
PLANNING STATEMENT**JOB NO. 5044**

CLIENT : Downley Developments

PROJECT : Installation of First Floor Mezzanine in Units 3&4 and 4 No. Windows

LOCATION : Downley Point, Downley Road, Havant. PO9 2NA

DATE : 28 February 2013

Background

PWP Architects have been engaged to make a planning application for the proposal of First Floor Mezzanine in Units 3&4 and 4 Windows in the South facing Elevation of Units 3 & 4 at Downley Point, Havant. The Warehouse and adjacent units 7-9 were a scheme developed in 1999 by PWP Architects and have been successful commercial units for a variety of businesses. The current incumbents of units 3 & 4 have developed requirements for additional floor space to be achieved by installing a small mezzanine floor. This application is also for the inclusion of 4 no windows to allow light into the spaces created by the mezzanine.

Existing Condition

The Warehouse Units have to date proven successful flourishing over the last decade. The original plans only included a mezzanine Floor in Unit 1. Over time demand has grown in the other units for a similar style arrangement to enable more 'clean' tasks to be operated away from the warehouse floor.

Proposed Alterations

This application to provide mezzanine floors in Units 3 & 4 will enable the occupants to maintain their tenancy agreements and not feel the need to look for alternative accommodation that will better suit their needs. The Mezzanine Floor in Unit 3 is a total of 34m², and in Unit 4 27.5m².

To make these spaces suitable for the intended operational tasks additional daylight is required. This means there is a need for additional windows to be added to South Elevation. The Windows are proposed to match the existing type used on the South Elevation of Unit 9 in size, material and colour and so maintain the appearance and rhythm of the existing elevations.

Accessibility

The proposals do not affect or alter any of the existing access points into the site or building. The inclusion of spiral staircases in units 3&4 enables the occupants' access to the first floor mezzanine.

The inclusion of the mezzanines will not increase the footfall or number of workers on the site and are only designed to separate tasks.

Conclusion

The installation of the Windows could technically fall under the statutory rights of permitted development The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010: Interim Guidance from Communities and Local Government on Amendments to Permitted Development Rights for: Industrial and Warehouse Development;

This application is however necessary based on the condition imposed in November 1998 relating to construction of Mezzanine Floors. We feel allowing the construction of Small Mezzanine Floors to enable the continued occupancy of the Industrial Unit coincides with Havant Borough Councils Core Strategy Policy CS2: Employment as the council will seek to accommodate flexibly a net total of 162,000 square metres of new employment floorspace between 2006 and 2026 as follows:

- ☐ 75,000 square metres of B1 offices
- ☐ 45,500 square metres of B2 manufacturing
- ☐ 41,500 square metres of B8 warehousing.

The Proposal also promotes policy DM3 relating to the Protection of Existing Employment Sites.

Site Image



View From Downley Road (Google Streetview)