

Design and Access Statement

Park Lane Service station 97 Park Ln, Bedhampton, Havant PO9 3HQ



Introduction

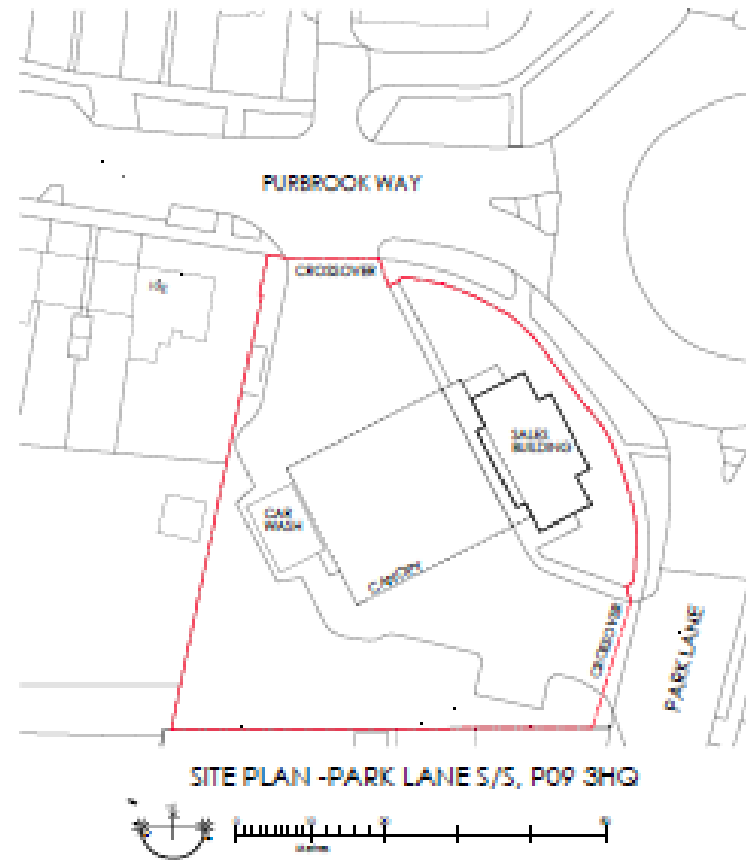
This Design and Access Statement (DAS) has been prepared by C Project in support of the planning application for the upgrading and extension of the Car wash Facility at Park Lane Service station

This Design and Access Statement explains the design rationale for the proposed development, addressing the context and other material considerations.

Existing Site Location

The application site is located on Park Ln, Bedhampton, in a Urban area of Havant with mainly residential properties around the site.

The site is a petrol filling station comprising a 4 pump dispensing forecourt with a retail shop, single car wash building and jet wash bays



Site Evaluation

The site sits within mainly residential area with properties

Access to the site is via two separate entry exit points off Park Lane and Purbrook way allowing free flowing traffic movement in, through and out of the forecourt in both directions.

The site topography is generally level

The dispensing forecourt sits behind the forecourt shop and has four fuel dispensers on raised plinth islands which have a canopy over comprising a metal structure with steel columns as is common on such forecourts.

The building adjacent to Park lane comprises a single storey structure Which has a retail shop

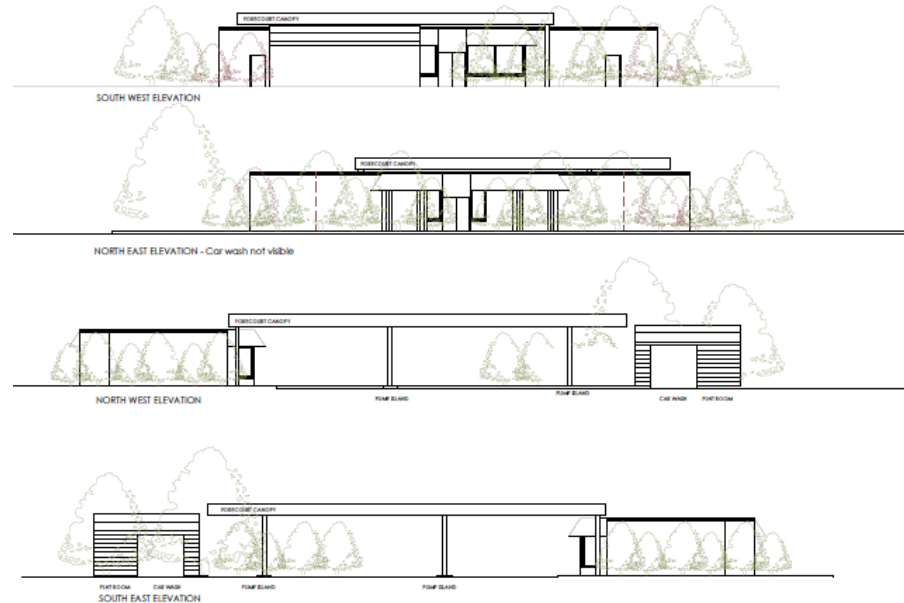
The buildings are traditionally built brick

The existing buildings are to be retained as existing with no works required

The site is considered to be still suitable to its current use and with updated filling station facilities will enhance customer options whilst not inconveniencing any neighbouring properties.

*A **noise impact assessment** has been carried out for the proposed replacement of the existing Roll-Over Car Wash at Park Lane Service Station, Bedhampton, Havant PO9 3HQ, with a two-bay unit.*

The proposed hours of operation are as for the recently consented jet wash units on site, namely 08:00h-22:00h Monday to Saturday, and 08:30h-21:00h on Sunday and Bank Holidays.



Layout

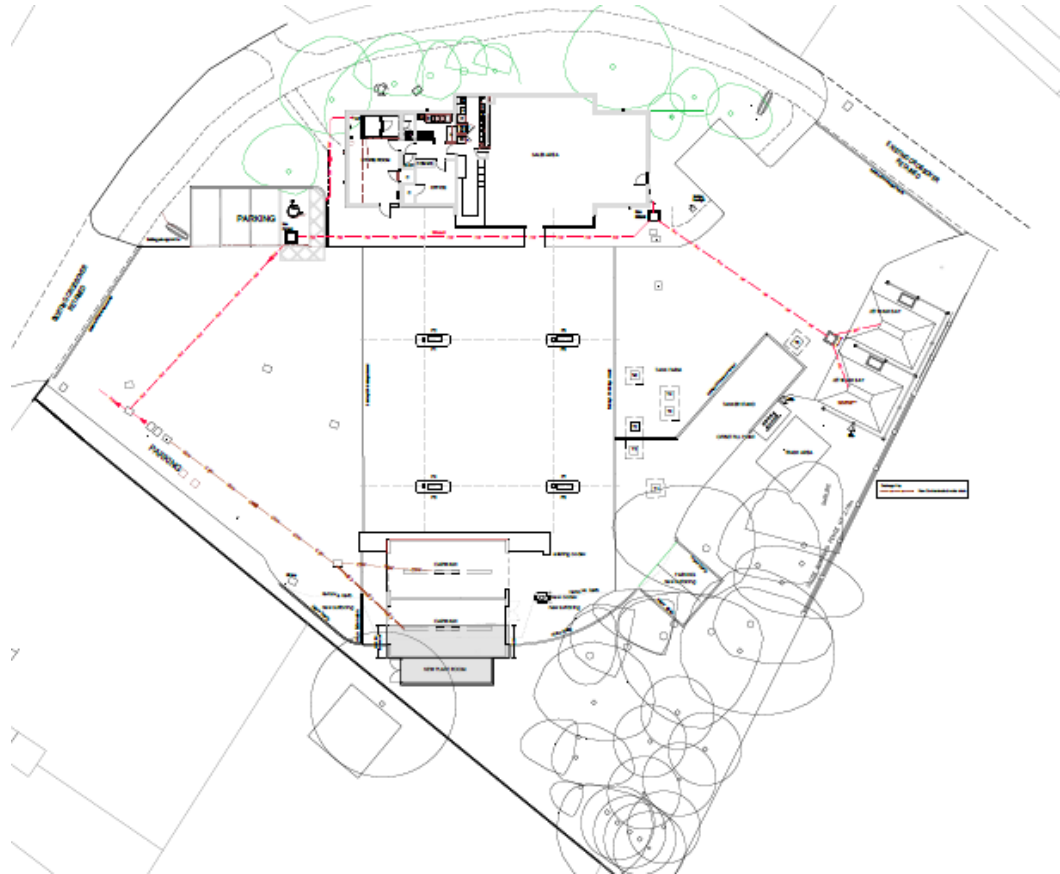
The proposed site layout is to provide a new car wash facility maintaining the domestic local fuel offer together with retail sales area which is consistent with current trading facilities Nationally. There will be no car servicing and associated facilities.

The dispensing forecourt will be retained as existing

The sales building will be as existing

The Proposal is to extension/alter the existing building to create an extra car wash bay (2No in total) and a plant room at a lower level (to replace existing)

A sound/ noise impact report has been prepared and will form part of the planning application



Transport

The forecourt is designed to operate on the basis of the existing format with traffic entering and leaving the site via existing dual access points

The fuel dispensing site area will remain as existing and the proposal will have no impact on the tanker delivery route/operation

The entrance and exit areas to the car wash will be widened to allow 2no lanes for the vehicles to be safely parked while waiting

Scale / Architecture

The Existing Car wash comprises a single storey building , with cladding panels to a steel framed building set at a height to house a car wash machine.

The intent is to keep the building scale to a similar proportion by extending the roof line/fascia/wall panels and redecorating to provide a clean, neat & fresh finish.

The dispensing forecourt canopy sits at a higher level and therefore the proposal site lower than the highest site structure

The building extension shall be constructed with the proposed materials to match the existing.

