

Design & Access Statement

PFS Kiosk at Hambledon Road, Waterlooville

Sainsbury's Supermarkets Ltd



1. Introduction

- 1.1. This Design and Access Statement has been prepared by WYG Planning and Environment in support of a planning application for a new petrol filling station (PFS) kiosk at Hambledon Road, Waterlooville.
- 1.2. This application relates to planning permission APP/10/00793 granted 22 December 2011 for *Demolition of existing buildings and erection of food store, undercroft car park, 6 No. pump PFS, pedestrian access ramp and associated landscaping, which includes permission for the development of a PFS including an associated kiosk* at the above referenced site. Planning permission APP/12/00835, granted 07 March 2013, subsequently varies Condition 35 of the original permission to include an alteration to the size and shape of the original approved PFS kiosk. This application seeks permission for a kiosk of slightly increased area and alternate shape to those kiosks previously permitted on the site in order to meet Sainsbury's latest PFS design standards.
- 1.3. This statement has been compiled to communicate our commitment to achieving good design and providing inclusive access to the site. This report has been developed in line with Government Guidance 01/2006 and the Havant Borough Council recommendations.
- 1.4. As recommended by CABE, this design and access statement addresses the design process, use, amount, layout, scale, landscaping, appearance, and access.

2. The Design Process

- 2.1. A thorough site assessment was undertaken initially and formed the basis for the design process of the proposed scheme. Layout, scale, appearance, and access were all important considerations in the design process for the PFS development, and each was carefully evaluated as demonstrated in the following sections. The design of the new kiosk relates to Sainsbury's most up to date design standards.

3. Use

- 3.1. The proposed kiosk will comprise use class A1 (Shops) and will sell driving-related items as well as basic convenience items such as bread and milk (i.e. for limited top-up shopping).

4. Amount

- 4.1. The proposed kiosk will have a gross external area of 131 sqm, with 74 sqm of sales floorspace.

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- 4.2. The proposed kiosk is very similar in size and design to the kiosk granted planning permission under application APP/10/00793, which comprises a gross external area of 121 sqm, a difference of only 10 sqm.

5. Layout

- 5.1. This application relates only to the proposed PFS kiosk which will be of a different size and shape to those previously permitted under the above referenced planning permissions. The proposed kiosk is to be located at the north end of the site, and a strip of landscaping will provide a buffer between the kiosk structure and Aston Road.

6. Scale

- 6.1. The kiosk building will comprise of 119 sqm gross internal area, with 74 sqm for retail use. The remainder of the building will be storage and associated administrative areas.
- 6.2. The single storey height of the proposed kiosk building is 4.13 m, the minimum practical height for a building of this type. This will minimise the visual impact of the kiosk building on the surrounding area as much as possible.

7. Landscaping

- 7.1. The proposal includes a stretch of landscaping to the rear of the kiosk which will provide a buffer between the structure and Aston Road.

8. Appearance

- 8.1. The proposed kiosk has been designed to incorporate materials and finishes which reflect the function and setting of the site. The new kiosk will be an unobtrusive, flat roof building, with silver cladding and a glazed façade towards the pump islands and activity zone of the site. Please refer to the Schedule of Materials included on drawing No. CHQ.08.8455-PL161, *Proposed PFS Plan & Elevations* for full details.

9. Access

- 9.1. The kiosk building will be accessible via minimal gradients and dropped kerbs. Access to the PFS site will remain unchanged from permissions APP/10/00793 and APP/12/00835, with entrance and egress from Hambledon Road.