

DESIGN AND ACCESS STATEMENT

CONSTRUCTION OF NEW WORKSHOP BUILDING, HARTS FARM WAY

1.0 INTRODUCTION

- 1.1 This planning application Design and Access Statement relates to the proposed construction of a new workshop building on land located to the south of Harts Farm Way, Havant.
- 1.2 Geographically, the site is located southwest of Havant and northwest of Langstone.
- 1.3 The proposed development is confined to part of an existing yard area which is owned and in use by Scottish & Southern Energy Networks for storing materials relating to electricity cabling works.
- 1.4 The proposed workshop is needed by Scottish and Southern Electricity Networks (SSEN) to service, repair and maintain equipment required for carrying out cable installation works.

DESIGN

2.0 SIZE AND SCALE

- 2.1 The workshop will be used for the maintenance and repair of equipment used in carrying out cabling works. Typical subject equipment will be temporary traffic lights, temporary lighting, access equipment, compressors and breakers, generators and 110V transformers, disc grinders, compacting plates, mixers, trestles, props and excavation equipment.
- 2.2 The workshop will include benches and typical workshop equipment such as fixed bench drills, grinders, reciprocating saws and so on.

3.0 SIZE AND SCALE

- 3.1 The total footprint of the new workshop building will be 144 sqm.
- 3.2 The overall height of the workshop will be 6.5m to ridge and 5.57m to eaves.
- 3.3 The dimensions of the workshop are set to enable the equipment requiring maintenance or repair to be undercover and secure.
- 3.4 The total footprint of the development site will be 366 sqm.
- 3.5 The site will be bounded by a 2.4m high palisade security fence to match the rest of the site and the adjacent electricity sub-station.

4.0 LAYOUT

- 4.1 The new workshop roller shutter doors will face south east and will not be visible from Harts Farm Way.
- 4.2 The ancillary accommodation (WC, desk and beverage point) will be internal to the building and positioned in the north west corner (to give the shortest drainage runs).

5.0 APPEARANCE

- 5.1 The new workshop will be finished in profiled metal sheet cladding in a grey colour.
- 5.2 New steel doors will be polyester powder coated and finished darker grey colour for colour contrast.
- 5.3 The roof will be profiled metal sheet insulated roof panels in grey with 6 No daylighting roof light panels.
- 5.4 The materials detailed above have been selected so that the building accords with the surrounding commercial/industrial area

6.0 LANDSCAPING

- 6.1 The around the workshop will be finished with concrete hardstanding. This is for security and safety around the building and fills a small margin between the building and the fence line.

ACCESS

7.0 ACCESS

- 7.1 Access to the workshop will be from within the yard site.
- 7.2 The existing materials yard access from Harts Farm Way into the yard will remain unchanged.
- 7.3 The workshop area will be separated from the yard area by a galvanised steel palisade fence with double gates.

8.0 LIGHTING ASSESSMENT

- 8.1 External security lighting will be required by all the doors to the new workshop for health and safety and security reasons. This lighting will be operated by sensors and will not illuminate the area when not in use

9.0 PARKING, ACCESS AND TRANSPORT ASSESSMENT

- 9.1 Once works are completed the building will be visited by operatives for equipment repair and maintenance purposes
- 9.2 There will be no additional vehicle movements generated by this development.

9.3 There will be no additional parking requirements or provision at the site.

10.0 BIODIVERSITY SURVEY

10.1 It is not considered that the proposed development will have any effect on the existing biodiversity in the area.

11.0 FLOOD RISK ASSESSMENT

11.1 A flood risk assessment has been undertaken and pre-application advice sought from the E.A.

11.2 There are no recorded flood events for this site.

11.3 The site is identified by the Environment Agency as in flood zone 2.

11.4 The ground floor level of the building will be set above the existing ground level which is above the 0.1% AEP flood level and the 2055 climate change flood level.

12.0 NOISE IMPACT ASSESSMENT

12.1 The proposed development will have some noise generating workshop equipment which will be used sporadically to suit the task at hand. Due to the industrial nature of the surroundings a noise impact assessment is not considered necessary

13.0 AIR QUALITY ASSESSMENT

13.1 The proposal will not adversely affect the air quality to the surrounding area; as such no air quality assessment, has been undertaken.

14.0 FOUL SEWAGE ASSESSMENT

14.1 There is a foul manhole to the north west of the site on Harts Farm Way, and the proposal is to connect the foul waste for, the workshop direct into the mains sewer that will run from west to east along Harts Farm Way into this mains sewer manhole.

15.0 SURFACE WATER ASSESSMENT

15.1 Surface water from the development will be collected and drained into a SW manhole on the north west corner of the site.

16.0 SECURITY ASSESSMENT

16.1 All construction works will be within the existing yard compound. SSE compound gates are required to be locked when not in use.

16.2 The building will be alarmed and monitored by the SSSEN Security Control Centre