

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Motor Fuel Group in support of a full planning application for the external refurbishment of the forecourt shop at Havant Service Station
- 1.2 This application represents the modernisation and refurbishment of an existing shop building at the site. The proposals will help in meeting modern retailer requirements which will in turn lead to an enhanced experience for customers through improvement of the service station overall appearance and environment.
- 1.3 This statement has been written in accordance with The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013

2.0 SITE DESCRIPTION

The site lies to the east of Havant, between Warblington and Emsworth on A259, Havant Road, fronting Havant Road on the western reaches of Emsworths residential areas, bordering open farm land. The site is located on the corner of Havant Road and Nore Farm Avenue with vehicular access off the junction of those two roads and on the east side onto Havant Road.

The forecourt is laid to concrete and tarmac and comprises four pump islands with overhead canopy and a small single storey flat roof shop of brick construction. On either side and rear is a car workshop with second hand car sales. The workshop is a pitched roof commercial structure. The principal elevation with glazed shopfront faces onto the forecourt.

3.0 APPLICATION PROCESS

- 3.1 This application seeks permission for the installation of a new facade along the principal elevation of the building facing onto the forecourt and Havant Road.
- 3.2 The existing façade and shop front are now somewhat dated and it is felt that a contemporary refresh would not only assist in meeting modern retailer requirements but will also increase the overall quality of both the internal and external environment at the site.
- 3.3 It is proposed to remove the sporadic accumulation of materials, colours and signs which will de-clutter the existing facade. In its place, the full height glazing frames will be painted grey. Facing brickwork will be replaced by synthetic wood providing a horizontal emphasis placed within a perimeter aluminium surround.
- 3.4 An indicative signage zone (illuminated fascia) will be accommodated externally above the glazing system as shown on the proposed elevation. All relevant signage will be subject to separate advertisement consent application in due course.
- 3.5 The proposed architectural fenestration has been designed with meticulous attention to detail to provide an impressive contemporary design.
- 3.6 This proposal seeks the installation of a new shop facade with external alterations to the existing building on an established petrol filling station. As such it will not result in any significant alterations to the scale, height or massing of the existing building. We consider

that the proposed shop facade will have no detrimental impact on external appearance, sitting comfortably within its context. The shop facade proposal is complementary to the character and proportions of the host building, is appropriate to the local context and promotes sustainable development in an established retail location. As such it is considered to be compliant with local planning policies.

- 3.7 The palette of materials reflect a departure from the appearance of the typical petrol filling station historically dictated by the Oil Company. The principal shop facade displays the wrap around aluminium (to RAL 9007) oval enclosure in a non-reflective finish. Within this enclosure is synthetic wood cladding durable but natural looking finished in a cedar colour that is both warm and comforting to the eye. Existing aluminium frames within the enclosure are painted mid-grey. The oval enclosure returns around the side(s) of the shop to complete the total image and enhance the contribution to the external environment.
- 3.8 Proposed alterations to the remaining elevations involve over-cladding the existing walls in the same synthetic wood or mid grey aluminium panels or over painting, mid grey and as such, impact on the overall character of the filling station will be minimal and there will be no harm to the visual amenity of the wider area.
- 3.9 The proposal will have no impact on existing highway/car parking arrangements and the introduction of modern, simple glazed panelling will help to de-clutter the existing façade thus improving overall visibility and legibility for customers and contributing to accessibility improvements for all users, and improve natural surveillance and longer views into and out of the premises, thus contributing positively to community safety and crime prevention.
- 310 The proposal to re-clad the forecourt shop comes about as a result of the applicant's acquisition of a number of petrol filling stations all displaying the standard Oil Company image. The intention is to remove the historic Oil company image and replace it with a modern attractive image of good design that contributes to the local environment
- 3.11 The proposal has been designed to ensure ease of access for all users and will meet all necessary building regulation standards, e.g., provision of safe level entrance and automatic entrance doors. In particular, the cleaner appearance of the glazing will increase overall visibility and legibility of the premises. There are no changes proposed to the existing highway/car parking provision at the site, which has of course previously been found to be acceptable by the local authority.
- 3.12 The proposed works will result in the refurbishment of an existing building to create a modern, legible and accessible forecourt shop located within a permitted (Sui Generis) Petrol Filling Station. The shop façade and external alterations will respect the existing configuration and design, with the materials proposed considered to be entirely appropriate in their context.

4.0 COMMUNITY SAFETY

- 4.1 The proposed shop façade will enhance community safety within the area. The high level of glazing at the front elevation of the shop will provide an active frontage to public areas within the filling station whilst also providing enhanced natural surveillance over the surrounding area.

5.0 ENVIRONMENTAL SUSTAINABILITY

- 5.1 The host building comprising an existing retail premises located in an accessible location for the local community and can be accessed via a variety of transport modes.
- 5.2 Environmental

The proposed development will be undertaken and managed having full regard to Health and Safety and Environmental issues affecting the processes and materials used.

- 5.3 Energy Reduction (Sustainability)

Energy saving initiatives will be incorporated in the proposal to achieve a reduction to the carbon footprint.

Low energy light fittings both internally and externally will produce energy savings. LED light fixtures on the forecourt including the canopy, where they are directional together with lighting controls will significantly improve energy savings.

Other energy saving initiatives will include the use of motion sensors to control temperature settings in the store and investing in maintenance programmes for heating and ventilation systems.

In order to demonstrate a sustainable policy, full advantage will be made of renewable resources, sustainable materials and low energy features to help reduce the carbon footprint.

5.4 Waste Disposal - Operations

The applicant will arrange for the collection of waste taking into consideration the volume and nature of the waste and the storage capacity required, based on the frequency of collection and the size and type of waste containers.

Consideration will also be given to the access to the waste storage for operatives and vehicles, hygiene arrangements and fire hazards and protection measures.

The applicant's aim is to significantly reduce waste to landfill. The majority of waste will be cardboard and plastic packaging, which will be segregated in store, baled and moved back into the recycling industry. Other smaller types of waste are also segregated for recycling or reprocessing. No electrical waste or used batteries or animal bi-products are placed into the general waste stream. They are either segregated in store or returned to regional distribution centres for onward transfer to re-processors or in the case of animal bi-products collected as a separate waste stream.

In support of their commitment to reduce waste the applicants:

- ◆ Ask Vendors to use re-useable containers
- ◆ Use an air dryer/cloth towels and not paper towels at wash basins
- ◆ Use the least toxic cleaners available purchasing multipurpose concentrated cleaning supplies

5.5 Flood Risk

The Environment Agency website indicates that the site is not at risk from flooding.

6.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

- 6.1 The design of the proposed shop façade and customer entrance along with the external alterations proposed will ensure easy access for all, regardless of their age or physical ability.

7.0 CONCLUSION

The development will have a positive effect on the character of the locality and accords with the principals of sustainable development and the policies for regeneration and making the best use of previously developed land as outlined in national, regional and local planning documents.

The proposed development has been designed to the highest standards and:

- Will deliver a quality design which responds to its local context
- Will maintain the active retail and commercial uses to the street scene
- Includes a number of sustainable design initiatives making the project sustainable in social, economic and environmental terms
- Is designed to improve the appearance of the locality

Careful consideration had previously been given to site access and parking, and the proposal will not be harmful to the highway safety or the wider transport network. The site is also easily accessible by a range of sustainable modes of transport.

Overall the proposal complies with the development plan and in the absence of material consideration to indicate otherwise, planning permission should be granted.