

2-6 Seagull Lane, Emsworth

Planning, Design and Access Statement

M&M Hall Family Pension Trust

Demolition of existing and construction of new light industrial units

2-6 Seagull Lane, Emsworth. PO10 7QH



Table of Contents

Project Overview	3
Site Context	6
Planning Statement	6
Description of the Proposals	8
Design Summary	11

Project Overview

Site Information

Seagull Lane is located in the North East area of Emsworth within close proximity to Emsworth railway station. Seagull Lane provides access to a mix of industrial units and also access to the rear garages, parking and gardens of homes on Sultan Road to the north.

Immediately to the south of the site is the demolished Southern Gas Networks gasometer.

The application site comprises a 0.27 hectare plot containing a number of buildings largely now unoccupied. These are mostly large industrial units (2 Seagull Lane and warehouses 1,2&4) that have received small ad-hoc additions over time. There is also a small 2 storey building (no.6 Seagull Lane) that has most recently been serving as an office space. All units combined on the site total 948.4m².

The site is relatively level, currently entirely covered with numerous cast concrete slabs in various states of repair. The most Western point of the site is approximately 2m higher than the most Southwest point although this is largely a gradual incline aiding the movement of goods vehicles.



Site Location

Project Brief

Significant issues associated with the current design and layout of the site are reported as including:

- The current industrial units are no longer fit for purpose and the existing structures are showing signs of deterioration due to their age.
- Insulated flexible spaces are required to meet today's light industrial demand.
- Lack of parking facilities and vehicle turning.



Example of existing uses in Seagull Lane with lack of vehicle turning

Objectives

This design and access statement relates to the demolition of the existing units on the site except for no.6 Seagull Lane which is intended for refurbishment with the construction of 8 light industrial units. Proposals intend to fulfil the project brief and broadly comprise:

1. Provision of new light industrial units that enables flexibility for potential tenants.
2. Considered architectural design and materiality to better relate to the existing site character and surrounding context
3. Introduction of considered vehicular movement through the site.

Scope of Works

The scope of works submitted for planning permission is as follows:

- Demolition of the existing buildings as necessary.
- Construction of 3 new buildings to provide flexibility for 8 separate units.
- Renovated design for no.6 seagull lane to tie in with new build construction
- Provision of suitable cycle and car parking with vehicular access through the site

Quality Indicators

The critical success factors for the project are noted as follows:

- Standards to be high and cognisant with Havant Borough Council guidance
- Design solutions to successfully address the associated issues noted above
- Effective space utilisation to minimise impact on the local and natural environment
- Benefit the visual amenity for users of the site whilst avoiding any negative impact to the inward views of surrounding properties
- Adopt sustainable strategies where possible and minimise waste
- The project must achieve and comply with all statutory consents and instruments

Landscaping and Listed Trees

The site is currently devoid of any natural environment with no trees or vegetation. The design proposes to address this with the introduction of planted zones to soften the built environment and provide potential habitats improving the ecology of the site.

Supporting Information

Drawings and site analysis submitted alongside this application:

- Location Plan
- Existing Plans, Sections and Elevations
- Proposed Plans, Sections and Elevations
- Materials Schedule

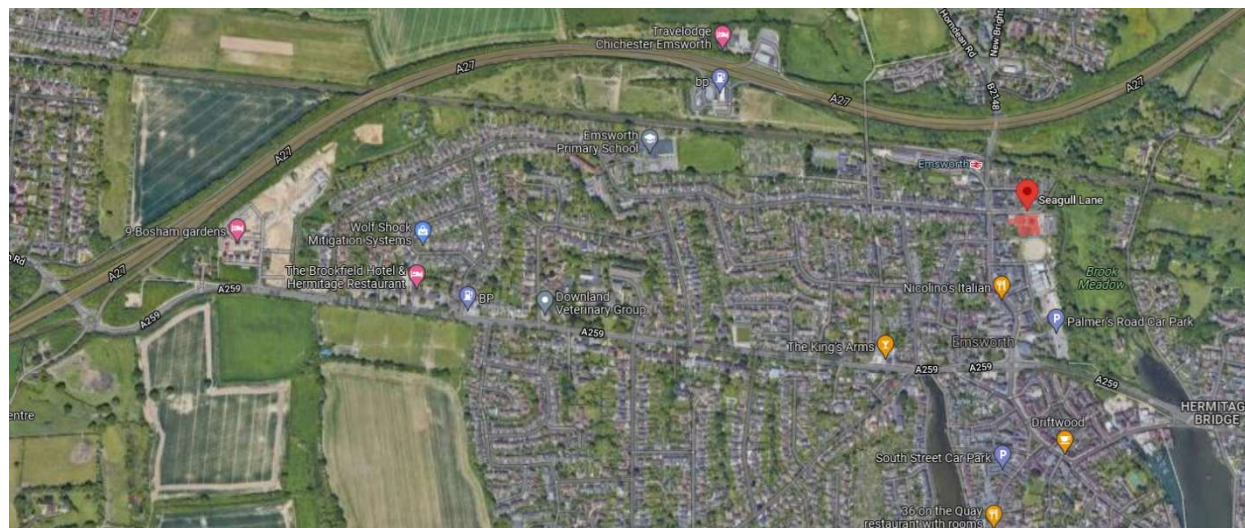
Site Context

2-6 Seagull Lane

This site is located on the south side of Seagull Lane, approximately 80m from the junction with North Street and 140m to the south east of Emsworth railway station. To the east, west and south the site is bounded by various industrial premises. To the north and along Seagull Lane is a mixture of terraced houses and there are flats at the junction of Seagull Lane and North Street. Access is via Seagull Lane.

The site contains is largely hard-surfaced with a single storey workshop along the side boundary and smaller office building deep into the site. The boundaries are a mixture of 2m walls and chain link fencing. Behind the land is the Emsworth Gas Holder site

Aside from the proximity to the railway station the site offers good connections to the wider road network via A27 accessed by the Havant Road or Horndean Road & Southleigh Road.



Wider Site Context

Planning statement

Planning History

In 1983 planning permission no. 29850 was granted for change of use of the land, formerly a builder's yard, to a haulage and crane hire yard following an application by Contract lifting Services For reasons of the amenities of the area limited the permission type and number of vehicles by means of a planning condition and letter to:

- i) 4 cranes. 4.4m – 10m long,
- ii) 2 lorries 8.7m long
- iii) 3 Transit/Bedford vans

In 1995 planning permission was granted for a gas/oil storage tank and in 2001 another permission was granted for the workshop building following another application by Contract Lifting Services. This was limited by planning condition to purposes for the maintenance and repair of company vehicles and not for any general industrial purposes.

In July 2014 the Council received a complaint alleging that a coach company had taken occupation of the site, running large coaches which were reversing into North Street. The Planning Enforcement Officer undertook a site visit and found the company Victory Coaches to be in occupation. It was established that the following vehicles were run from the site:

- i) 6 no. 49-seater coaches 12.5m long,
- ii) 1 no. 24-seater coach approx. 9m long

An enforcement notice was issued and the coach company left the site.

In recent years there have been further applications relating to the site. Firstly in 2018 (APP/18/00902) an application was approved for further additions to the existing no.6 Seagull Lane and to two of the warehouse units to provide a design office, two display buildings, small site office, utility link to workshop along with alterations to boundary entrance. The approved proposal was not implemented.

In 2020 an application (APP/20/00692) was submitted for a different part of the site to add to alter and add to unit 2a. This application required a change of use from Class B2 (General Industrial) to D2 (Assembly & Leisure) and erection of new building to serve primarily as a boxing gym. The application was withdrawn prior to determination.

Local Policy

The Havant Borough Council local plan core strategy has a number of policies that are satisfied with the proposed development. This includes CS2,3 &16 as this scheme reuses previously developed land for the provision of new employment floorspace. It sits close to Emsworth town centre locations for the provision of B1a offices. The design promotes a potential business cluster and safeguards an existing employment site that is fit for purpose from development proposals for non-employment uses. The proposal will provide jobs and produce an economic output on existing employment sites that are not fit for current purpose.



Existing Buildings Footprint - 880m²



Proposed Building Footprint – 791m² (11% reduction)

Description of the Proposals

Design Strategy

The layout of the site has largely been determined by the accessibility of heavy goods vehicles and allowing them to pass freely through the site whilst maintaining the existing no.6 seagull lane as it is not economically viable to demolish and replace the unit.

The new units will be situated towards the south and west of the site and oriented to address the access road. An additional single unit will take the location of the existing building 2a and is served by its own private entrance way. The existing no.6 Seagull Lane is retained and refurbished forming a central hub in the development with parking assigned to each unit in the centre of the plot and along the eastern boundary. Additionally, there will be a bin store for communal use and provision for secure cycle storage.

The grounds of the site are to benefit from the introduction of planted areas to soften the site. Whilst the parking areas and roadway will be newly surfaced to provide a smooth and even site for vehicular movement.

To aid security the site will be closed to the general with raising arm barriers across the roadway entrance and exit. Beside this the fencing to the front of the site will be Barbican Imperial fencing that provides a much softer and welcoming appearance to the site whilst providing a defined site boundary. The boundary to the rear of Unit 8 where a right of way is maintained along the back of Seagull Court 1-6 will receive 'v' mesh fencing to provide additional security against unwanted intruders.



Proposed Site Plan

New Replacement Units

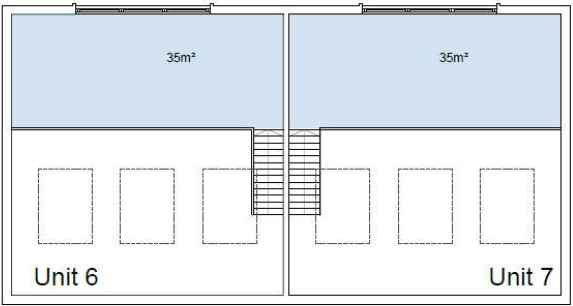
There are three types of unit proposed; 5no units located at the south of the site with 100m² floor area, made up of 75 m² on the ground and a 25 m² mezzanine. There are then two larger units with 120m² floor area, made up of 85 m² on the ground and a 35 m² mezzanine. Finally there is a single unit in the west of the site with 100m² floor area with no mezzanine.

The units are of a size and scale that has been considered most viable economically in terms of construction and future tenancy occupation whilst maintaining good design for human interaction with the built environment.

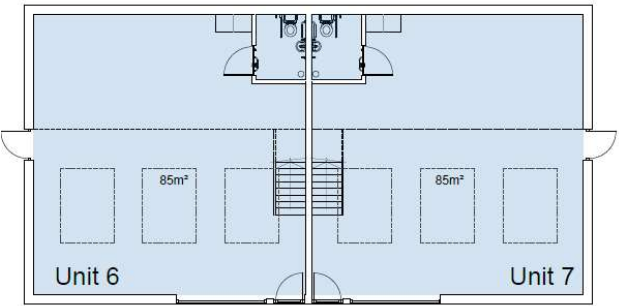
Using a more traditional construction technology in terms of portal frame and insulated cladding allows for the units to benefit from the most up-to-date insulated material to benefit environmentally and economically with a reduced energy usage.

The chosen colours for the cladding of greys offset with hues of blue/green provides a contemporary feel whilst remaining timeless so as not to date the units in years to come.

Each unit benefits from a single fully accessible WC and a small kitchenette both connected to the existing mains sewer system within the site.



Mezzanine Level



Ground Floor

Proposed Floor Plans for Units 6 & 7



Example elevation of single unit (eg. Unit 7 above)

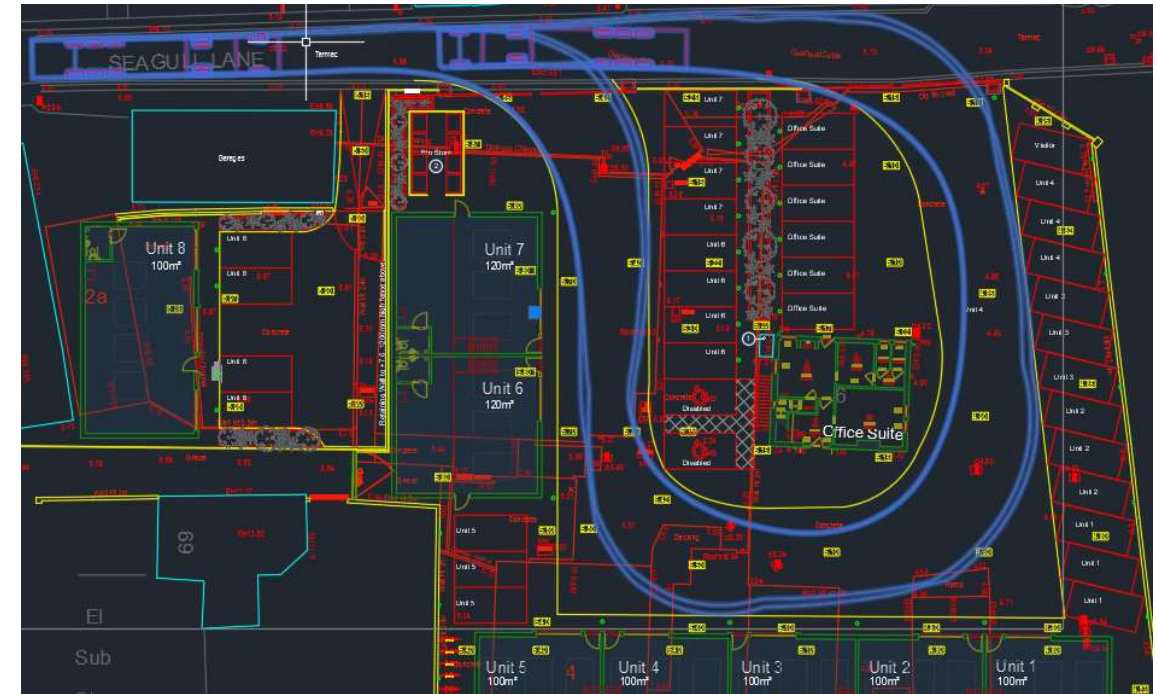
Vehicular Access Improvement

It is vitally important to prove that site is suitably accessible by Heavy goods vehicles as this is currently a major issue for the industrial premises on Seagull Lane. All too often vehicles delivering to premises Seagull Lane are having to block the road for drop offs and potentially reverse out in North Street causing traffic disruption.

Vehicle tracking modelling has been used to prove that an HGV vehicle is capable of entering, travelling through and exiting the site in a forward motion using the one way designation through the site and therefore negate the current issues experienced in Seagull Lane. A beneficial by-product of the vehicle tracking is that it enforces a significantly larger visibility splay to further improve the safety and flow of traffic on Seagull Lane.

In accordance with Havant Borough Council and Hampshire County Council guidance suitable provision is made for Car parking for each unit with at least 1 space per 25m² of workspace with additional spaces designated as disabled bays provided over the minimum ratio of 5% of the total allocation.

Cycle storage is provided over and above the 1 stand per 250sqm GEA as recommended by HBC parking standards document promoting greener travel for office workers who can connect into the public transport system at Emsworth Railway Station.



Vehicle tracking modelling

Design Summary

This scheme has been carefully considered with reference to the local planning policies and guidance. The proposals outlined in this design and access statement look to improve the accessibility and functionality of site for use as an employment area whilst improving quality of both the individual workplaces and site as a whole. This involves a sensitive intervention that integrates sympathetically within the existing context to avoid impacting the visual amenity of neighbouring properties and the immediate surroundings.

The replacement units provide a much needed improvement to facilitate the day-to-day needs of the potential occupants. Objectives set by the project brief are satisfied by the proposals and the demolition of the current Industrial units. The new units and treatment of the site provide a modest and secure workplace for future occupants. There has been a conscious design effort to improve the aesthetic and functionality of the Seagull Lane site.



Proposed site elevation as viewed from the Seagull Lane