

Design and Access Statement

40 Snowberry Crescent, Denvilles, Havant, Hampshire. PO9 2FE.



Project Particulars

- 01 Client**
Mr. M. Patel
- 02 Project Address**
40 Snowberry Crescent,
Denvilles, Havant, Hampshire. PO9 2FE.
- 03 Description**
Proposed conversion of part existing retail shop
in to a new dwelling; Change of Use (Class A1 to C3)
and associated cycle and car parking,
refuse store and external works.
- 04 Author**
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- 05 Reference**
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First Issue – 29 March 2012
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- 07 Status**
Full Planning Application
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 1990

Contents

Page 4 Design and Access Statement
Statement

Introduction

Site Description and Background

Page 5 Description of Proposal

- Use
- Amount
- Layout
- Scale
- Appearance
- Landscaping

Page 9 Access

Page 10 Conclusion

Supporting Documents

Design and Access Statement

Introduction.

1.

This Design and Access Statement accompanies a Full Planning Application to Havant Borough Council Planning Authority; prepared by The Steven Barlow Partnership (TSBP Architecture) on behalf of Mr. Manny Patel and is submitted in accordance with the requirements of Government planning advice as set out in Planning Policy Statement 1, Delivering Sustainable Development and legislation under section 42 of the Planning and Compulsory Purchase Act 2004. It follows the guidance produced by the DCLG; circular 01/2006 Guidance on Changes to the Development Control System.

2.

This statement is in support of a proposed partial conversion of an existing retail shop in to a new dwelling; Change of Use (Class A1 to C3) and associated cycle and car parking, refuse store and external works.

3.

The site is situated in Denvilles; on the western side of Snowberry Crescent and north of Rowan Road, with Southleigh Road to the south east of the application site.

Site Description and Background.

4.

The application site comprises of a substantial retail unit known as 'Nisa Extra' which received planning consent in March 2001. The building is segregated by retail floor space fronting the site with ancillary accommodation namely toilets, stores and staff room, towards the rear of the building. The forecourt area of the site comprises of 21 car park spaces.

Description of Proposal.

(Use, Amount, Layout, Scale, Appearance, Landscaping).

Use

5.

The site currently comprises of a large retail shop unit serving the local community. Since the opening of the shop, there has only been a modest number of people using the shop and mainly by local residents. The applicant has advised that trading has always been challenging, but with the current economic climate, trading conditions have become extremely challenging.

6.

In an attempt to attract more passing trade, and limit the impact of the new Tesco store in Havant, the applicant has actively increased their community offering to attract increase trade. This has included offering on-site recycling facilities. In co-operation with the local authority, the applicant has succeeded in having new signage erected at the juncture of Rowan Road and Southleigh Road; pointing possible passing trade to the shop and recycling facilities.

7.

More recently, and noticeably following the opening of the new expanded Tesco store, there has continually been a steady decline in trade; causing a significant and detrimental affect on the business. Since the fall in trade the existing size of floor shop area has become too large to serve the local community.

8.

In granting permission for the new dwelling and the reduced shop floor area, (both the subject of this application); would enable a reduction in operating costs for the applicant. In turn, this would generate a viable business and safeguard any possible closure of the shop unit.

9.

The applicant has given lengthy consideration to proposing that the occupation of the dwelling is tied to the owner, manager or employee, and their family, of the retail unit; as suggested by the LPA in their Pre-Application response. Although, it is the intention of the applicant to occupy the new

dwelling; he wishes not to tie the ownership in, as this would have an impact on any future re-sale and the viability of the development. Locking in the ownership by condition, would also limit the applicant's future options should there be a need to raise additional funds to maintain the shop's existence bearing in mind the uncertain economic climate.

10.

To overcome the concern of the LPA over possible disturbance to the dwelling from the operation of the retail unit, the new party wall would be constructed to a high level of soundproofing exceeding the requirements set by the Building Regulations. In addition, an acoustic fencing system (Details attached under 'Supporting Documents') is now to be installed at the rear separating the rear amenity areas. It is considered these additional measures along with the landscaping proposals, would provide adequate screening between the retail operation and the new dwelling.

Amount

11.

The existing retail gross floor space area on site is approximately 520m² (5595ft²), this figure includes ancillary floor space associated with store rooms, a staff room and toilets. The proposed retail gross and net floor space areas are set out in the table below;

Floor space	Gross (external measurements)	Net (internal)
Retail	238m ² (2560ft ²)	208m ² (2238ft ²)
Ancillary rooms	76m ² (818ft ²)	67m ² (721ft ²)
Total	314m ² (3378ft ²)	275m ² (2959ft ²)

12.

The proposed gross internal floor area of the new chalet style dwelling including a new single storey rear extension is to be approximately 221m² (2378ft²) on the ground floor and 61m² (656ft²) within the existing roof space.

Layout

13.

The chalet style dwelling is to comprise of a hallway, lounge, study, kitchen, utility room, toilet room, dining room, storage areas, bathroom, en-suite and two bedrooms on the ground floor level; with a new staircase leading up to an open landing area, two bedrooms and a bathroom on the first floor level.

14.

The layout of the site and internal arrangement of the dwelling is to comply with the lifetime home standards.

Scale

15.

The height and massing of the building will remain as existing with a modest single storey extension added to the rear western elevation, along with a small infill rear extension.

Appearance

16.

The existing roller shutters, advertisement sign boards, and aluminium framed windows are to be removed.

17.

New PVCu casement windows and external doors are to be inserted in to the facade of the existing building by introducing new openings or where possible to re-use the existing openings.

18.

A new timber decked and lean-to roof terrace area is to be formed on the eastern elevation fronting Snowberry Crescent accessed from the lounge. This feature will aid to break up the length of facing brickwork to the retail building whilst creating a residential feel to this section of the building.

19.

A new lean-to roof with timber oak posts and brick piers is to be located on the southern elevation to form a new entrance in to the dwelling. The entrance is located here to provide a central access point in to the building and leading to all new rooms. New roof tiles are to match the existing plain roof tiles.

20.

The existing pitch roof is to be punctured with new rooflights to provide natural light to the two bedrooms and landing at first floor level within the existing roof space. The existing ridge height and roof configuration is to remain as existing.

21.

A new plain tiled roof glass extension is to be located on the rear western elevation providing a dining/sun lounge area accessed off the new kitchen area; and in addition allowing to provide light deeper in to the building.

Landscaping

22.

The proposed new dwelling is to be separated from the retail car park area fronting Snowberry Crescent by a new 2m high dense hedging running from the face of the existing building to the existing low level post and rail fencing fronting the highway. A number of trees and low level soft landscaping is to be planted along the boundaries to the retail car park and the adjacent residential property with new laid lawns to the frontage; to provide a softer and pleasant street scene appearance whilst achieving an acceptable residential setting.

23.

To the rear of the site, a new acoustic close boarded timber fencing panel system is to be install to separate the proposed residential amenity garden area and the existing rear retail area.

24.

The remaining boundary treatments are to remain as existing.

Access.

25.

The overall site layout to the retail area will remain virtually identical to the existing arrangement. The changes will be the loss of a separate access and exit route points onto the highway serving the retail car park. The existing retail access point will be utilised for access to the new dwelling frontage car parking area, off Snowberry Crescent; and the existing retail exit point onto the highway will provide a dual access and exit route to the re-arranged and reduced retail car parking area and for delivery of goods.

26.

The proposed and adjusted car and cycle parking spaces is set out in the table below;

Unit	Car parking (off street)	Cycle storage (Long stay)	Cycle storage (Short stay)
Retail	10 + 2 disabled	1	1
Dwelling	2 + 1 disabled	3	3

27.

Based upon the existing retail floorspace area of 208m² and under the car parking requirements set by the LPA; a requirement of 15 car park spaces would be required. A survey of the parking levels at all shopping times has been compiled and this is attached under 'Supporting Documents'. It is considered the level of parking proposed of 12 car park spaces is adequate. In addition, 3nr. Car parking spaces could be provided on the highway, thereby meeting the 15nr. car parking spaces required for this size of retail floor space.

Conclusion.

28.

In conclusion, the proposed pre-application scheme is designed to satisfy the various applicable policies; to reflect and respect the immediate surrounding residential and retail properties.

29.

The proposed site and floor plans, and elevations submitted as part of this application documents illustrate the design principles adopted would result in an appropriate form of development that makes best use of this under used building and site.

For More Information

For more information about this project,
contact TSBP or visit

www.tsbp-architecture.co.uk

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Supporting Documents.

SPECIFIERS' GUIDE 2010

Jakoustic Barriers

effective noise protection



Jacksons
Quality that lasts
Fine Fencing, Gates and More

■ Jakoustic ■ Jakoustic Plus ■ Jakoustic Highway



Jakoustic Barriers

Much more than just a fence - the innovative Jakoustic timber barrier system is Jacksons' answer to noise pollution, a growing problem in our densely populated modern world.

We offer solutions for residential, commercial, industrial, railway and highway applications that can reduce noise levels by as much as 32 decibels* while maintaining an attractive and 'natural' facade.

- Jakoustic meets all residential and industrial requirements.
- Jakoustic Plus offers the extra noise protection of an additional layer of absorptive material contained within a plastic membrane.
- Jakoustic Highway is specially designed to satisfy stringent highway standards, in heights up to 12m with steel posts.

Established in 1947, Jacksons is a leading manufacturer of timber and steel fencing and gates, with expertise in automation, access control and perimeter security.

Jacksons has been given the environmental seal of approval by the Forest Stewardship Council (FSC) in addition to receiving the Programme for the Endorsement of Forest Certification (PEFC). Both certifications ensure all timber used for Jacksons' products has been sourced from well-managed forests and our Jakcure® pressure treatment provides a 25-year guarantee against rot and insect attack.

We pride ourselves not only on the quality of our products and production flexibility, but also on our responsive service to all customers, whatever the size of the project, wherever it may be in the world.



RIBA CPD presentation on "Acoustic Barriers to environmental noise pollution" is now available from Jacksons Fencing. For more details please email cpd@jacksons-fencing.co.uk

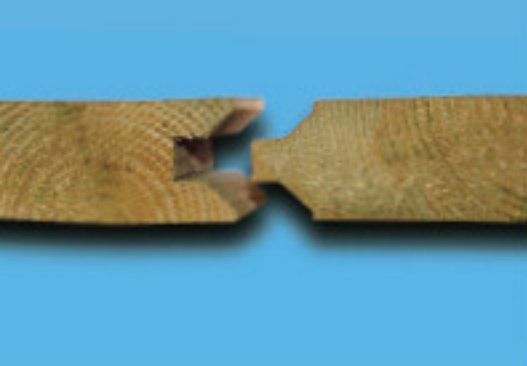


Jacksons Fencing are a sponsoring member of the Institute of Acoustics. Membership is for firms, organisations and individuals engaged in acoustics and whose support can advance the aims and objects of the Institute.

Jakcure® is a registered trademark of H.S. Jackson and Son (Fencing) Ltd.
*Jakoustic barrier certified laboratory results

Recent Jakoustic Barrier projects include:

Client	Project	Architect/Lead Contractor
ETNA	Commercial	Torwood Fencing
St Wilfreds School	Local Authority	Proctor Brothers Ltd
Budget Insurance	Offices	AHP Architects/ Savage & Sons
Portland Homes	Residential	Jacksons Fencing
MOD	Commercial	Power Engineering
Octavia Housing	Commercial	McNicholas
Bellwinch Homes	Commercial	Jacksons Fencing
Mr Ayling	Residential	Jacksons Fencing
WS Hunts Transport	Commercial	Jacksons Fencing
Private	Residential	OK Services (France) WS
ASDA	Commercial	Key Electrical
Butterfly World	Commercial	Jacksons Fencing



Jakoustic® Barrier System

The Jakoustic system comprises of our unique timber 'tuning fork' design posts and 125mm boards featuring an interlocking "vee" coupled with a tongue and groove. This special profile has been carefully developed to locate the boards in such a way that eliminates gaps that sound will easily travel through, even when boards shrink and expand with changes in the weather. The fence is finished with a capping and counter rail.

It offers the additional advantages of:

- Lower labour requirements
- Quicker build on site
- More efficient storage and transport
- Improved acoustic protection

The timber posts used for most applications up to 4.0m high are a unique tuning fork design that traps the boards to provide continuous sound insulation. For barrier heights from 2.1m - 4.0m the timber posts are reinforced with a steel spur, coated black.

All timber used is Jakcure pressure treated and is covered by our 25-year guarantee. This gives it lasting protection above and below ground against all wood-boring pests and all forms of wet and dry rot.

The Jakoustic system has been vigorously tested and developed to reach the high standards associated with all Jacksons' products.

We work with a nationwide team of sound engineers to provide a detailed report on sites to ensure Jakoustic will work effectively.

Jacksons Fencing is an ISO 9001 accredited company and all our timber treatment processes are ISO 9001 certified.

Features

- Attractive timber construction
- Unique tuning fork design posts
- Special fixings clamp the acoustic boards between posts
- Can accommodate changes in level or profile
- Complete with capping and counter rail

Benefits

- Up to 28 dB reduction in noise*
- Light weight
- Easy to install
- Able to be installed on uneven or sloping ground
- Jakcure 25 year guarantee

Applications

- Residential
- Commercial properties
- Construction sites
- Sports venues

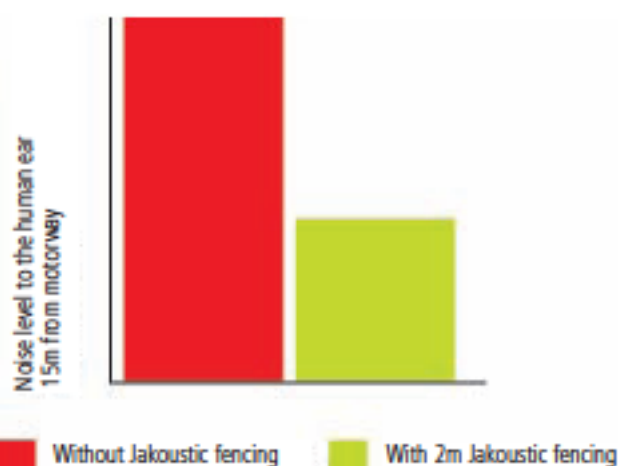
*Jakoustic barrier certified laboratory results:

Rating according to BS EN 1793 – 2:1998

Category = B3

Laboratory sound reduction 28 dB

Superficial Mass 28kg/m²



The following data shows the results of field measurements which simulated the British Standard test procedures.

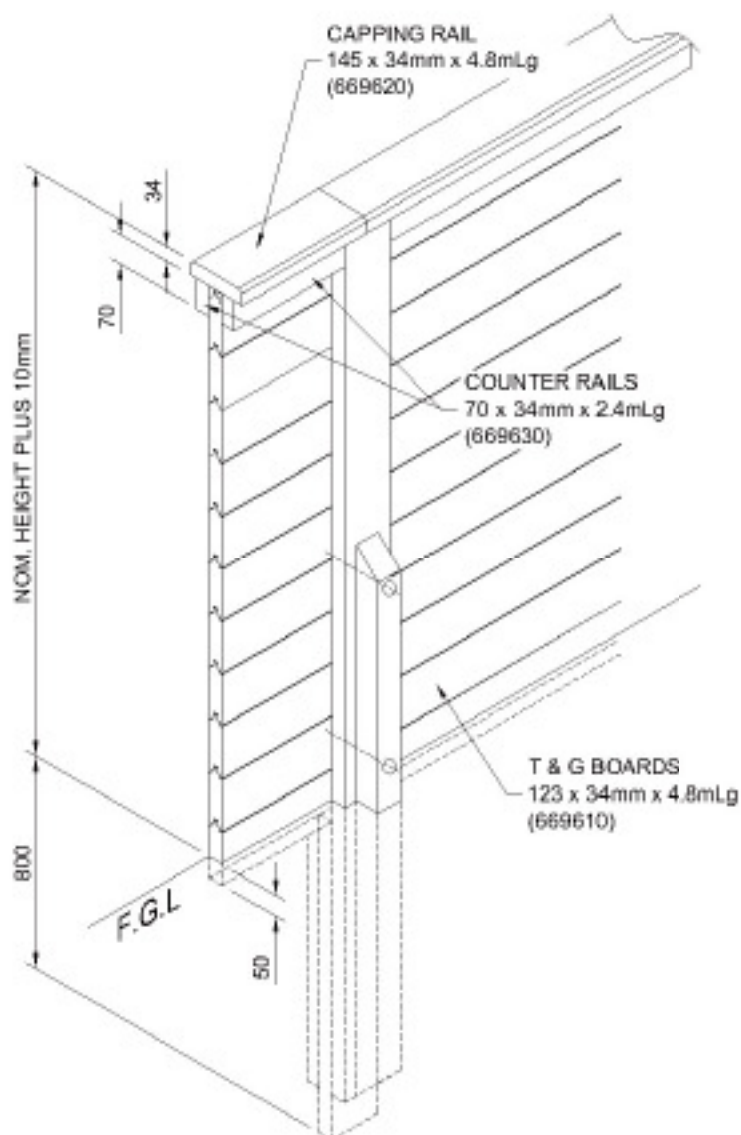
Distance from noise source	2.0m high fence	2.5m high fence	3.0m high fence
SOUND REDUCTION			
5m	13.6 dB	16.5 dB	17.4 dB
10m	11.3 dB	13.5 dB	14.1 dB
15m	10.3 dB	12.5 dB	12.9 dB
20m	9.2 dB	11.9 dB	12.4 dB

Jakoustic® is a registered trademark of H.S Jackson and Son (Fencing) Ltd.

Call the Jakoustic team on FREEfone 0800 41 43 43

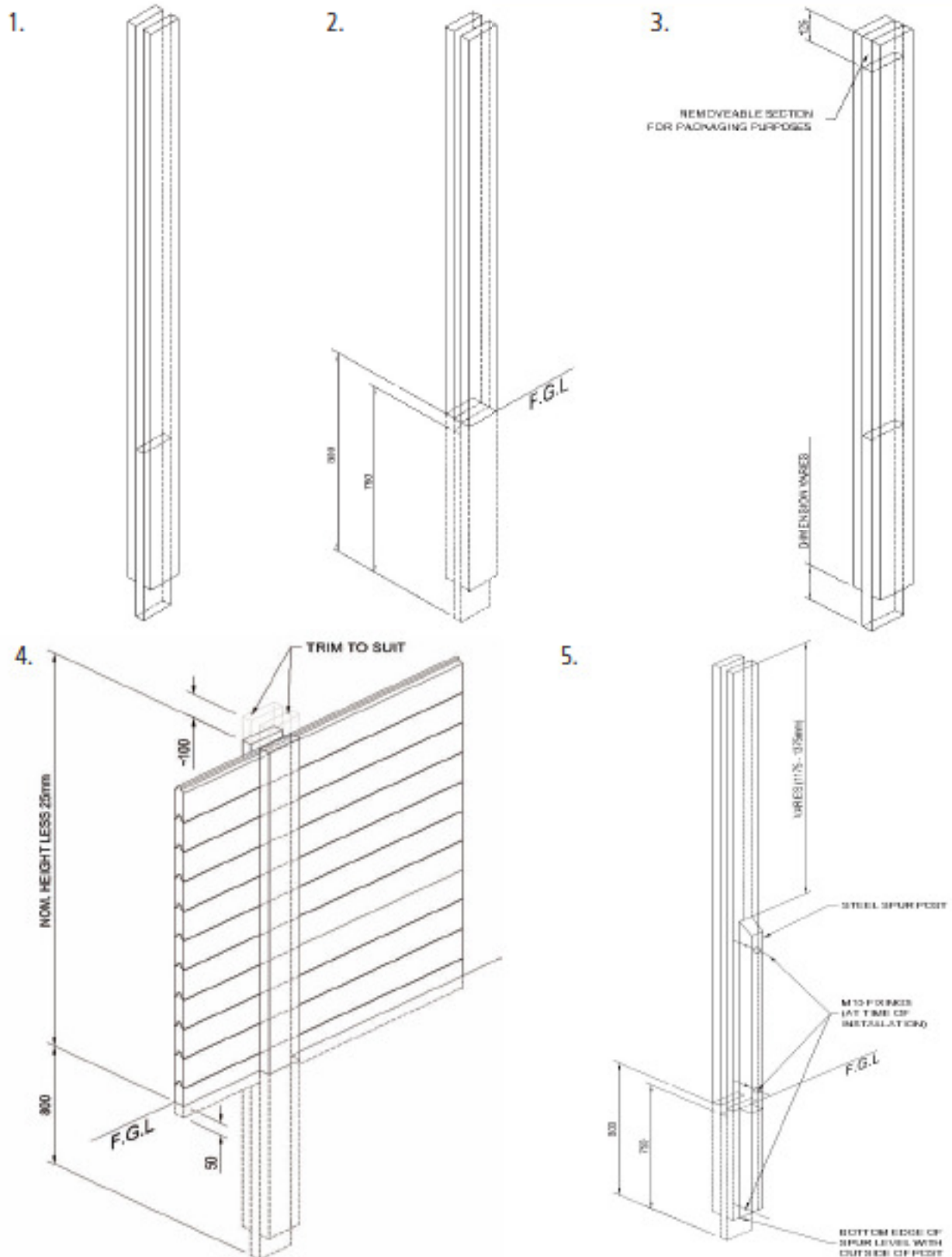


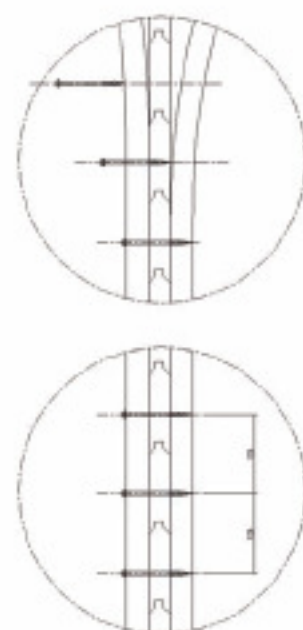
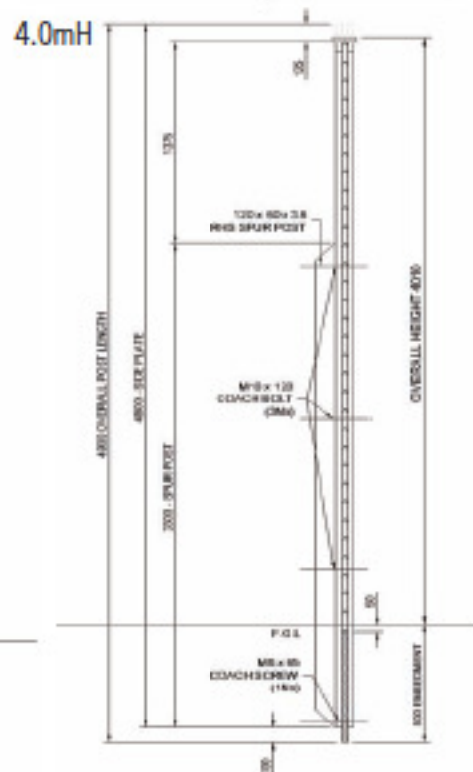
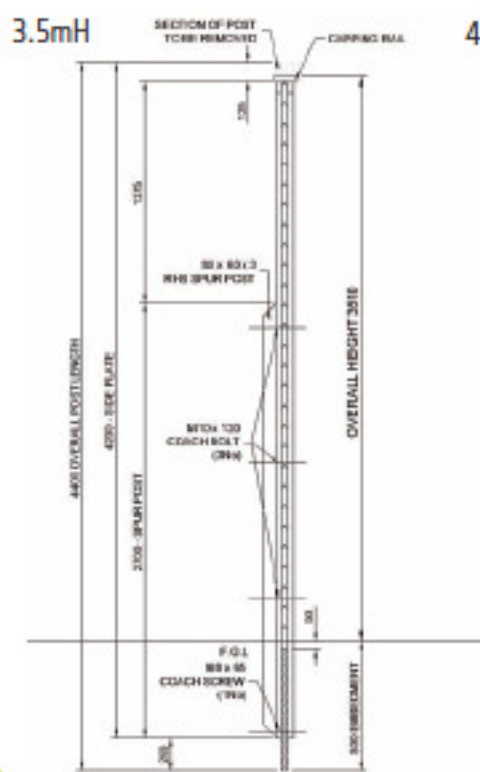
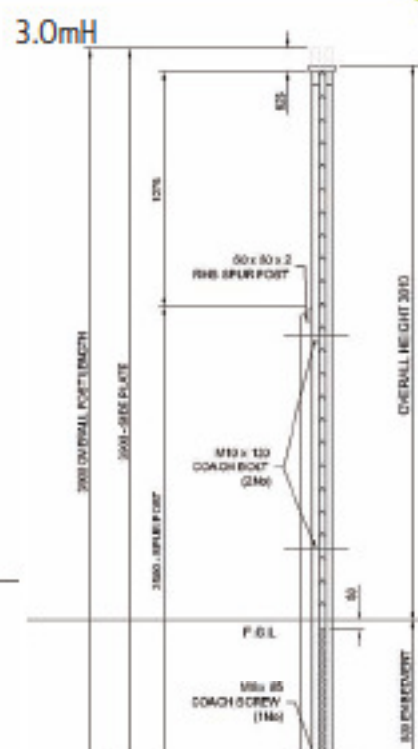
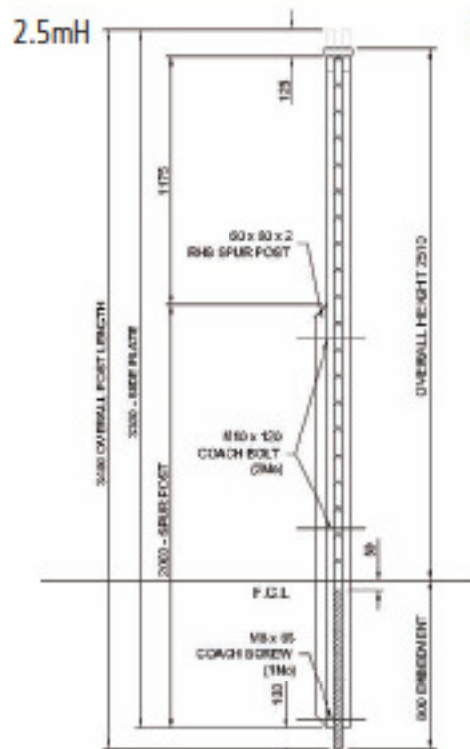
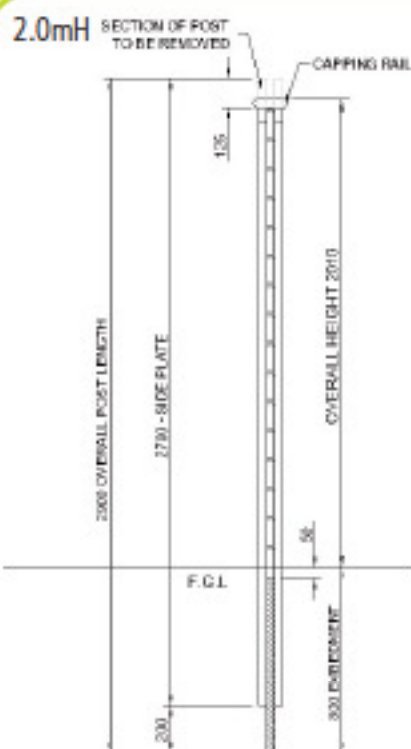
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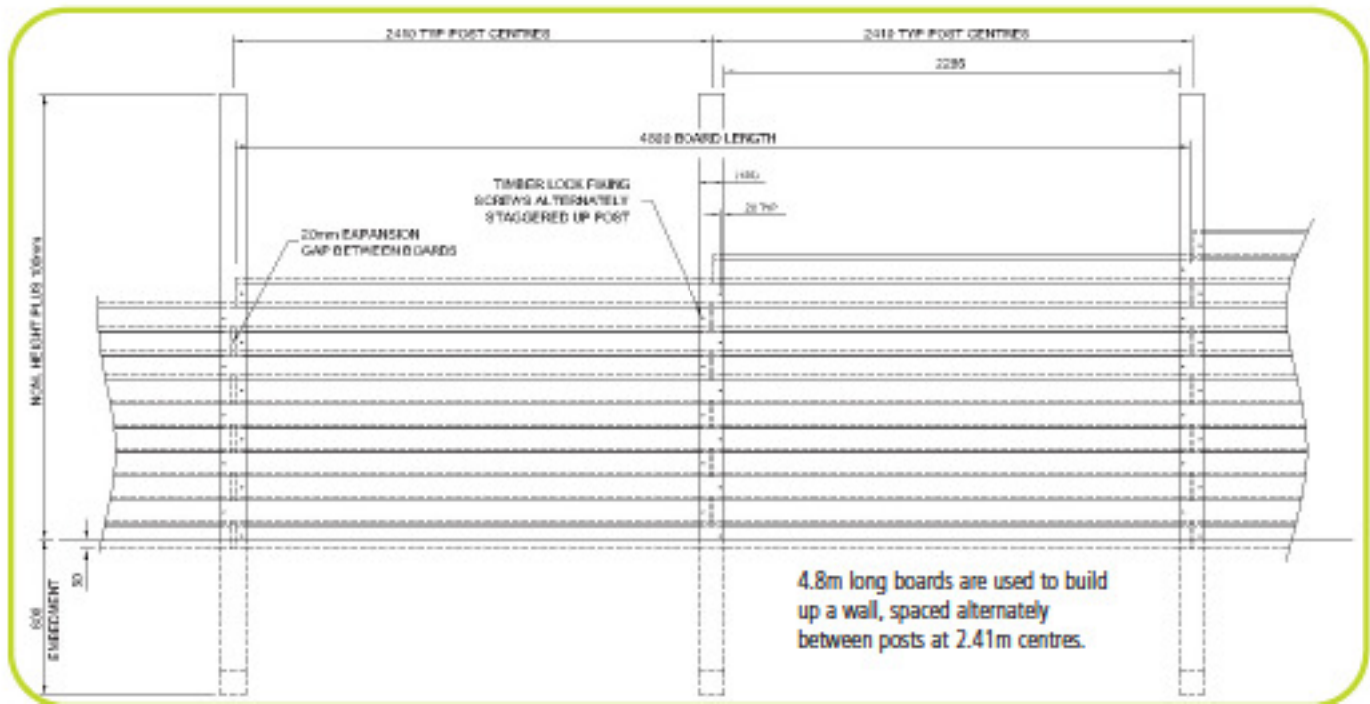
1. Posts are made with 'solid' bottom sections for below ground, with the top sections remaining 'open' for clamping the boards.
2. Posts are designed to be sunk into the ground to depth of 800mm. The centre section of the post is 750mm long. This allows the bottom fence board to act as a gravel board to a depth of 50mm into the ground.
3. The bottom of the side boards will not go to the full depth of the post hole.
4. The post sides extend 125mm above the nominal height of the fence (for standard heights). Once the fence is erected they are trimmed to the same level as the top board. This arrangement facilitates any variations in board dimensions caused by moisture content. The Fence Erector needs to apply new Jakcure End Grain Preservative to cut post tops.
5. Fence systems above 2.0m high will have a steel spur post fitted to the post shown. They are designed to support the fence up to a height of 1.2 - 1.4m below the finished level of the fence. These spur posts are sent separately, for fixing to the timber post during installation on site.
6. The screws should be used to secure completed rows of boards as the height of the fence is gradually built up, in order to maintain its strength during the build. Do not assemble the full height 'loose' as there is a risk of collapse, especially in windy conditions.

Post and fence assembly

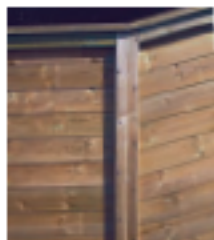




Screws are carefully chosen to have an effect of clamping the post sides to the board. This improves the acoustic properties of the fence eliminating gaps between panels and posts.



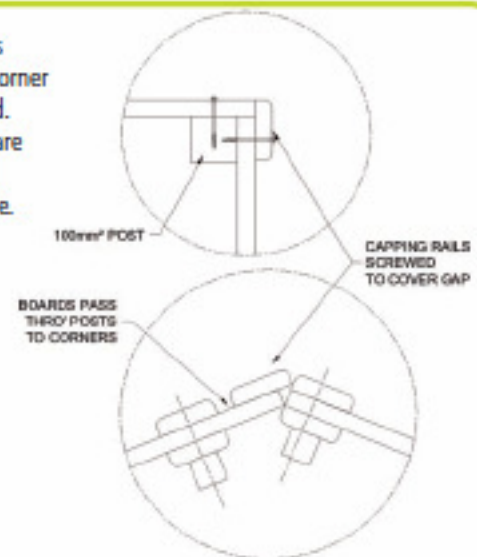
Boards are screwed as shown, giving a requirement of 2 No Timberlock screws per board. The screw positions should be staggered alternately from one side to the other, in order to prevent the post side cupping.



Top sections are finished with a capping rail and counter rail. The latter is provided to cover any gaps between the boards and the rail and leave a professional finish.

This change in level demonstrates how the boards can accommodate variations in profile at post intersections.

This diagram gives details of how a corner may be configured. Examples shown are 90° and 135° - all angles are possible.



Nominal fence height above ground (m)	Actual height above F.G.L. (mm)	Nominal post height above ground (mm)	Nominal post depth below ground (mm)	Hole base to post top (mm)	Economic post length (mm)	Post side to post base dimension	Spur post item code	Spur post length (m)
2.00	1975	2100	800	2900	2700	200	N/A	N/A
2.50	2475	2600	800	3400	3300	100	669999	2.00
3.00	2975	3100	800	3900	3900	0	669998	2.50
3.50	3475	3600	800	4400	4200	200	669995	2.70
4.00	3975	4100	800	4900	4800	100	669994	3.30



Jakoustic Plus Barrier

Both our Jakoustic and Jakoustic Highway systems can be upgraded to the Plus systems.

An absorptive layer, covered with a protective membrane is incorporated on one side of the boards to further reduce noise by an average of 4 dB.

Jakoustic Plus is ideal in applications where the screen is to be used to form a compound around a noise source or a noise source is surrounded with reflective surfaces such as high fencing and buildings.

Features

- Timber Construction
- Unique tuning fork design posts or I beams
- Special fixings clamp the acoustic boards between posts
- Can accommodate changes in level or profile
- With timber capping and counter rail
- Jakoustic Barrier with an additional absorptive layer covered with a protective membrane

Benefits

- Up to 32 dB reduction in noise*
- Easy to install
- Suitable for uneven or sloping ground
- Jakcure 25 year guarantee

Applications

- Commercial Properties
- Industrial
- Railways
- Residential
- Sports venues

*Jakoustic Plus barrier certified laboratory results:

Rating according to BS EN 1793 – 2:1998

Category = B3

BS EN 1793-1:1998

Category = A3

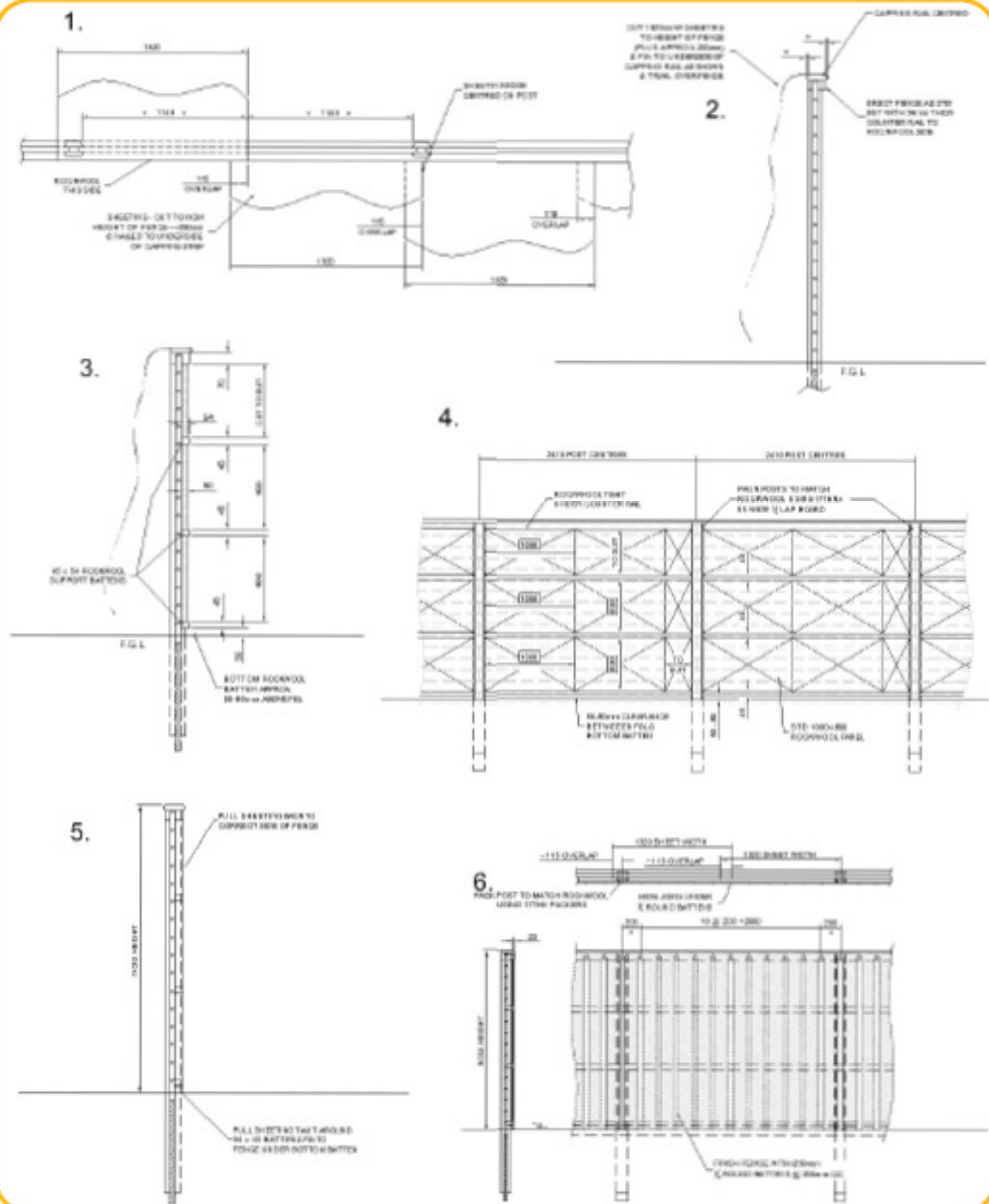
Laboratory sound reduction 32 dB

Superficial Mass 33kg/m²

The following data shows the results of field measurements which simulated the British Standard test procedures.

Distance from noise source	2.0m high fence	2.5m high fence	3.0m high fence
SOUND REDUCTION			
5m	17.6 dB	20.5 dB	21.4 dB
10m	14.3 dB	17.5 dB	18.1 dB
15m	14.3 dB	16.5 dB	16.9 dB
20m	13.2 dB	15.9 dB	16.4 dB

1. The sheeting must be cut to length and fixed under capping rail. Care must be taken to centre the joins on and between the posts.
2. The counter rails are odd sizes - the Rockwool covered side has a 70 x 35mm counter rail. The capping strip is to be centred on the counter rails, with the pre-cut strips of sheeting nailed to the underside as shown.
3. Rockwool panels are to be fixed to the face of the fence. Using 54 x 54mm battens and 75mm nails to support the weight, the fence is to be clad with Rockwool sheets.
4. Rockwool panels are to be laid horizontally and cut to suit as necessary. Pack posts to match Rockwool using 17mm thick half lap boards.
5. Plastic membrane sheets to be returned to correct size of fence. These are pulled taut around a 45 x 54mm batten and fixed to the fence under the bottom Rockwool batten.
6. The fence is finished with weathered 50mm half-round timbers, fitted vertically or at an angle at 200mm centres. These timbers will cover joins in the sheeting and protect the Rockwool.





Jakoustic Highway

This latest acoustic barrier system has been designed for Highways and Commercial applications, providing the same level of noise protection as the Jakoustic Barrier.

Jakoustic Highway 'vee' boards are affixed to galvanized steel 'I' beam posts for additional strength and rigidity, meeting not only the stringent Highways Agency standards BSEN1794-1 and 2, but also prove ideal for application in exposed locations subject to high wind loading.

The system can also be offered with capping and counter rails to further enhance its appearance. Posts can be timber-clad to match.

Jacksons Fencing is certified to 'National Highway Sector Scheme 4' for preservative treatment of timber.

Features

- Available as Jakoustic or Jakoustic Plus Barrier
- Galvanized Steel 'I' Beam Post
- Timber Interlocking Vee Boards
- Can accommodate changes in level or profile
- Optional timber capping, counter rails and post cladding

Benefits

- Up to 28 dB* or 32 dB** noise reduction
- Meets stringent Highways Agency standards BS EN 1793-1:1998** BS EN 1793-2:1998 BS EN1794-1 and 2
- Ideal for high wind loading situations
- Easy to install
- Additional absorptive layer available to further increase sound reduction (See Jakoustic Plus**)
- Suitable for uneven or sloping ground
- Jakcure 25 year guarantee

Applications

- Highways
- Industrial
- Construction sites
- Railways
- Residential
- Sports venues
- Commercial Properties

Jakoustic Highway barrier certified laboratory results:

Rating according to BS EN 1793 – 2:1998 (Category = B3)

BS EN 1794-1:2003, Annex A,B,C & E

BS EN 1793-1:1998 (Category = A3)**

Designed in accordance with BS EN 1794-2:2003

(Detailed compliance statements available)

National Highways Sector Scheme (NHSS) 4

*Jakoustic Highway

Laboratory sound reduction 28 dB*

Superficial Mass 28kg/m²

**Jakoustic Plus Highway

Laboratory sound reduction 32 dB*

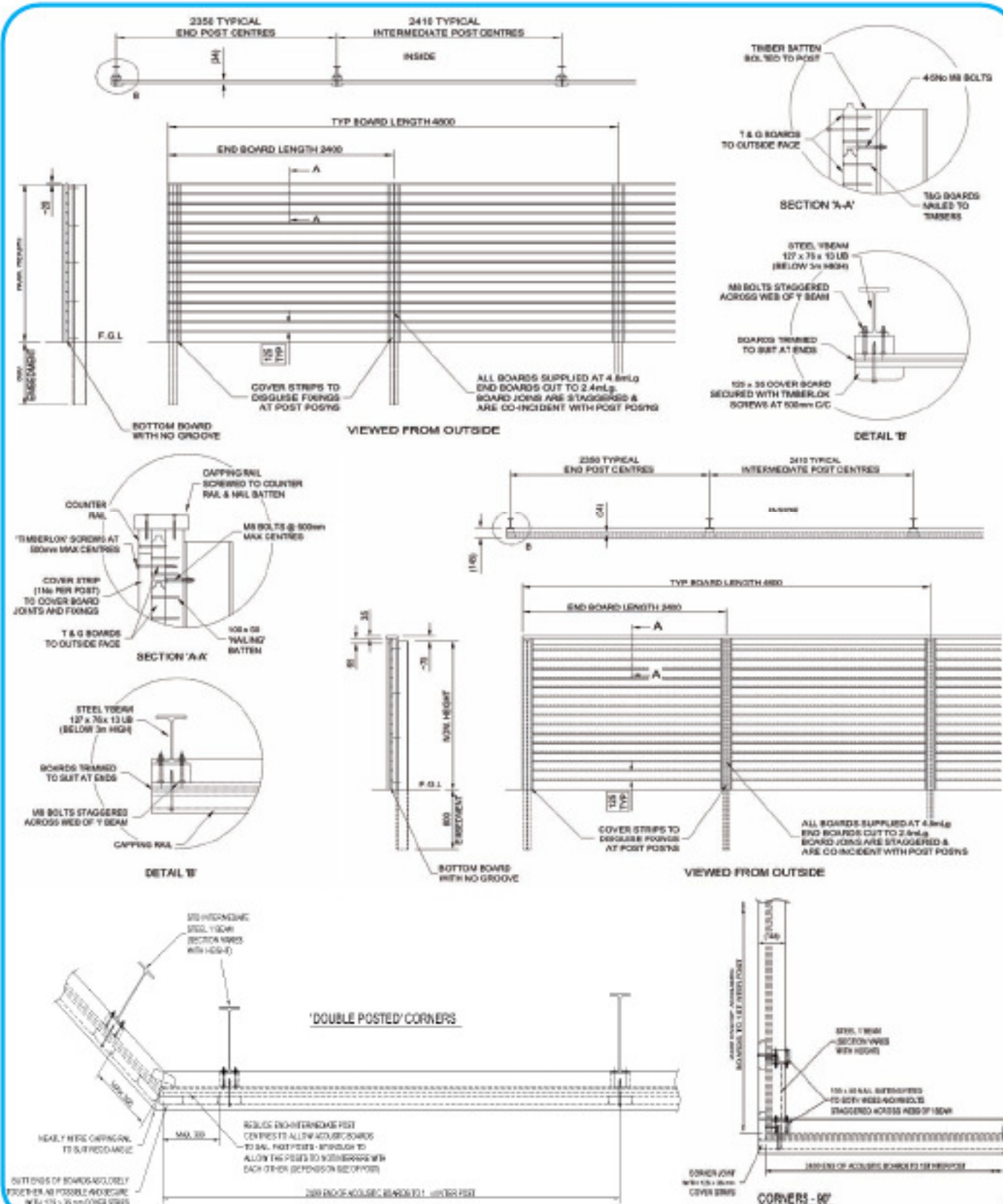
Superficial Mass 33kg/m²

The following data shows the results of field measurements which simulated the British Standard test procedures.

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SOUND REDUCTION			
5m	13.6 dB	16.5 dB	17.4 dB
10m	11.3 dB	13.5 dB	14.1 dB
15m	10.3 dB	12.5 dB	12.9 dB
20m	9.2 dB	11.9 dB	12.4 dB

Jakoustic Highway System includes galvanized steel 'I' beams with nailing battens to be bolted to the front of the posts. 4.8m long interlocking vee boards are then nailed and timber lock screwed to the front of the railing battens. Cover boards are required on every steel posted job. Capping and counter rail are additional options.

Posts may be baseplated or latticed depending on application.





Jakoustic Gates

For a totally integrated acoustic barrier solution, we offer matching Jakoustic timber or galvanized steel framed gates. Configured as singles or pairs, swing or sliding, hung on timber or galvanized steel posts dependent on size, with optional lintels.

Bespoke gates are available in larger sizes (as per the 9m wide x 4m high slider in the photo above).

Jakoustic gates can be supplied in accordance with BS EN 1794-2 if requested.

Jakoustic fencing is also available with a range of other materials such as acrylic, steel and absorbant concrete as well as a panel system.

Jakoustic Projects



Grimshaw Kinnear - 100m of 3m high Jakoustic fencing



Torwood - 450m of Jakoustic Highway from 4m to 6.5m high



2m high x 1m wide gate within 3m high Jakoustic fencing



Butterfly World - 205m of 1.8m high Jakoustic fencing

For further information, UK and International enquiries, please contact the Jakoustic team on 0800 41 43 43 or +44 (0)1233 750393 or email acoustic@jacksons-fencing.co.uk
 Jacksons Fencing Head Office Stowting Common Ashford Kent TN25 6BN
www.jacksons-fencing.co.uk

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 Quality that lasts
 Fine Fencing, Gates and More

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