

DESIGN AND ACCESS STATEMENT

Project

Proposed removal of 2No. pitched canopy fascias and replacement with vertical clay tile hung fascias

WAITROSE: 12 North Street, Havant, Hants. PO9 1PR

For:

Waitrose Ltd
171 Victoria Street
London
SW1E 5NN

Prepared By:

Cotleigh Consulting Ltd
Chartered Architects and Building Surveyors
586-588 Green Lanes
London N8 0RP

Date: August 2012
Ref: RST/CC3517
Issue No One:Planning

Tel: 020 8802 0111
Fax: 020 8809 5516
Email: consulting@cotleigh.com



COTLEIGH CONSULTING

Chartered Architects and Building Surveyors

CONTENTS

01.00	INTRODUCTION AND BACKGROUND TO APPLICATION
02.00	PRE-APPLICATION CONSULTATIONS
03.00	THE APPLICATION SITE AND ITS ENVIRONS
04.00	DRAWINGS INCLUDED IN THE APPLICATION
05.00	THE EXISTING BUILDING
06.00	THE PROPOSED DESIGN
07.00	ACCESS TO THE BUILDING
08.00	VEHICULAR ACCESS TO THE SITE
09.00	CAR PARKING
10.00	SUMMARY OF PROPOSALS

01.00

INTRODUCTION AND BACKGROUND TO APPLICATION

01.01

Waitrose Ltd, are the freehold owners of their branch at North Street in Havant, Hampshire, which is within the Conservation Area. They also own/control adjoining properties, as indicated by the blue line shown on the Site and Location Plan (CC3517-01 Rev 'A') included herewith.

The primary elevation of the building to North Street shows two tiled pitched roof canopies above the ground floor shop frontage, the southernmost one of which returns around the corner of North Street into The Pallant.

From the drawings included with this submission, it can be seen that both of these canopies overhang the pedestrian footpath to a position close to the edge of the kerbline below and only approximately 500mm back from the kerbline.

Both canopies, but particularly the southernmost one, have been struck many times by large vehicles. Within the past five years the canopies have been hit between 20no. and 30no. times. Three significant examples have been a bus wedged under one of the canopies, the canopy corner at The Pallant having been hit numerous times by heavy goods vehicles (frequently as part of a reversing manoeuvre by vehicles delivering to the Wilkinson's Store opposite the Waitrose branch) and the northern corner having been hit by a heavy goods vehicle hard enough to send a shock through the full length of the canopy which resulted in many of the cedar planks forming the canopy soffit and inbuilt lighting to dislodge and crash to the pavement below.

This problem has incurred many thousands of pounds needing to be spent in repair costs to date but, more importantly and because of the frequency, is now undoubtedly a major ongoing health and safety risk to Waitrose customers and members of the public using the pedestrian footpath in front of Waitrose's shop which is unacceptable.

Evidence of impact damage is normally readily visible along the existing fascia board where large vehicles have scraped along it's length when negotiating North Street.

Waitrose representatives have previously discussed the options available to them with the local Highways Department, but a suggestion that bollards or railings be installed along the kerbline to keep vehicles clear of the canopy was not felt to be likely to solve the problem as it is considered likely that such bollards would themselves be impact damaged and consequently damage the paving and possibly creating a serious tripping hazard. If any such bollards were to be set in from the kerbline by as much as 750mm then the canopies would probably still be hit.

Several possible options have been considered, including making the canopies narrower, but the conclusion reached is that the preferred solution would be to remove them altogether from the North Street elevation and partly from The Pallant frontage. This is considered to be a safe solution, which will eliminate the present physical risk to pedestrians using the east side of North Street. This proposal should also alleviate the frequent problem of damage to the building fabric at the North Street/The Pallant corner junction.

In order to preserve a visual treatment not too dissimilar to the aesthetic presented by the two existing canopies, it is proposed that the unfinished wall areas exposed by the canopy removal be tile hung. This solution proposes that the wall areas broadly similar to the vertical depth of the canopies removed, would be vertically hung with handmade clay tiles to closely match the existing recessed tile hung wall face which presently exists between the two canopies.

The tiled face proposed will, of necessity, stand slightly proud of the vertical brick face above the new tiling (by about 100mm), due to the application of suitable tile battens and lead flashings.

Two small areas of lead finished 'flat' canopy are proposed at the ends of the tile hanging to offer a suitable closure detail. Samples of the tiles proposed can be provided to the Planning Authority upon request

- 01.02 There are no proposals as part of this application for any change of use and there are no changes proposed to the external elevations of the building, other than the proposed removal of the two canopies facing North Street with the wall areas exposed being tile hung in lieu and a minor adjustment to the return into The Pallant.
- 01.03 There are **no** changes proposed to staffing or vehicle numbers using the premises, the present means of escape, or any of the disabled level access provisions already in place serving the existing building, as a consequence of this application.

02.00

PRE-APPLICATION CONSULTATIONS

02.01

Owing to the comparatively minor nature of the proposals, the limited effect on the existing building elevations and there being no changes proposed to the building size, building use, or transport patterns, there was felt to be no justification for pre-application consultations.

02.02

Records of impact damage previously caused to the property are available if needed and more recent vehicle impact damage is clearly evident on the faces of both the canopies.

03.00 THE APPLICATION SITE AND ITS ENVIRONS

- 03.01 The “application site” is part of an existing 2No. storey brick and tile faced building, with a long established use to which no changes are proposed other than the canopy removal. This application is for alteration works aimed primarily at removing significant risk to the health and safety of pedestrians using the eastern side of North Street and also preventing ongoing future damage to the building which is costly to repair.
- 03.02 The proposal submitted does not change the defined use for the site within current planning policy and is considered to be without visual detriment to the local Conservation Area within which the building sits.
- 03.03 There are no physical changes proposed by this application to the site, the footprint of the building, any aspect of the way it is used, or the way the store is operated.
- 03.04 Once the proposed works are completed, it is not anticipated that there will be any differences to the way in which the building addresses the environment, or the manner in which the building will be managed, staffed, or operated. The orientation is unaffected and the building is unchanged.
- 03.05 Persons arriving at the building will continue to do so on foot, by bicycle or motorcycle, by car, or public transport. There are no changes proposed by this application to the way in which these present arrangements work, or to the way level access to the store is provided once persons arrive at the entrance, or to the customer car park at the rear of the property.

04.00 DRAWINGS INCLUDED IN THE APPLICATION

04.01 Drawings in support of the application are as follows:-

CC3517/01 “A”	Site and Location Plan
CC3517/02 “A”	Existing Ground Floor Plan
CC3517/03 “A”	Existing First Floor Plan
CC3517/04 “A”	Existing Roof Plan
CC3517/05 “A”	Existing Elevations
CC3517/06 “A”	Proposed Plan & Elevations
CC3517/07 “A”	Proposed Roof Plan
CC3517/08 “A”	Existing & Proposed Canopy at Corner (North Street and The Pallant)

05.00

THE EXISTING BUILDING

05.01

The building is owned by Waitrose and the present good quality facing brick and tile hung facades have influenced the design solution proposed. It is believed that the proposal does not detract from the perceived quality of the existing building fabric.

05.02

Other potential solutions considered were to raise the height of the existing canopies, to reduce their width, or put barriers along the kerbline.

None of these options was felt to remove the “danger” element, or to address or resolve the health and safety issues evident as effectively or permanently as the solution now proposed.

06.00

THE PROPOSED DESIGN

06.01

The scheme proposed offers little opportunity for enhancing the design of the existing building, as the main objective has been to introduce minimum change to the existing building fabric, consistent with removing the health and safety risks to the general public. This objective can be achieved without the need for extensive alteration work which risks changing the perceived design of the building’s primary elevation.

06.02

The materials used for the works will be carefully selected to closely match materials used elsewhere on the building, in order to present a coordinated and cohesive design solution. Samples of materials proposed can be made available to the Planning Authority if so desired.

07.00 ACCESS TO THE BUILDING

- 07.01 Existing level access provision at the primary entrances to the building, suitable for use by wheelchair users or those pushing trolleys or buggies, is unchanged by these proposals.
- 07.02 As members of the public will have access to the building, Building Regulations compliant disabled toilet provision is already provided and is unchanged by these proposals.
- 07.03 Disabled car parking arrangements are clearly identified close to the entrance to the building within the customers car park, in accordance with statutory and Local Authority requirements and these are unchanged by these proposals.
- 07.04 Access to the buildings opposite the Waitrose Store, for goods deliveries, will be made considerably easier and safer by these proposals.

08.00 VEHICULAR ACCESS TO THE SITE

- 08.01 There are no changes proposed to any vehicular access to the site, from those which presently operate. There are no changes anticipated to the number of vehicle movements per day to the building, to the number of staff employed on the site, or those staff numbers or customers who normally arrive by car, bicycle, motorcycle, or public transport.

09.00 CAR PARKING

09.01 There are no changes proposed to the present car parking provision serving the building.

10.00 SUMMARY OF PROPOSALS

10.01 This proposal is centred around providing major improvements to pedestrian and vehicle safety along the North Street elevation of the Waitrose branch, with the building performing the same function as at present and new building components being of similar appearance to the existing.

10.02 Satisfactory Part M and Equality Act compliant access for all building users on an equal basis for all, is unchanged by these proposals.

10.03 Liaison with the Highway Authority will be undertaken regarding the logistics of carrying out the works safely, once the outcome of the Planning Application is known.