
DESIGN AND ACCESS STATEMENT**Job No: 4812**

CLIENT : BEGG Nominees
PROJECT : Unit 1 and Infrastructure
ADDRESS : Site 4, Harts Farm Way, Havant

21 August 2013
Revision A 10 September 2013

1.0 Application Background

1.1 An outline permission was granted for "Havant Borough Council Depot, Site 4, Harts Farm Way, Havant, Extension of Time Limit for implementation of outline Planning Permission 02/5246/106 for new business and industrial development with new access from Harts Farm Way, incorporating extension of time limit for implementation and phasing of reserved and other matters" dated 23/6/2011 App. Ref no. APP/10/00737.

The Reserved Matters application is for the detail of the building known as Unit 1 and the site infrastructure including the access road and the diversion of the existing stream.

2.0 Site Context

2.1 The site is adjacent to the A27(T) to the North and is bounded by Harts Farm Way to the South and County Council owned land to the West.

2.2 Existing buildings on site have now all been demolished and the site was formerly used as The Depot for Havant Borough Council.

2.3 The aims of the scheme are consistent with those set out in supporting information to the Outline Application including:

- The stream being in a location to the north of the internal access road
- Existing trees are retained where possible and where not possible structure planting to the northern boundary of the site is enhanced
- Detailed landscape proposals are shown for the central ecological corridor. These proposals have been discussed with the Environment Agency and are accepted
- Boundary treatment to the western side of the site retains existing vegetation where possible and augmented to reinforce the screen between the site and the County land
- Detailed proposals have been submitted for the building in the north west corner of the site known as Unit 1 consistent with the masterplan but reflecting the current market demands for warehousing or light assembly with associated offices. The building will have service yards to the East and West ends for goods in and out respectively.

3.0 Building Design

3.1 Amount

Unit 1 is a single storey building with an element of associated two storey offices within the overall building volume.

The building has the following areas:

GEA – Ground Floor	5779 sqm
GEA – First Floor	747 sqm
Total area	6526 sqm

The area for offices within the total is 4950 sqm

3.2 Accessibility

The building has lift accommodation and access to the building is in accordance with Part M of the Building Regulations with a level threshold.

3.3 Layout

Rectangular in plan, the proposed building has approximate footprint dimensions of 54m x 107m running in an East/West direction parallel to the dual carriageway.

Augmented existing tree planting of 8-13m height will provide good strong visual screening of the rear of the building to the North. The main pedestrian entrance is on the South side of the building and this entrance side presents itself to visitors car parking and the rest of the site. The building will overlook the "Riparian Corridor" to the South which will present a comfortable setting for the building and create an attractive place to work.

The site is predominantly flat which aids the movement of delivery lorries to service yards at either end of the building. The eastern service yard will be screened by tree planting on the approach side.

The office building faces south which will reduce the amount of fuel for heating and the relatively shallow depth of the office plan (6-7m) will be suitable for natural ventilation from opening windows. The building has a very compact volume to perimeter ratio which is good for reducing heat loss.

3.4 Scale

Height to clear eaves is 8 metres which is governed by the market requirements for this type of space, whilst slightly higher than two domestic storeys the backdrop of trees creates a suitable setting for this size of building. The scale of the building is not uncommon in this part of Havant with examples at the Appollo Fire Detector building adjacent and other buildings on the Penner Road Estate nearby.

The building has been designed so that it can be easily split into two units for different users to suit market demands.

Southern facade elevational treatment has a human scale but that reflects a commercial corporate use. The intention is that the building should look crisp, functional and businesslike and suitable for its intended purpose.

3.5 Landscaping

Car parking to the South of the building is on concrete block paving to suit the SUDS drainage system for surface water. The concrete blocks have a visual grain which is sympathetic to the eye.

Roadways for parking areas are in black tarmac. The layout of the parking suits the linearity of the building.

Service yards to either end of the building will have a brushed concrete surface to suit the hard wearing use of the building.

Existing tree planting is mature and is the subject of an arboricultural assessment submitted with the application. Some trees will need to be removed but there will be a programme of mitigating planting in lieu to include a mix of native species including:

- Beech
- Oak
- Alder
- Birch

Silver Birch has been chosen for the new planting in the car park area to match the building colours and to provide a natural transition to the Riparian Corridor.

Landscape Maintenance

Hard and soft landscape including the Riparian Corridor and the stream will be maintained by the Landowner and this will include: mowing and hedge cutting, woodland and scrub management, watering and pruning, mulching, cleaning of surfaces, litter removal and repairs all on a regular basis in order to keep the site in an attractive state for the benefit of the site users and the public at large.

3.6 Building Appearance

Colour coated profiled metal cladding is the principal material used on the external envelope of the building.

A slightly more exclusive cladding is used for the office elevation which is a microrib composite panel type.

Use of variations of colour panels reinforce the horizontality and linearity of the building corporate expression. The neutral colours chosen will suit the natural setting created by the ecological corridor planting scheme.

3.7 External Lighting

Street lighting is shown on submitted drawings. Service yards will be lit by building mounted luminaires to achieve a lighting level of 50 lux using SON lamps operated by means of PIR/Photocel.

3.8 CCTV

Provisions for CCTV will not be known in detail until the requirements of the end user of Unit 1 have been understood but the scheme is likely to comprise 3 or 4 pole mounted cameras placed at appropriately effective points in the landscape.

3.9 Site Travel Plan

A Site Travel Plan will be submitted in due course in accordance with Condition 14 of Application ref: APP/10/00737 in order to gain approval in advance of the Construction of Buildings on the site.

3.10 Cycleway/Footway

Since the original outline permission a cycleway/footway has been implemented on Harts Farm Way. There is no proposal in this application for a cycleway/footway as one already exists.

3.11 Programme

The site infrastructure works will be implemented as soon as practicably possible subject to grant of approval and construction of the building will take place once commercial terms are agreed with a suitable end user. Please refer to PWP Architects drawing no. 4812/1200A.

3.12 Archaeology

An archaeological evaluation report dated January 2007 by Museum of London Archaeology Service has as a conclusion under "Proposed development impact and recommendations" that:

"The proposed development at Harts Farm Way, Havant involves the construction of industrial and business units with associated service areas and car parking, which will involve diverting the water course and building over the existing pond. As no archaeological remains have been identified during the course of the evaluation it is unlikely to have any destructive threat to the archaeological resource"

In addition, Dr Hannah Fluck Senior Archaeologist at Hampshire County Council wrote an email to Shawn Lambert of PWP Architects on 10 January 2013 stating "I note the results of the 2007 evaluation of the site and would be happy to confirm that given the absence of archaeological finds or deposits identified in my opinion no further archaeological works is necessary on the site. The decision on the discharge of planning conditions lies with the Planning Authority, however, I would be happy to advise them that the archaeological condition can be discharged and no further archaeological investigation is needed for this site".

There is no proposal at this stage to carry out any further archaeological work in light of the conclusion of the report.

4.0 Conclusion

The building and context has been well considered and as a result the design is good and suitable for the intended use approved at outline stage.