



Design & Access Statement For Proposed Industrial Building At Plot 3, Harts Farm Way, Havant PO9 1HU

11th December 2012

Planning History

Outline planning permission was granted for this site and the rest of the Havant Borough Council Depot site for new business and industrial development in 2011. Since then a reserved matters application has been approved for plot 1.

Surveys for ecology, archaeology, flood risk and travel were carried out and dealt with in the 2013 reserved matters application APP/13/00911 and therefore are not included within this application.

The Site

The site is adjacent to the A27 to the North and is bounded by Harts Farm Way to the South, County Council owned land to the West and Brockington Road to the East. The site was formerly used as a storage depot for Havant Borough Council.

Use

The site is to be used for B1(a), B1(b), B1(c) and B8 of the use classes.

Area

The proposed building has the following areas

Ground floor	811.50 m2
First floor	596.13 m2
Covered Yard	788.50 m2
 Total area	 2196.13 m2

Layout

The building is reverse 'L' shape in plan and sits on the South East corner of the site. The covered yard squares up the footprint to a total of 1600 m2

Scale

The height to the ridge is 8.77m and the height to eaves is 7.15m from ground level. The size and height of the building is comparable with other buildings in the vicinity.

Design

The building will be formed around a portal framed steel structure with shallow pitched roofs and clad with plastisol coated steel composite panels with a high thermal efficiency to walls and roof.

Landscaping

Detailed landscaping and planting details are shown on drawing number 989.02C and all green areas will be looked after by a landscape maintenance contractor.

Trees and shrub varieties have been chosen to suit the coastal conditions and with regard to producing berries in autumn for foraging birds.

Access

Vehicular access will be via the new site access off Harts Farm Way provided by Durngate Estates Ltd.

It is proposed to form two new pedestrian accesses as shown on drawing number 989.02C

Disabled parking will be provided close to the principle entrance of the building.

Ambulant disabled and wheelchair access will be available throughout the building and this will be covered in detail in the building regulations access statement.

Justification

P & I Generators have outgrown their existing premises and want to continue to evolve on this new site creating more employment opportunities for the benefit of Havant.

A full justification can be seen in their planning statement.

Ref. 989.04