

Town and Country Planning Act 1990 Planning and Compulsory Purchase Act 2004

“Forecourt canopy size reduction and increase in length of shopfront”

at

258 Havant Road, Langstone Bridge, Hayling Island, Hampshire, PO11 0LP

PLANNING, DESIGN AND ACCESS STATEMENT

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1.0 Introduction and Legislative Background

- 1.1 This Statement provides additional information relating to the change of use and design and access matters in support of a planning application submitted for the forecourt canopy size reduction and increase in length of shopfront at 258 Havant Road, Langstone Bridge, Hayling Island, Hampshire, PO11 0LP
- 1.2 The design and access requirements of the site have evolved from an appraisal of the site's context, against the background of its commercial frontage.
- 1.3 In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to the development in relation to the quantum of floor space, layout, scale, landscaping and appearance in relation to the site's context. It also addresses how specific access issues have been addressed and why the main access points have been chosen.

2.0 Site Description and Context

- 2.1 The site is an operational petrol filling station and is located on Havant Road, facing Langstone Bridge and is the most visible development when entering Hayling Island.
- 2.2 The site comprises a six pump island petrol forecourt, car parking, sales building and carwash. The forecourt canopy covers the pump islands and the forecourt apron between the pump islands and sales building.
- 2.3 The application site area is 2,815sqm.

3.0 USE. What buildings and spaces will be used for?

- 3.1 The petrol filling station and shop operate under the Sui Generis planning use class and this will be unaffected by this proposal.

4.0 AMOUNT. How much would be built on the site.

- 4.1 There are no plans to increase the amount built on this application site.

Proposed works to the canopy.

- 4.2 The proposal is to de-link the canopy to make a clear disconnect between fuel and food and to allow more daylight as possible into the sales building.
- 4.3 The canopy currently has a tiled mansard roof on the edges of the overhang to all edges. This feature will be retained and will therefore be moved to the edge of the shortened southern edge. This will then have a new structural steel fascia installed facing the sales building, which will then receive new signage, the latter being subject to a separate signage application if required.

Proposed shopfront extension

- 4.4 The internal fuel sales kiosk is to be relocated to improve shop and forecourt supervision. This will be re-located in the position of the previous manager's office. To ensure that forecourt supervision of re-fuelling transactions is unimpaired the external brickwork and

manager's office window are to be removed and to be replaced with a new section of shopfront. This will increase the shopfront by 1.86m in length.

5.0 **LAYOUT.** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

5.1 There will be no change to the existing layout.

6.0 **SCALE.** How big the buildings and spaces would be (their height, width and length).

6.1 The existing canopy is 27.160m (l) x 25.825m (W) Area 701.4m². A 7.8m long section of canopy will be removed together with two circular link columns. The canopy will then become 27.160m (l) x 18.020m (w) Area 489.4m². This results in a reduction in area of the canopy of 30%.

7.0 **LANDSCAPING.** How open spaces will be treated to enhance and protect the character of a place.

7.1 There are no alterations planned to the external landscaping in this application.

8.0 **APPEARANCE.** What the building and spaces will look like, for example, building materials and architectural details.

Existing:

8.1 The canopy is a steel framed structure with white underlining sheets to the underside, painted structural steel fascia's, currently covered with corporate signage. The top sheeting (or roofing) is a mix of aluminium roof sheets, coloured goosewing grey and a tiled mansard roof to the edges.

8.2 The external envelope of the sales building is a mix of facing bricks, white coloured aluminium shopfront and brickwork. The existing manager's office has brickwork surrounding an aluminium window.

8.3 A steel roller shutter, coloured white is externally fixed to the shopfront.

Proposed:

8.4 The external finishes to the canopy will be retained.

8.5 The existing brickwork and window will be cut back where the new shopfront section is to be installed. A new 1.86m long section of shopfront is to be installed which will include a night pay unit and roller shutter at high level.

9.0 **ACCESS** - Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

9.1 There will be no alteration to the vehicular and transport links with this application.

10.0 **ACCESS** - Inclusive access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

10.1 There will be no alteration to the access to the site or building with this application.