

Design Access Statement

DEVELOPEMENT: GAP PLANT HIRE – HARTS FARM WAY, HAVANT PO9 1HS

Development Overview

The new development at Harts Farm Way in Havant comprises the erection of a steel portal frame industrial unit with a concrete storage yard to the rear and parking facilities for customers and staff to the front and side of the building. This unit is to be used as a plant hire depot where GAP customers can contact the office with a view to hiring small hand tools to larger site machinery. The hires will then be dispatched in either a morning or afternoon delivery slot to sites around the Havant Area. Maintenance, repair and the general up keep of machinery is contained within the warehouse, which is accessed via a roller shutter from the storage yard and out of site from Harts Farm Way.

Layout Proposals

The development site currently sits unoccupied, however a planning application has been submitted to Havant Borough Council for partial development. This application is under the reference number of App/17/00075. The site forms part of a larger parcel of land which was previously earmarked for a comprehensive development.

We are currently unclear as to the previous use of the land but a site investigation was commissioned to confirm if any, the presence of any contaminants. The results were confirmed in the report which was issued as part of this planning application. To summarise, no remedial works are required. The only recommendation was that if the surface is unbound then remediation in the form of a capping layer is likely to be required.

Flooding and Drainage

By referencing the Environmental agencies flood risk map and in consultation with the Environment Agency, we were able to confirm that the site is situated within a flood risk zone 1 and is classed as “*Low Probability.*”

The design takes this into consideration with a site level and finished floor level set above the 1 in 1,000 annual probability of river or sea flooding. This was then adjusted for climate change and the development designed around a finished floor level of **XXXX**. Surface water and rain water run-off are directed away from the building with a graded yard and parking area which is channeled through a petrol/oil interceptor into an attenuation trench. The petrol/oil interceptor is fitted with an alarm system, should any contaminants enter the drainage system, they are caught by the interceptor and the alarm is initialised. This protects GAP plant hire ltd from any possible oils or petrol entering the public sewer system. The outlet from the trench will be controlled by the use of a Hydrobrake manhole with an outflow rate set by **xxx** prior to connection to their existing combined drainage system.

Parking & Facilities

The proposed layout allows for segregation between parking for any potential visitors and movement of any working traffic within the site compound. This is beneficial from both a health and safety and a security aspect when the depot is up and running. 2no. disabled spaces 1no. adjacent to the main

entrance and 1no. to the side have been included and dropped kerb access to the automatic sliding doors is available at the main entrance ensuring that the building is both future proofed and DDA compliant for both the GAP Group and any other occupier should GAP ever choose to move on.

The secure yard compound is accessible through an electrically operated sliding gate controlled from the office. This yard area includes secure storage space, parking for delivery vans and encloses the bin store area. This helps keep the proposal sympathetic with the surrounding area and alleviate any potential disruption to the street scene on Harts Farm Way. Cycle storage is available adjacent to the car parking area in line with local planning policies and to remain in keeping with the surrounding area.

Scale of proposal

The building proposed has a width of 20m and length of approx. 39m with a roof height of 6m to eaves and a 6 degree roof pitch. This ensures that the finished unit is still in keeping with the surrounding industrial area.

Landscaping proposals

Currently, the level of landscaping within the proposed development area are seen as overgrown. It is proposed to maintain a tree line strip along the length of the rear of the site as this provides habitat and a visual barrier along the A27. The tree line will only be reduced after a conclusive survey of the species and maturity is carried out within our boundary line.

It is our intention to remove all the inner landscaping from the site.

Appearance

All materials proposed shall be in keeping with the GAP group Ltd's corporate style and colour scheme. Walls shall be built with a combination of composite metal insulated wall cladding panels and a brickwork dado.

Roof sheets and roof lights shall be constructed from composite metal insulated cladding and clear roof lights, again, colour to match all existing GAP plant hire depots.

Access

As previously mentioned, access to the development will be available to both disabled & non-disabled personnel. 2 no. disabled parking spaces have been provided 1no. adjacent to the main entrance and 1no. adjacent to the side of the building. Access is through automatically opening sliding doors accessible via a ramped entrance in full compliance with building regulations. Full disabled access within the building is also available. All roller shutter and fire escapes/access doors are accessible via a ramped entrance/exit, again, suitably graded to comply with building regulations and the DDA.

New standard parking bays are located adjacent to the main entrance and kept separate from yard traffic by a controlled electrically operated sliding gate.

All emergency access routes for emergency services have been retained as external site layout & site entrance/road layout have not been altered.