

DESIGN AND ACCESS STATEMENT

ERECTION OF 1NO. WAREHOUSE AND 1NO. PORTACABIN FOR STORAGE AND DISTRIBUTION PURPOSES (CLASS B8) WITH ASSOCIATED OPEN STORAGE, ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING & ASSOCIATED WORKS

LAND AT HERMITAGE PARK, HARTS FARM WAY, HAVANT, HAMPSHIRE, PO9 1JN

SUBMITTED ON BEHALF OF TRAVIS PERKINS (PROPERTIES) LIMITED

This Design and Access Statement has been prepared in support of the full planning application for the development of a new Keyline development at the land at Hermitage Park, Harts Farm Way, Havant, PO9 1JN.

This Statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990 (as amended). Moreover, it accords with Guidance set out within Section 3 of DCLG Circular 01/2006 and CABE's Guidance 'Design and Access Statements: How to Write, Read and Use Them'.

The application proposes the erection of 2no. buildings comprising 1no. Tempastore warehouse and 1no. cabin. It should be noted that these buildings are pre-constructed buildings and would be transported to the site. The use of the site would also include the display, sale and storage of building materials, car parking, servicing and associated works. The Tempastore warehouse will house the building materials whilst the sales cabin will comprise a small trade counter for customers to complete transactions, staff office and kitchen with the necessary sanitary provisions. External areas on the site will also be used to store other heavier bulky materials.

The site will be covered in different ground types. To the north will be a concrete roadway which would serve the HGV's in and around the site. Areas to the west will be tarmacked where parking and for staff and customers will take place and the balance of the site will be covered in a compacted stone on sub base.

A new 2.4 metre high galvanised fence would be erected around the perimeter of the site to provide security. In addition, a new HGV and customer gate will be provided at the entrance of the site.

The application site extends to 0.9 hectares however buildings will only take up a small proportion of the total site area, totalling 575 square metres. In respect of parking, a total of 29no. spaces will be made available, of which 1no. will be a designated disabled space. The table below clearly sets out the proposed floorspace:

	Proposed Floorspace (sqm)
Tempastore Warehouse	450
Cabin	125
Total	575

The proposed layout of the development is illustrated clearly on the Proposed Site Layout, Floor Plans and Elevations, prepared by Travis Perkins, however for ease, the following summary is provided:

Car Parking – Customer and staff car parking on the southern part of the site, adjacent to the sales cabin. This will comprise 29no. of spaces in total which includes 1 no. of disabled spaces. The spaces are located close to the customer entrance to ensure the safety of the customers and to minimise any potential conflict.

Access/Servicing – In terms of site access and vehicular movement, the proposal provides suitable arrangements that will not adversely impact upon traffic or highway safety. The proposals include the same customer, staff and delivery access point to the east from the same entrance. This will ensure the turning circle will be located to the north of the site, directed more closely to the Tempastore warehouse. Due to the size of the yard area, there is sufficient space to accommodate this and, importantly HGVs will be able to enter and exit the site in forward gear. HGV waiting area will be located on the north of the site so as to not interfere with ongoing operations on the site.

External Storage/Diesel Tank – The remaining amount of land will be used for some external storage. This will be located towards the east of the site. A diesel tank on a concrete slab will also be located on the north-west boundary of the site, surrounded by a forklift access route.

Finally, the internal layout of the Keyline unit will be sufficient to accommodate wheelchair access and circulation. These proposals will therefore accord with the relevant Building Regulations.

Reference	Title	Scale
TBC	Block Plan	TBC
N/A	Proposed Site Layout	1:250 @ A3
TBC	Proposed Tempastore Floor Plan	TBC
TBC	Proposed Tempastore Elevations (E & W)	TBC
TBC	Proposed Tempastore Elevations (N & S)	TBC
TBC	Cabin Ground Floor Plan and Elevations	TBC

The proposals are made in accordance with Part M of Building Regulation 2004.

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