

Design and Access Statement for The Savoy Latham Partnership Ltd

Site at Interbridges

New Brighton Road

Emsworth

Hampshire

The Site

The site extends to 0.84 hectares in area and is situated in a plot of land to east of the New Brighton Road, being north of the main south coast railway line and south of the A27(M), in Emsworth on the Havant/Chichester border.

Planning History

The site has Planning Permission for construction of 15 commercial units falling within use classes B1 (B, C) granted in July 2012 totalling 2217 sq. m.ft

This permission encompasses the construction of the site access and provision of a commuter car park and public footpath through the site prior to commencement of any development

A subsequent permission was given in April 2015 to Scottish and Southern Electric for a sub-station on part of the rear of the site.

Proposed Scheme

This application is for an alteration to the approved scheme to provide for 4 no. B1 industrial units together with a new headquarters building for the Downland Veterinary Group (DVG), with associated parking. In addition there is a car park under the S.106 agreement for the use of the railway station to be operated by a third party, also there are 2 yard areas.

The DVG have been based in Emsworth since the 1970s and have built a strong reputation for the work that they do. The veterinary industry has changed greatly over the past 10-15 years and we now see much greater competition. Client needs have changed and all recent surveys show that most clients will not travel more than 3 miles, 5 at most, to visit a veterinary practice. For this reason it is vital for their business that they stay in the immediate area.

They have explored the town for other options but found nothing suitable. Sites have also been considered in Bosham and three in Havant, but again these did not meet their requirements.

Emsworth is the main administration centre for the group and is also the centre for advanced surgical, laparoscopic and endoscopic procedures.

The practice started in 1946 in Chichester, later expanding to Bognor Regis and then Emsworth in the 1970s. In the 1990s Leigh Park and Barnham were opened, Denmead in 2011, the Stubbington Ark in 2013 and Bordon in 2015. They now have 8 clinics, operating as a 20 full time vet equivalent group. In 2016 they will be opening a new clinic in Hampshire and they are currently in talks with 2 other practices about acquisition of their clinics. Emsworth is the centre pin for the group as it is the main administration centre and the additional sites they have in their business plan will feed more work into Emsworth for both advanced surgical and medical techniques, hospitalisation and emergency cases. The clinic has been extended twice in the last 20 years but with the growth they have seen over the last 5 years they have now reached capacity.

If the group headquarters is to stay in Emsworth, which is their wish, this site provides the only opportunity.

Staffing

- 13 Vets, including managing Director (7 full time, 6 part time)
- 7 Reception staff (all part time)
- 17 Registered Veterinary Nurses (11 Full time, 6 part time)
- 1 Nursing Manager
- 1 Deputy Head Nurse (Part time)
- 5 Animal Care Assistants (Full time)
- 1 Business manager (Full time)
- 1 Finance Manager (Full time)
- 2 Administration assistants (Part time)
- 1 Cleaner (Part time)

Total 49

With the growth over the next 5 years the following staff will be required:

- 4/5 Vets (Full time)
- 4 Reception Staff (Part time)
- 6-7 Registered Veterinary Nurses (Full time)
- 5 Animal Care Assistants (Full time)
- 2 Cleaners (Part time)

Total 21-22

Design Scale

The buildings in the proposed scheme have an overall height of some 7m which is in line with the previous consented height. There are no issues with regards to overlooking taking into account the location of the site between the A27(M) and main south coast railway line.

The scale of the proposed buildings will sit comfortably within the site.

We have taken into account access arrangements to the site with regards to ease of access to the units and parking.

Layout and Access

The New Buildings replace a series of B1 totalling 1631 sq. m at ground floor level with 586 sq.m. on first floors and mezzanines; the proposed Veterinary Practice building has footprint of 501sq. m. and a gross internal floor area of 936 sq.m. The four B1 Units have a gross internal floor area of 507sq.m.

The site entrance rises between a landscaped retaining wall and embankment, beyond this and the car park the site opens with the first four stepped units providing attractive and interesting elevations, reducing the immediate impact. In addition, as with the previous application, the new footpath is shown along the southern boundary of the development under the retained mature trees to link with Seagull Lane to the eastern end, and North Street to the western end and thereby to Emsworth railway station. This will provide a direct link for the residents of North Emsworth, to the countryside and alongside the River Ems.

The proposed traffic signalised access onto New Brighton Road will incorporate a pedestrian crossing, increasing safety for the pedestrians and both better and safer access Emsworth railway station, this will also enhance the safety to employees working in the proposed development. Subject to County approval within the updated 278 agreement, it has been agreed this will be upgraded to a Toucan crossing to serve the cycle route.

Within the development, cycle shelters will be provided to accommodate twenty cycles to encourage the use of cycling for the development's local workforce, plus four motorcycle spaces.

In line with the previous application we also would agree to provide visi-rail to replace the existing pedestrian safety fence under the railway bridge.

Appearance

The buildings comprise steel portal frames with a flat panel cladding system together with glazing to the primary elevations as a feature. In addition to the use of glass, the front elevation we will also have a contrast in cladding materials. The power coated metal windows, verges, fascias and projecting eaves line will combine to provide an interesting and attractive elevation.

Landscaping

Landscaping is indicated in the parking areas of supplemental to that to the footpath to the southern boundary, commuter car park and entrance. It is intended that this will be incorporated in the written Landscape Management Plan as before.

Highways

The revised 278 agreement for the main original permission is in hand with Hampshire County Council; the traffic signal sequencing having been updated to take account of revised traffic flows and the drawings modified to incorporate the toucan crossing.

The commuter Car Park and public footpath will be provided by the current permission, which has been commenced to provide basic access for site clearance work in the relocation of reptiles and avoiding bird disturbance when the highway work commences.

Summary

Whilst it is appreciated that this scheme results in a reduction of floor space, the mezzanines approved in the original scheme of some 388 sq.m, provided reduced height ancillary space, whilst the proposed scheme provided good quality first floor space.

The development will allow the DVG headquarters to remain in Emsworth together with its current workforce and to expand to provide a significant increase.

We hope that you will be able to support this application, which we believe will be of great benefit to Emsworth and the Local community.