

Design & Access Statement For Proposed New Factory At Plot 2, Harts Farm Way, Havant PO9 1FA

For Ahmarra

11th January 2018

Planning History

Outline planning permission was granted for this site and the rest of the Havant Borough Council Depot site for new business and industrial development in 2011.

Since then the infrastructure including the new access road and all utilities have been installed, The building for P & I Generators on plot 3 has been completed and works have commenced on all other plots.

Surveys for ecology, archaeology, flood risk, travel and land contamination were carried out and dealt with in the 2013 reserved matters application APP/13/00911 and therefore are not included within this application.

The Site

The site is adjacent to the A27 to the north and is bounded by Harts Farm Way to the South, County Council owned land to the West and Brockington Road to the East. The site was formerly used as a storage depot for Havant Borough Council. The site has been vacant for some years. Recently the woodland to the northern boundary was felled and grubbed up in error leaving open views to the A27 road.

Use

The site is to be used for B1(a), B1(b), B1(c) and B8 of the use classes.

Area

The proposed building has the following areas

Ground floor main building 2640.0 m²

First floor main building 216.46 m²

Wood-chip store 109.80 m²

Total area 2982.53 m²

Layout

The main building is oblong in shape with a length of 66 metres and a span of 40 m.

The wood-chip store measures 12.0 m x 9.15 m

Scale

The height to the ridge of the main building is 12.95m and the height to eaves is 9.15m from ground level. The height to the ridge of the wood-chip store is 6.8 m and the eaves height is 6.0m. The size and height of the building is comparable with other buildings in the vicinity.

Design

The buildings will be formed around a portal framed steel structure with shallow pitched roofs and clad with plastisol coated steel composite panels with a high thermal efficiency to walls and roof.

Landscaping

Following the recent removal of the trees to the northern boundary it is proposed to plant a new native hedge to the full length as detailed on drawing number 1802.03. The hedge will be planted on an earth bund and be allowed to grow to a height of approximately 5m and a width of 2m to form a screen to the A27.

The Environment Agency require access to both the southern and eastern boundaries to access the watercourse therefore no planting will take place in these areas.

The western boundary has an existing palisade fence.

Access

Vehicular access to the site will be via the new site access off Harts Farm Way recently completed by Durngate Estates Ltd.

Disabled parking will be provided close to the principle entrance of the building.

Ambulant disabled and wheelchair access will be available throughout the building and this will be covered in detail in the building regulations access statement.

Justification

Ahmarra have outgrown their existing premises and want to continue to evolve on this new site creating more employment opportunities for the benefit of Havant.

Their growth plan, overview and justification is within the submitted documents.

Ref. 1802.10