration the guidance and advice received from Havant Borough Council. We have submitted plans to replace the existing unit to complement and enhance and reflect the location and development in the area.
- 3.2 The proposed unit is designed to deliberately be in keeping with the other new business units within the area and to a high standard.
- 3.3 A palette of materials has been selected to make a positive contribution to the architectural standards locally.
- 3.4 The external walls and roof will be metal sheet cladding. Windows, doors and joinery will be painted in a dark grey or equivalent. All materials have been chosen for their function, and to reflect the palette of materials found locally.
- 3.5 The proposed scheme will be constructed on site utilising local suppliers and sub trades.
- 3.6 The proposed scheme has been designed to be 'of it's time'.
- 3.7 The scale, density, mass, height, use, proportions, and detailing are considered to echo the surrounding structures and to complement the location.
- 3.8 The proposed scheme will not over-looked or compromise any residential amenity of others in the area.
- 3.9 It is considered that the proposal represents good standard of business / industrial design.

4.0 SUSTAINABILITY

4.1 Sustainability is fundamental to the ethos of The Planning Service and underpins all of our decisions and strategies. We take a holistic view of the three elements of sustainability outlined in the NPPF -social, economic and ecological - ensuring that all three aspects are considered equally and in balance.

4.2 Some of the main sustainability considerations represented by this application are outlined below:

Social

- 4.3 This proposal will deliver a modest, but locally appropriate, contribution to Hampshire business.
- 4.4 This proposal can meet a diverse variety of business needs.
- 4.5 The requirement for all LA's to facilitate and support business opportunities.
- 4.6 If planning is granted it is intended that the site will be used by the applicant and to make a, positively contributing to the community and supporting the services and amenities of the local.

Ecological

- 4.7 The proposed extension will be prefabricated locally utilising build methods, combined with high specification engineering and industry leading technological and materials.
- 4.8 The proposed extension will be built with the knowledge and design of local trades.
- 4.9 The Planning Service have an Waste Minimisation Policy.
- 4.10 Where possible local procurement and reduced delivery miles - the products used will be made and procured locally, therefore reducing the number of deliveries required to travel to site and minimising disruption during the construction phase.

Economic

- 4.11 This proposal will support an established local company and a local employer, together with

their associated trades and other enterprises within Hampshire.

4.12 The proposal will create and support local skilled and well-paid employment opportunities and will generate considerable economic revenue within the county.

4.13 It is envisaged that the required ancillary services/trades such as consultants, electricians, construction workers, retailers, plumbers, landscapers, kitchen makers, engineers, innovators and designers etc will also be locally based and will benefit significantly from the proposal.

4.14 The Planning Service hopes that projects such as this will provide appropriate opportunities - to encourage businesses to move and work in Hampshire, or enable them to stay in Hampshire. It is clear that local development projects such as this will also directly increase revenue spend in the county whilst creating and supporting local jobs (of all types) within Hampshire.

5.0 LANDSCAPING

5.1 The boundaries to the sides and rear remain unaffected by our application but where needed metal boundary fencing will be used.

5.2 A hard standard yard (topped with permeable block stones and tarmac with surface drainage) is to be formed around the business unit as the yard.

6.0 ACCESS

6.1 The existing access off the Brockhampton Road is via the front gate on Brockhampton Road. This will remain the same and include a gate.

6.2 All vehicles will be able to enter and exit the site.

6.3 Ample parking for min 11 vehicles have been allocated as a blended ratio to the site with space for more.

6.4 Disabled parking spaces are provided to the front of the buildings which are designated 'accessible' and positioned close to building entrances.

6.5 Parking spaces for bicycles are provided within the building on wall mounted brackets additional external secure cycle stands (e.g. Sheffield stands) can be provided if occupiers have a greater demand for cycle parking (this is shown on the submitted floor plans).

6.6 Waste/refuse disposal space will be available within the building to meet the functional and operational requirements of occupier relative to their scale and nature of their operations. Additional yard bin storage and collection is also shown on the submitted floor plans.

7.0 PLANNING HISTORY/PLANNING POLICY

7.1 Pre-Application Advice a response received 8th May 2018.

7.2 This proposal acknowledges and incorporates all of the pre application advice.

7.3 The property was granted planning permission for a business unit extension in January 2019, reference APP/18/01024, copy enclosed. The extension was not started. The property is currently occupied but does not need the needs of the business.

8.0 FINANCIAL CONTRIBUTIONS

8.1 The applicant recognizes, and is willing to pay the application fees on submitting the application.

9.0 FLOOD RISK

9.1 A flood risk assessment has been submitted with this application.

10.0 SITE LEVELS

10.1 Site levels and finished floor levels are shown on the submitted plans.

11.0 ADJACENT USES

11.1 The Hart Farm development comprises predominantly B1 and B2 uses, including factory space.

12.0 CONCLUSION

12.1 Havant is a sustainable business area identified as suitable for proportional growth. A wide range of facilities and amenities can be found within easy and safe walking distance.

12.2 This site is located within an industrial built environment.

12.3 The proposal is locally responsive and small scale.

12.4 The proposal is consistent with national and local planning policy in the sense that it will help contribute to the local economy and job opportunity in Havant and greater district area and will deliver economic, environmental and social benefits to the locality.

12.6 The proposal is compliant with Govt Planning Guidance, but also with the local Core Strategy.

10.7 In conclusion is hoped that this proposal represents sustainable, sensitive and locally distinctive development of a change of use and extension to the business.

FINAL REMARKS

I trust that the material enclosed with this application is sufficient for your purposes. However, should you require any additional information, please do not hesitate to contact me at your earliest convenience.

We hope that officers and the council will be able to support this proposal and grant planning approval with such conditions as may be considered necessary.