

Planning Statement
Nationwide Building Society
20, West Street,
Havant,
Hants.
PO9 1PQ

Version 1.0

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1.0 INTRODUCTION

The application has been submitted on behalf of our client Nationwide Building Society, for alterations & associated works to the existing shop front.

This Design & Access Statement is provided to support the application

2.0 APPLICATION PREMISES

The property comprises of a mid-terraced two storey building which is incorporated into the south side of the Meridian Shopping Centre. Fronting on to pedestrianized West Street, the branch is considered to be in a good central location with Havant town centre retail district, with good pedestrian access and public transport connections close by. A choice of public car parks are available a short walk from the branch. The ground floor is dedicated entirely to customer services with the banking hall situated at the front & a meeting room to the rear. A single private staircase leads to three customer meeting rooms on the first floor together with staff welfare accommodation & storage.

The building is of two storey reinforced concrete framed construction supporting a reinforced concrete first floor, clay tile clad monopitch roof at the front & inverted flat roof at the rear. The front elevation which is the only external wall is formed of red faced cavity brickwork incorporating a tall oriel window

3.0 THE PROPOSAL

The proposed works at the property involve the following works

1. The removal & replacement of the existing illuminated ATM surround
2. The spraying of the existing shop front frame work to grey
3. The removal & replacement of existing illuminated fascia sign with a new smaller illuminated fascia sign on new grey aluminium back board
4. The removal & replacement of the projecting sign only – new sign is to be hung of the existing decorative bracket

4.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The national planning policy framework (NPPF) was published on 27th March 2012. It retains the plan led approach to planning but, introduces a presumption in favour of sustainable development, requiring local planners to look for solutions rather than problems & to seek to approve development where possible

5.0 LOCAL PLANNING POLICY

At the local level the site is located within the administrative area of Havant Borough Council. The currently adopted Plans for Havant Borough Council comprise the following Document

Havant Borough Local Plan (2036)

In regard to local policy considerations, the proposal is:

- a) well designed, sited & detailed in relation to the adjoining properties & to the surrounding area
- b) It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties
- c) It takes account of the existing space & character of the area and,
- d) It uses materials sympathetic to the locality

6.0 DESIGN STATEMENT

The site is situated in the centre of the Havant Shopping Area. The proposals recognise this and the works proposed are within the context of the existing building. The sympathetic alterations are & will be in keeping with the existing building & are required to bring the branch up to the latest Nationwide Image in preparation for a possible proposed internal refresh of the branch

The materials & lighting levels used are as the existing & will be of a greatly reduced impact on the overall shop front.

Existing means of escape from the branch is provided from the front of the branch & the rear via a first floor fire escape route there is no change to these arrangements.

There currently are no new buildings or new landscaping proposed in the application & the works do not ingress on current height restrictions within the area.

The proposed works will comply with all the latest Access for All requirements as well as allowing the branch to be brought up to a good, clean decorative order.

7.0 ACCESS STATEMENT

The property is located in the centre of the Havant Shopping Area. It is accessible by sustainable transport modes, with bus stops located nearby. The existing entrance benefits from good pedestrian access. There is also car parking close to the Town Centre

This application seeks minor external alterations to improve the existing signage & therefore the existing access into & around the building remains unaffected by this application & will remain fully accessible to all.

8.0 CONCLUSIONS

The proposal accords with the relevant local policies & guidance and will:

Be of an appropriate design, using suitable materials which will seek to preserve & where possible enhance the character of the building, its setting or features which it possesses & does not have an adverse impact on highway safety or any residential amenities.

The analysis contained within this statement has demonstrated that the proposed works will not lead to either the loss or substantial harm to any amenities. The proposed works will not make a detrimental contribution to the character and appearance of the building within the surrounding area. Therefore it is concluded that consent should be granted for these minor proposals.

Air Quality Assessment, Biodiversity Reports, Land Contamination Assessment, Site Waste Management Plan, Structural Survey, Flood Risk Statement & Tree/Arboriculture Surveys will not be required for the works proposed.