



# **DESIGN & ACCESS STATEMENT**

10<sup>th</sup> October 2018

Development Site:

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

Proposal:

**PROPOSED EXTENSION TO EXISTING INDUSTRIAL UNIT  
AND CHANGE OF USE FROM B2 TO B8**



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## **1.0 INTRODUCTION**

- 1.1 This is a full application for the redevelopment of improvement works to add a front extension to the existing industrial unit at B.M Scaffolding, Brockhampton Road, Havant, PO9 1JU, formally known as Units 1, The Platers, Brockhampton Road. The and change the use from B2 (general industrial) to B2 (storage and distribution).

Pre-planning advice was requested for the change of use and a response was received on 8<sup>th</sup> May 2018, which indicated that Havant Borough Council Following a history search of the above site, I am of the opinion that the site falls within Class Use B2 (General Industrial). Should you clients wish to use the site for storage purposes (B8 Use), this change could be carried out under Schedule 2, Part 3, Class I of the Town and Country Planning (General Permitted Development) (England) Order 2015, and therefore will not require planning permission, providing the changes do not relate to a building with more than 500 Square meters of floorspace.

However with regard to the Parking of HGV vehicles overnight we feel that this is a significant change to the use of the site and Planning Permission would be required for this change.

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

- 1.3.1 - E001 - Existing Block & Local Plan
- 1.3.2 - E002 - Existing Elevations
- 1.3.3 - E003 - Existing Location Images
- 1.3.4 - E004 - Existing Floor & Roof Plans
- 1.3.5 - P001 - Proposed Block & Local Plan
- 1.3.7 - P002 - Proposed Elevations
- 1.3.8 - P003 - Proposed Floor Plans
- 1.3.9 - P004 - Proposed Cross Sections
- 1.3.10 - P005 - Proposed Site Plan

## **1.0 THE SITE AND ITS SURROUNDINGS**

- 1.1 The plot measures 960m<sup>2</sup> 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.
- 2.2 The location of Brockhampton Road, has a good mix of industrial units and business.
- 2.3 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 sized yard, for road parking and storage.
- 2.5 The site is within easy, safe and short walking & cycling distance of a wide range of facilities and services including bus routes and shops.

## **3.0 LAYOUT AND AMOUNT**

- 3.1 The site, density, massing, form and orientation of the proposed development has been conceived to accommodate specific planning advice received at pre-application stage and to ensure no neighbouring amenities are affected by the proposal.
- 3.2 The proposal is an extension to an existing detached industrial unit, chase on use with parking and amenity yard space.
- 3.3 The proposal would enhance the needs of the business and have a similar elevation as existing when viewed from the road.
- 3.4 The design submitted shows a single industrial unit with reception loading, storage, wc's kitchenette and three small offices on two floors providing flexibility and adaptability space

for the business needs as required.

3.5 The yard has an area 12m x 6 for storage racking.

3.6 Parking for min 3 vehicle plus a guest space is available on site with space for park, turn and storage 3 transport lorries, one cycles bay for each 500m2 area.

#### **4.0 DESIGN**

4.1 This design proposal takes into consideration the guidance and advice received from Havant Borough Council through collaborative pre-application discussions. As suggested. we have submitted plans for change of use and an extension to the existing industrial unit, to complement and enhance and reflect the location and development in the area.

4.2 The extension to the industrial unit is designed is deliberately match the existing and up it with current standards.

4.3 A palette of materials has been selected to make a positive contribution to the match architectural standards locally.

4.4 The external walls will be metal sheet cladding on a clay brick plinth. The roof will be laid with match metal sheet and trims. 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.

4.5 The proposed extension will be constructed on site utilising local suppliers and sub trades.

4.6 The proposed extension has been designed to be 'of it's time'.

4.7 The scale, density, mass, height, use, proportions and detailing are considered to echo the surrounding structures and to complement the location.

4.8 The proposed extension will not overlooking or compromise any residential amenity of others in the area.

4.9 It is considered that the proposal represents good standard of industrial design.

#### **5.0 SUSTAINABILITY**

5.1 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.

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

##### Social

5.3 This proposal will deliver a modest, but locally appropriate, contribution to Hampshire business.

5.4 This proposal can meet a diverse variety of business needs.

5.5 The requirement for all LA's to facilitate and support business opportunities.

5.6 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

5.7 The proposed extension will be prefabricated locally utilising build methods, combined with high specification engineering and industry leading technological and materials.

5.8 The proposed extension will be built with the knowledge and design of local trades.

5.9 The Planning Service have an Waste Minimisation Policy.

5.10 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

5.19 This proposal will support an established local company and a local employer, together with their associated trades and other enterprises within Hampshire.

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

5.21 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.

5.22 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.

## **6.0 LANDSCAPING**

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

6.2 A hard standard yard (topped with permeable type 1 MOT) is to be formed around the business unit as the yard.

## **6.0 ACCESS**

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

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

7.3 Ample parking for min 3 cars and additional visitor parking have been allocated to the site with space for more.

## **8.0 PLANNING HISTORY/PLANNING POLICY**

8.1 Pre-Application Advice a response received 8<sup>th</sup> Mar 2018.

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

## **9.0 FINANCIAL CONTRIBUTIONS**

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

## **10.0 CONCLUSION**

10.1 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.

10.2 This site is located within a industrial built environment.

10.3 The proposal is locally responsive and small scale.

10.4 The proposed extension and change of land use will enhance local business and employment.

10.5 This proposal has been produced after detailed, proactive and collaborative consultation with Havant Borough Council.

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

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