# DESIGN ACCESS STATEMENT

# IN RESPECT OF

# RE-DEVELOPMENT

# OF

# ICTS SITE

# SOLENT ROAD

# HAVANT

# HAMPSHIRE

# PO9 1JH

This Design & Access Statement has been prepared in order to summarise and explain the proposals to support the Planning Application and to demonstrate the suitability for this development and should be read in conjunction with the main planning documentation prepared by RHPC Planning.

## 1. Description of the Development

The site comprises a former factory/show room premises providing steelwork and shelving located on the southern side of Solent Road to the east of Brockhampton Lane. The proposed redevelopment would provide for one non-food retail unit with associated car parking.

## 2. The Use

The planning use for this proposed development will be non-food retail and this use is in keeping with nearby developments along Solent Road which currently have a mixture of retail and commercial uses.

## 3. The Amount

The proposed development comprises one commercial unit of 796 sq m.

## 4. The Layout

The layout of the site has been carefully considered in order to make efficient use of the available land and provide a suitable setting for this retail unit to accommodate the required number of parking spaces, good pedestrian access and adequate provision for commercial delivery vehicles.

The proposal therefore shows the new building to be located close to the eastern and southern boundary of the site, thereby being adjacent to the current Tesco petrol filling station to the east and the recently approved Tesco car wash facility to the south.

It is intended that the building be set back approximately 5½ m from the western boundary of the site to allow for service access.

## 5. Scale

The application site comprises existing factory and show room units of both single and 2 storey elements including mezzanine store provision. The footprint of the proposed building, whilst larger than currently exists on the site, has been relocated to the rear of the redevelopable area allowing normal commercial provision for car parking to the front of the premises and allowing for an improved setting to Solent Road where currently the building abuts the boundary almost adjacent to the existing footpath.

The new building will be of single storey construction to a height of approximately 7m at ease level, this being lower than the current building occupying this site and in keeping with similar buildings already developed along Solent Road.

## 6. Landscaping

The northern boundary of the proposed site is currently set back from the pavement adjacent to Solent Road, behind a planted verge. It is proposed to enhance this by providing additional landscape planting and a good pedestrian access to the existing foot way, as indicated on the site layout plan.

## 7. Appearance

The new commercial unit will be constructed using Kingspan insulated cladding panels with a pre-finished aluminium coloured panel. The roof of the building will have similar Kingspan insulated cladding panels and it is proposed that a contrasting coloured fascia and trim should be provided to give a contrast to the elevational treatment of this building. To the northern façade there will be an area of aluminium shop front section which will be glazed and provide the focus for the main entrance into the building and adjacent to these will be any required access doors for means of escape or service access. To the west elevation it is proposed that a service door will be provided for main service deliveries. Above the entrance and shop front section it will proposed to allow for the provision of signage above the main entrance areas as indicated on the enclosed drawings.

## 8. Access

The existing site is accessed via Solent Road and it is intended that there are to be no alterations to this entrance which provides good access to the site.

There is good access to public transport along Solent Road, with bus services passing both to the east and the west along Solent Road. The site is within close proximity of the recently redeveloped Tesco Superstore and the Solent Retail Park, both of which lie a short distance to the east and function as an integral part of Havant's town centre retail provision.

Parking provision is made for approximately 23 parking spaces along with the required cycle provision.

Good access is provided to the existing foot way in Solent Road onto the site and to the entrance of the new retail unit or as indicated on the enclosed site plan and all in accordance with Building Regulations and DVA compliance.

## 9. Flood Risk Assessment

The site is not within an area affected by flood risk and most of the site is currently covered by concrete yard hard-standing, this proposal does not increase any of the existing impermeable areas.

## 10. Bin Storage

Provision is made within the site for bin storage in accordance with the requirements of Havant Borough Council and is located as indicated on the enclosed site plan.

## 11. Lighting

It is not proposed to provide any exterior lighting provision other than that which may be provided by the tenant and will be subject to a future application, if required.

## 12. Conclusion

The proposed scheme provides for redevelopment of the site creating premises that meet current efficient energy specifications in compliance with Part L of the Building Regualtions. The proposals make efficient use of the site and provide an improved visual appearance along Solent Road and the opportunity for landscaping enhancement. These proposals accord with the recent redevelopment that has taken place on adjacent sites, both in Solent Road, Selbourne Road and add to the regeneration of this area.