



pdp architecture llp



Proposed Development:

Tileasy

Unit 14 Dakota Business Park

Downley Road

Havant PO9 2NJ

Design & Access Statement

28137-PD600

June 2022

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1.0 INTRODUCTION:

1.1 Introduction:

This Design & Access Statement has been prepared by PDP Architecture LLP on behalf of the applicant Tileasy Ltd in support of a Planning Application for a proposed extension to their existing premises at Unit 14 Dakota Business Park, Downley Road, Havant, Hampshire PO9 2NJ.

2.0 SITE CONTEXT:

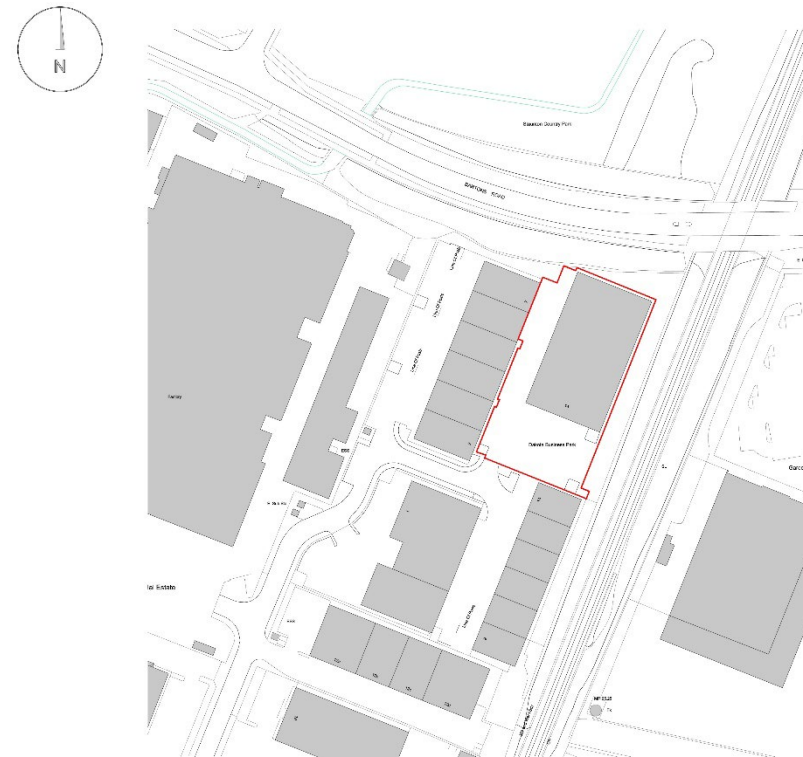
2.1 Site Description & Context:

The proposed site is at Unit 14 Dakota Business Park. The business park was built in 2007 and forms part of the wider New Lane industrial area. Tileasy have occupied the site from soon after it was built.

The business park is formed of 14 various sized industrial units all of large 2 storey with roller shutter doors typical of such a development. Unit 14 is the largest of the units and is detached from all the others. It is located on the northeast corner of the business park with the mainline railway to the eastern boundary, and Bartons Road railway bridge to the northern boundary. Industrial buildings are located to the western and southern boundaries with the site accessed via the southern boundary.

From the site access there is a large car parking area. The existing building occupies the north-eastern corner of the site with further hardstanding along the western side of the existing building. The hardstanding provides 35 car parking spaces, which is an over provision for the needs of the applicant.

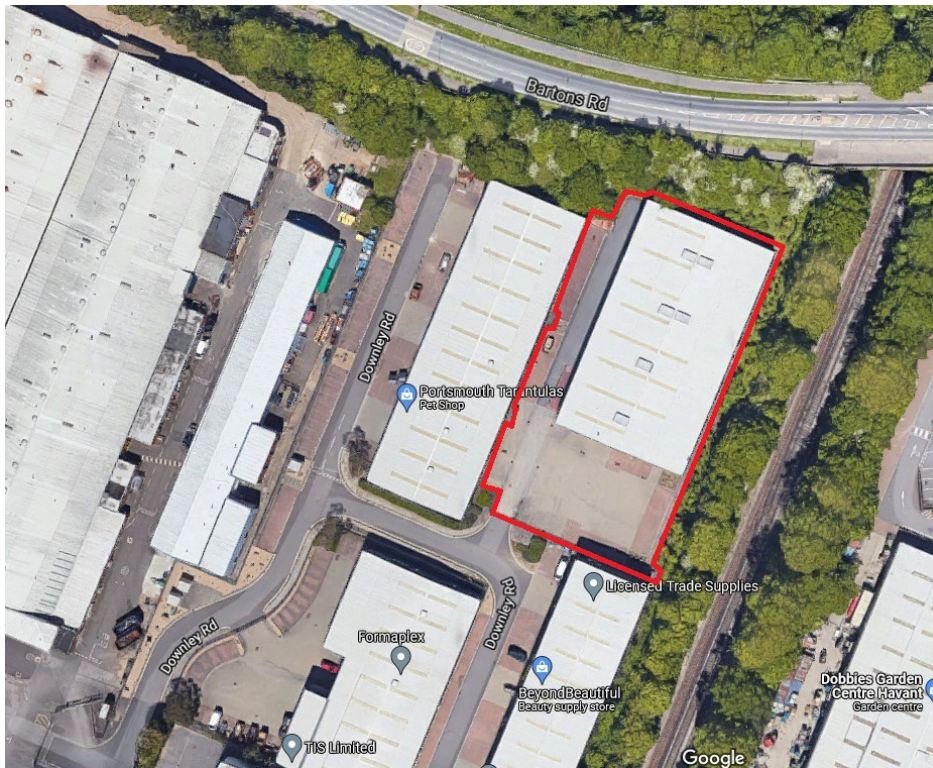
The red line bordered site measures 3,875sqm in area.



Site Location Plan

2.2 Site Context Photos:

The character of the area can be seen as being solely industrial units, faced in metal cladding with low pitched portal frame supporting roofs.



Aerial photo of site (outlined in red) [Google Maps]



Birds eye view of the site [Bing Maps]



View of site access from highway [Google Maps]

3.0 PRE-APPLICATION ADVICE:

The Pre-Application Advice makes reference to a number of Policies within the Havant Borough Local Plan Core Strategy – March 2011

3.1 Planning Policy Responses:

Policy CS2 Employment

By approving this development this will allow the council to accommodate increasing a net total of new employment floor space. The proposal is already situated within a commercial park, and utilises existing hardstanding land for the provision of new employment floor-space. Extending the business unit will encourage economic growth and further promote local employment.

Policy CS6 Regeneration of the Borough

The extension of an existing commercial unit will allow for an increase in business growth, allow for a potential increase in local employment and positively contribute to the development of the area.

Policy CS11 Protecting & Enhancing the Special Environment and Heritage of Havant Borough

The proposal is situated within an existing developed commercial park, on existing hardstanding, this would therefore greatly reduce any such impact on the natural environment and local heritage.

Policy CS16 High Quality Design

The proposal responds to the local commercial context by replicating the existing design and materials used on the existing building. This extension is to appear as though it has always been part of the existing structure.

Policy DM3 Protection of Existing Employment and Tourism Sites

The proposal to extend an existing commercial unit for use by the existing business tenant is to increase potential employment opportunities. The intended use of the proposal is to remain a B use class and so help to promote Havant Borough's economy.

Policy DM10 Pollution

The relevant criteria set out in Policy DM10 is to be met, making sure the health and safety of existing and future users of the site is not put at risk. All proposed external lighting is to be of minimum level of illumination and duration required for security and operational purposes.

Policy DM11 Planning for More Sustainable Travel

Existing provision for cycle parking on the site of the proposal is to be relocated as to provide the option for more sustainable travel. Safe and secure vehicular and cycle parking are to be provided to adopted standards.

Policy DM14 Car & Cycle Parking on Development (excluding residential)

This proposal encompasses the reconfiguration of an existing car parking area, from its existing accommodation of 17 spaces to 25 spaces, offsetting the 18 spaces lost to the proposed development. Parking shall be provided in an appropriate location in relation to the scheme and shall be practical for its intended use.

3.0 PRE-APPLICATION ADVICE:

3.2 Pre-Application Advice Responses:

Principal of Development

The site has been identified as being within a built up area where development is supported in principal.

Impact on the Character and Appearance of the Area

The site is located within an established industrial / commercial park development where some existing commercial buildings have previously been extended. This supports and provides precedent for an application to extend an industrial / commercial space within this area.

The proposal is well received within the Pre Application Advice, the appearance of the works is considered consistent with the use and appearance as a commercial warehouse.

Access & Parking

It has been noted that the site as extended would allow a provision of 25 car parking spaces, this exceeds minimum requirements and is deemed acceptable.

Adequacy of the Site to Accommodate the Development

The footprint of the proposed extension can be accommodated on site, whilst retaining a 2 metre gap between the new structure and the boundary. This space between buildings is to assist in fire escapes from the wider sites.

Ecology & Trees

The advice states an assessment of any impact on ecology may be required, the proposal to extend the commercial unit does not encroach into the area of the existing trees adjacent.

Other Matters

Advice is given to consult with the Highway Authority, once a planning application is put forward, this would be carried out.

Conclusion

The proposal is considered to be acceptable in principal, a full planning application is to be submitted following the advice received within the Pre Application Advice Request.

4.0 PROPOSAL - MASSING & LAYOUT:

4.1 Strategy for Massing & Layout, Use, Scale and Amount:

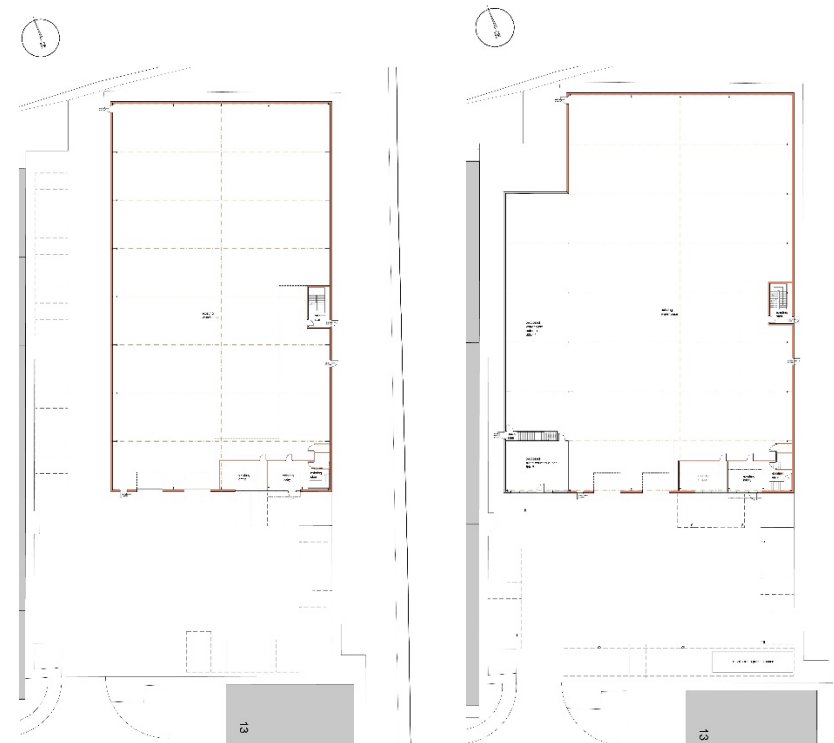
The strategy for this proposed development by Tileasy Ltd is for an extension to their existing property to increase the warehouse area by 300m² from 1,500m² to 1,800m². Also within this extension is a 64m² trade counter outlet from which their products can be displayed and sold to trade customers. Above this facility at first floor level it is proposed to create 64m² of future office accommodation accessed via a new stair within the proposed extension.

The proposal is to extend the existing building along its western elevation for the 6 most southerly portal frame bays, retaining the two northernmost bays as existing (due to site boundary constraints in this area). The extension would be 9m wide and approximately 43m long.

The massing of the building would be to the same scale of the existing large 2-storey structure with the shallow pitch of the existing roof simply extended on the same pitch to result in a lower eaves height on the new western elevation.

The current car parking provision including the area of the proposed development is 35 spaces. The resulting development would be built on hardstanding which is not currently used by Tileasy other than to store a mobile ramp, which will be relocated to the front car park area, which itself would be rearranged to provide 25 car parking spaces. These would cater for the current 15 members of staff (plus potentially 2 more, post development), leaving at least 8 car parking spaces for visitors and customers.

The mobile ramp is required for two deliveries per month and when these are programmed in the 6 car parking spaces adjacent to the ramp will be coned off whilst the ramp is being used.



Existing Ground Floor Plan

Proposed Ground Floor Plan

5.0 APPEARANCE:

5.1 Design Concept:

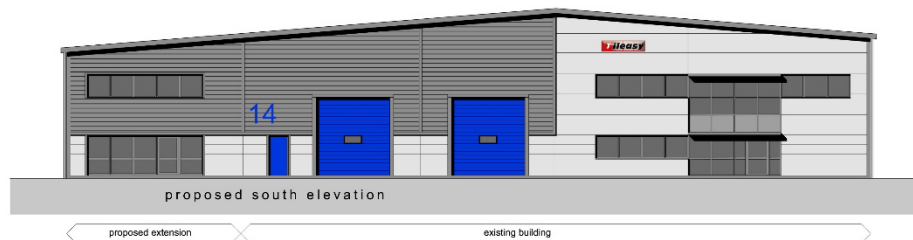
The concept of the proposed side extension is to provide Tileasy with additional warehouse space, a trade counter outlet and future office space above the trade counter area all within a building envelope which reflects the design of the existing building.

5.2 Elevation Design:

The proposed elevation design is to extend the existing shallow pitch of the southern gable elevation in a westerly direction and replicate the cladding design and mimic the fenestration design from further along the elevation to provide a cohesive extension that appears as if it's always been part of the existing structure.



Existing South Elevation

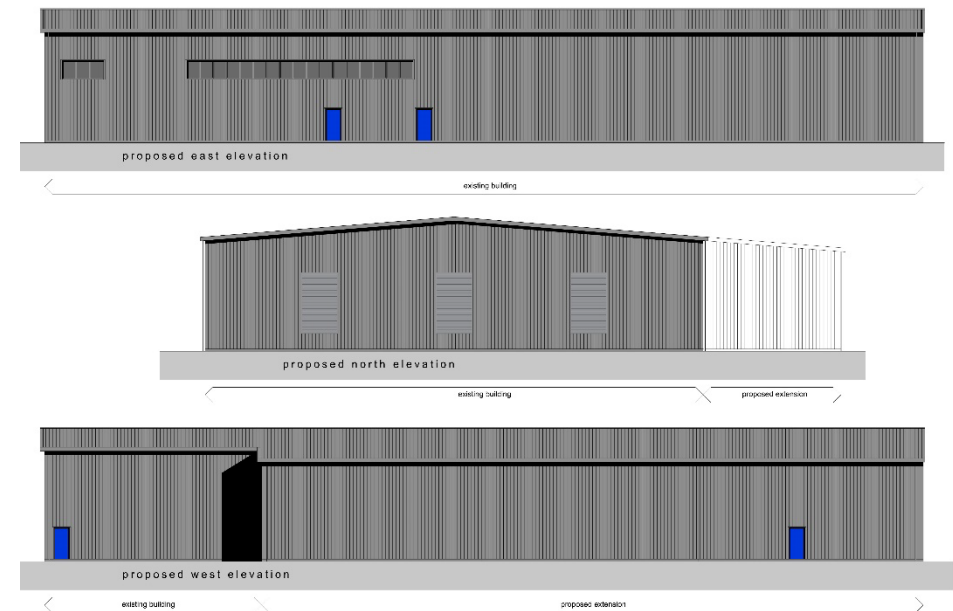


Proposed South Elevation

5.3 Building Materials:

The proposed materials would replicate those already used on the existing building including panel cladding, profiled sheet cladding (both horizontal and vertical) and replicating the fenestration design found further along the southern elevation. The colour scheme would also match the existing. The result being the proposed extension would appear seamlessly attached to the existing building as if all was originally built.

The western elevation would replicate the existing as would the northern elevation, both being predominantly clad in vertical profiled sheet cladding in a mid-grey colour.



Proposed East, West and North Elevations

6.0 LANDSCAPE & ENVIRONMENT:

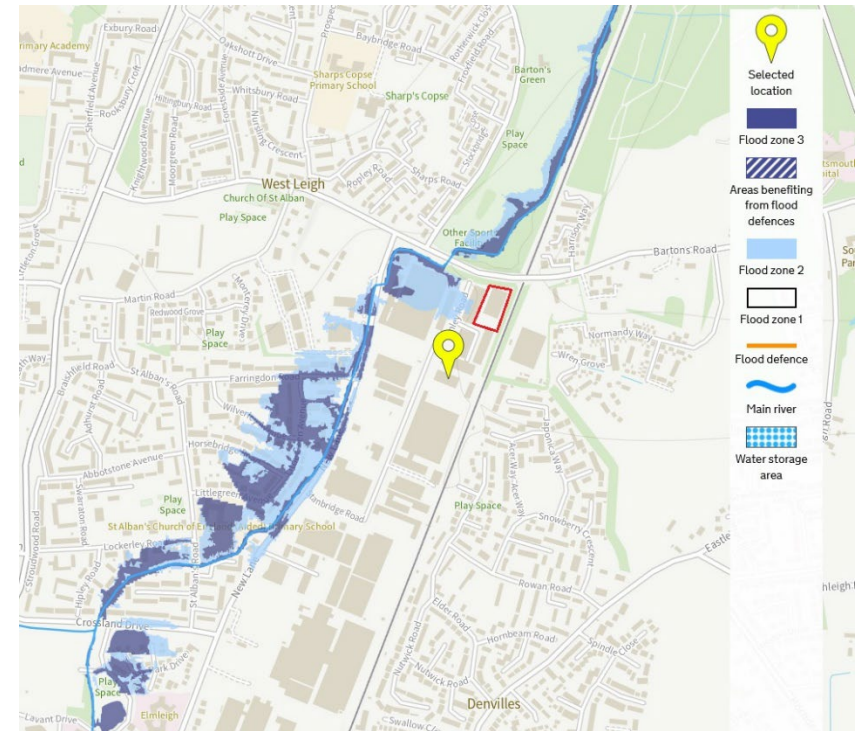
6.1 Landscaping

The application site is currently almost 100% hard landscaping with visual amenity landscaping just beyond the north and eastern boundaries of the site.

This proposal does not impact on any existing soft landscaping and the proposed extension building will replace hard standing only currently intended for vehicle use.

5.2 Flood Risk

The Environment Agency Flood Risk Map (right) shows that the site is in Flood Zone 1 and is therefore not in an area considered to be at risk of flooding.



Environment Agency Flood Risk Map for the site

7.0 ACCESS:

7.1 Vehicular and Transport Links:

All external vehicle and pedestrian access routes will remain as existing for the purpose of this application with the exception of re-routing means of escape routes around the proposed extension building. The proposal is located approximately 2m from the site's western boundary to maintain these means of escape routes.

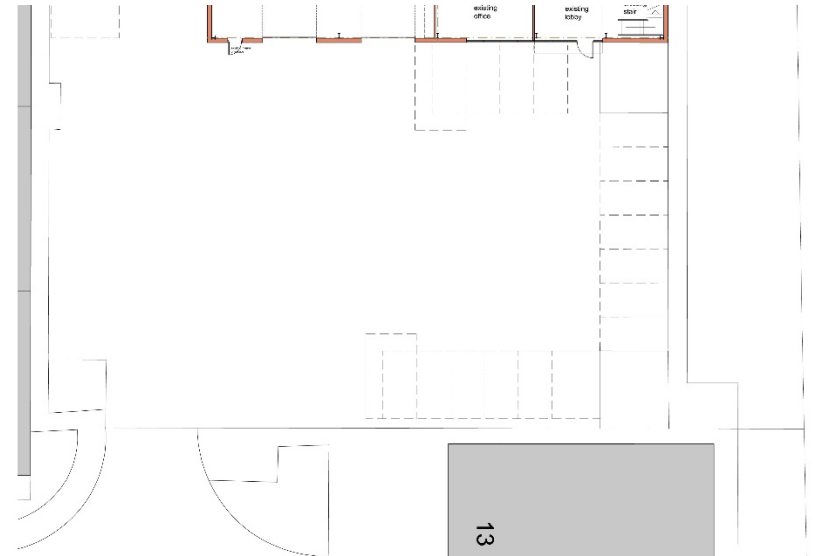
The site access would remain unaltered but the hardstanding to the southern end of the site which is currently underutilised for car parking would be reconfigured from accommodating 17 spaces to accommodation 25 spaces to offset the 18 spaces lost to the proposed development.

7.2 Inclusive Access:

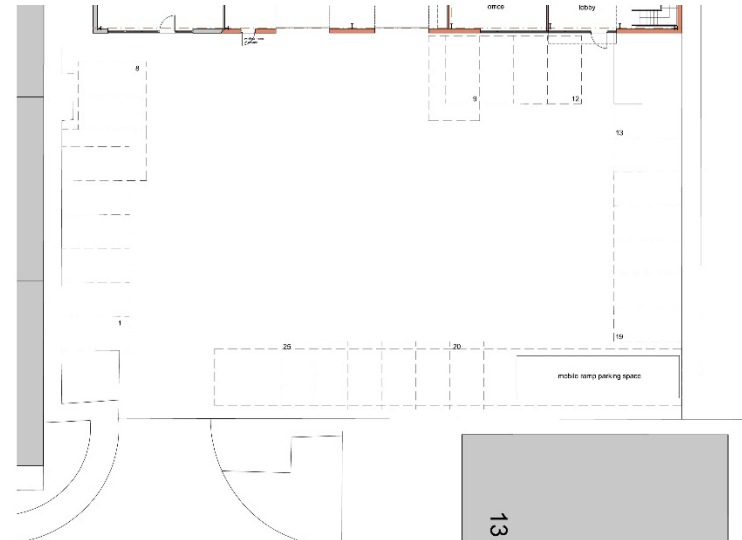
The topography of the application site is flat. The access to the existing building complies with Approved Document M of the building regulations in terms of accessing the ground floor including WC facilities. The existing 1st floor offices do not have lift access, but provision of a space for this to be housed in the stair core has been catered for.

The proposed extension to the warehouse would be at the same level as the existing warehouse and therefore would have level access. The proposed trade counter retail space would also have level access.

The proposed 1st floor office space is not proposed to have wheelchair access, although this is a matter that would be discussed with Building Control at the construction stage to assess if such a facility was required.



Existing front car park layout



Proposed front car park layout

8.0 SUMMARY:

8.1 Summary:

This Planning Application by PDP Architecture LLP on behalf of Tileasy Ltd is for an extension to their existing building to increase the warehouse area from 1,500m² by 300m² to 1,800m². Also within this extension is a 64m² trade counter outlet from which their products can be displayed and sold to trade customers. Above this facility at first floor level it is proposed to create 64m² of future office accommodation accessed via a new stair within the proposed extension.

On plan the extension is proposed to extend 9m from the existing western elevation and have a length of 43m which is 6 of the 8 bays of the existing structure. The extension would respect the neighbouring boundary by retaining 2m of space between the new structure and the boundary to assist in fire escapes from the wider site.

In elevation the proposal is to extend the shallow pitch of the existing roof so that the main southern elevation roof line appears asymmetrical. The existing cladding materials would be matched with the new extension so that it would all read as one building. The same design of fenestration and use of cladding would be respected in the elevational composition so that the existing and proposed would read as one uniform building.

This proposal is being made by Tileasy Ltd to provide much needed space to continue to operate their successful business and expand their offer to their client base.

Their current operations do not require the level of car parking the site currently provides and the existing car park at the southern end of the site reconfigured will provide 25 car parking spaces for the 15 existing staff, plus potentially 2 extra staff required post development, which would leave at least 8 car parking spaces for visitors and customers to the site. The trade counter offer will be designed specifically for trade customers with expected vehicle movements from the highway to be limited in this respect.

The mobile ramp which is currently stored where the proposed extension is planned would be relocated to the front hardstanding where it will be parked and only utilised twice a month when deliveries require it and the 6 car parking spaces adjacent to its parking space would be out of use for the duration of the delivery. This would be programmed so as to have minimal impact.

Therefore it is the applicant's desire to extend their business and maintain a successful Havant based employer in the borough and secure its operating future, and this pre-app request seeks to establish Havant Borough Council's position in terms of planning for such a proposal.

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