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Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road, Havant, PO9 2AX.

001-MT-PLANNING

19.06.2024

Dear Sir or Madam,

RE: Langstone Gate, Havant
Replace existing single storey entrance reception, modify roof fascia and glazing on second entrance, paint façade.

On behalf of the applicant, Arena Business Centres, please find enclosed our Design and Access Statement to accompany the full planning application at the above site.

This Design and Access Statement should be read with the following documents and drawings;

Documents;
Completed Application Form
CIL Forms

Drawings;
01 Site Location Plan and Block Plan
02 Existing Ground Floor Plan
03 Existing First Floor Plan
04 Existing Second Floor Plan
05 Existing Third Floor Plan
06 Existing Roof Plan
07 Existing Elevations North and East
08 Existing Elevations South and West
09A Proposed Site Plan
10A Proposed Ground Floor Plan
11 Proposed First Floor Plan
12 Proposed Second Floor Plan
13 Proposed Third Floor Plan
14 Proposed Roof Plan
15A Proposed Elevations North and East
16A Proposed Elevations South and West
17C Visuals

All matters to do with this application are negotiable. Should you have any queries or require any further information, please do not hesitate to contact us.

Kind Regards

[redacted]

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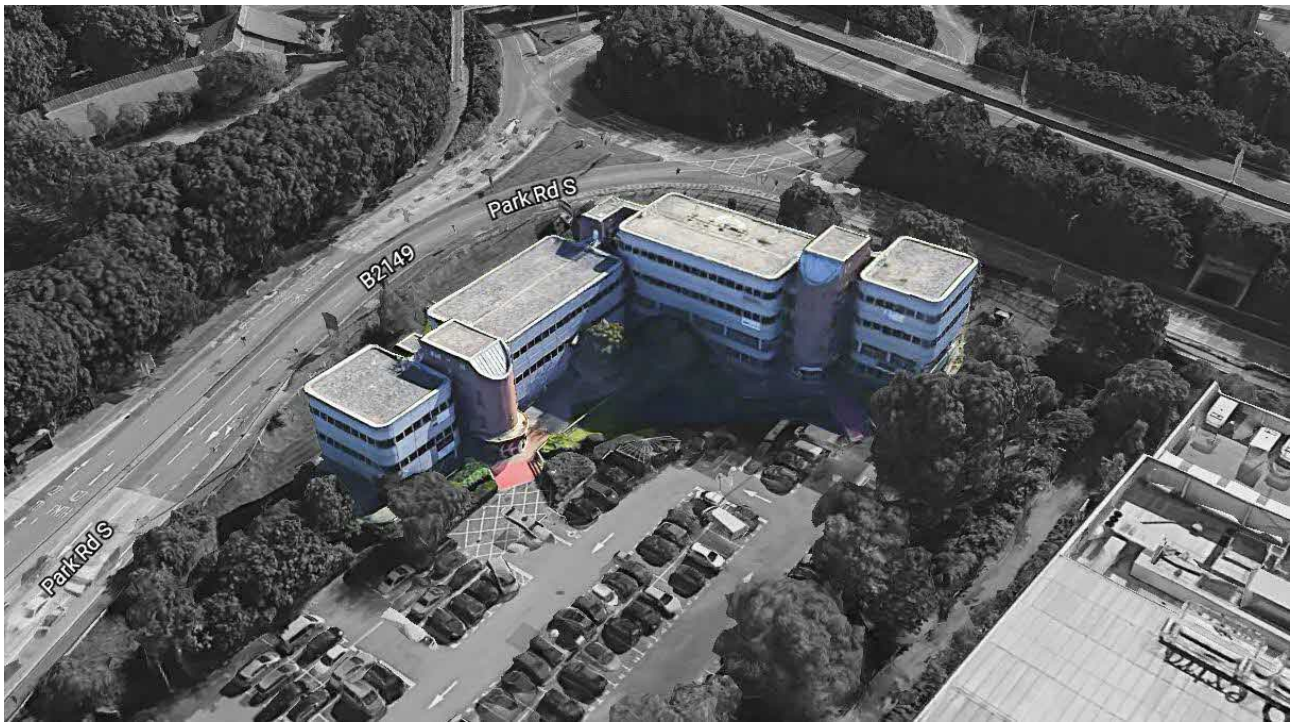
DESIGN AND ACCESS STATEMENT

LANGSTONE GATE



Existing Site and Context

Location
The application site is located at Langstone Gate, Havant. The site is characteristic of the area, incorporating multi-storey commercial buildings, including office blocks and large areas of parking.

The application site is bounded by an open-air car park and 2 main roads, Park Road South and the Havant Bypass (A27).

Site
The site is occupied by a four-storey commercial office building and private car parking.

The building is located at the entrance of Solent Road, in front of the Solent Retail Park, and it is visible from Havant Bypass as you approach Park Road South. The site provides 144 private car parking spaces and 4 disabled parking bays.

A collection of trees and bushes line the south and east boundary of the site creating a dividing edge with the Tesco Extra building next door.

The existing building has an L shape plan form, with red brick walls at ground floor and for the entrance's areas, large glass and metal cladding. The principal entrance faces North and has a rounded glazed atrium, which has a dated architectural appearance.

The main entrance is spatially inefficient, as it does not allow adequate use of the floor space at ground floor level and creates a poorly serviced reception area.

Site Area
The total application site area (red line) is 10,232 sqm. The existing building has a gross floor area of 953 sqm (includes circulation and ancillary spaces).

Internally, the proposed extension provides an **additional** gain of 42sqm reception/business lounge and office floor area.

Site Levels
The site is generally level, with the existing building set approximately 2m below the surrounding highway level.

Planning History (Site)

97/56621/001 – Installation of no 5, 1.75m beam towers and no 3, 4m high camera poles for CCTV security cameras. Approved.

06/56621/002 – Crown reduction to previous reduction points of Poplar tree (T3 of TPO 1282). Approved.

07/72126/000 – Display of 2No. non-illuminated signs on ground floor and top floor. Approved.

08/72126/002 – Display of non-illuminated fascia sign to north west corner of building. Approved.

APP/16/01036 – Construction of drive through Class A3 unit. Withdrawn.

APP/20/00040 – Application for Certificate of Lawfulness relating to proposed use as an office within use class B1(a) by an app-based ride hailing service for private hire vehicles, for administrative purposes only, whereby no taxis or chauffeurs/drivers, and no customers call at the premises apart from, in the case of drivers, for their initial interviews or for subsequent ad hoc meetings. Approved.

APP/20/00592 – Re-pollard 1 No. Willow (T2) to the previous pollard points. Subject to TPO 1282. Approved.

Use Intensification is appropriate or otherwise to area

This application proposes to:

Demolish ground floor of existing South entrance.
Construct a 1 storey glazed entrance reception and office extension to the south.
Install sedum green roof and roof glazing above central atrium, increasing natural daylight.
Paint existing cladding ark grey RAL 7021 and existing brick work light grey.
Modify roof fascia and glazing to secondary single storey entrance.

The proposed extension at ground floor level will provide 1 new office manager room and a new reception area incorporating a business lounge.

Are there suitable services in the area to support the proposal (Including transport network)

The application site is well-located on Park Road South (Havant's main road) and has very good road links to the A27. The proposal requires no additional support from infrastructure.

HIGHWAYS / Parking spaces

The proposed development, does not involve an increase of staff, the parking spaces already present on site are adequate to provide parking space numbers.

Existing parking on site = 138 parking spaces and 5 disable parking spaces.

Impact on residential amenities due to use intensification

The site is located in an area of commercial development and does not affect residential amenities.

Design

Proposed Use

CLASS B1 - BUSINESS OFFICES

This application proposes to construct a new front entrance with a unique, contemporary design, which seeks to modernise and enhance the existing building form. The new entrance area, aims to provide a better visual focus for visitors and staff, whilst adding a lounge area and a better reception space to enhance the user experience.

The gain in internal floor area will provide the users with an improved experience, including state of the art business lounge.

Scale

The scale of the proposed entrance extension is in proportion with the long architectural form of the existing building. The new 1 storey entrance replaces an existing single storey entrance. It is therefore considered that the impact of the proposed extension will be minimal on its surroundings.

Appearance

The proposed 1 storey extension is a simple design, with a fully glazed façade facing North – North west, to allow natural light into the building. The existing brick wall above the new entrance provides an ideal canvas for advertisement, since it is directly facing the site's entrance.

The main building brick facades will be painted with a light grey colour, and the existing metal cladding panels will be painted dark grey, RAL 7021; this will reduce the impact of the development further, creating a lower key and modern look.

The proposed extension will have dark grey RAL 7021 metal facias to have a minimal visual impact. It will also employ the use of a flat green sedum roof and SUDS, which will also improve the biodiversity of the site.

Skyline

The new entrance extension is no higher than the main roof of the building, so has no impact on the skyline.

Crime Prevention

The proposed glazed extension fronting the street will add improved natural surveillance for the site, improving the security.

Access

Disabled
The new entrance will be in compliance with Part M of the building regulations and is located close to the existing disable parking spaces.

Highways
Highway access is unaffected by the proposed works.

Access
No change to the vehicular and pedestrian access.

Cycle
Cycle storage provision is unchanged and is provided within the existing businesses private amenity cycle shelter.

Refuse
The refuse provision remains unchanged. Bin storage is provided within the existing business private amenity space.

Arboriculture and Landscaping
The proposal won't require any loss of arboriculture, it will actually increase the area of soft landscaping with its green sedum roof.

Flood Risk
The application site is not located in an area at risk of flooding.

Energy and Resources Statement

This statement is prepared in accordance with the recommendations of 'Planning for Renewable Energy – A Companion Guide to PPS 22.

The following are the criteria, which have been applied to this particular design to comply with the government's planning policy statement on renewables and to create a sustainable development:

Sustainable Urban Drainage Systems
All surface water from new roof areas will be collected by the green roof system or directed into soakaways on site, reducing the surface water run-off compared with the existing entrance.

Thermal Mass
Concrete flooring will be used for the entrance to provide a high thermal mass, helping to modulate thermal fluctuations.

Room Layout
Reception and offices extension with glass façade faces North to optimise natural daylight, without over heating the office space in the summer.

Natural Lighting
Large North-facing glazed areas help prevent the need for the reliance on internal artificial lighting. In addition, artificial lighting will utilise LED technology for its superior energy efficiency and a roof window will be installed directly on top of the triple height space in the reception.

Solar Shading
The main glass facades will face North – North West so there will be no need for solar shading.

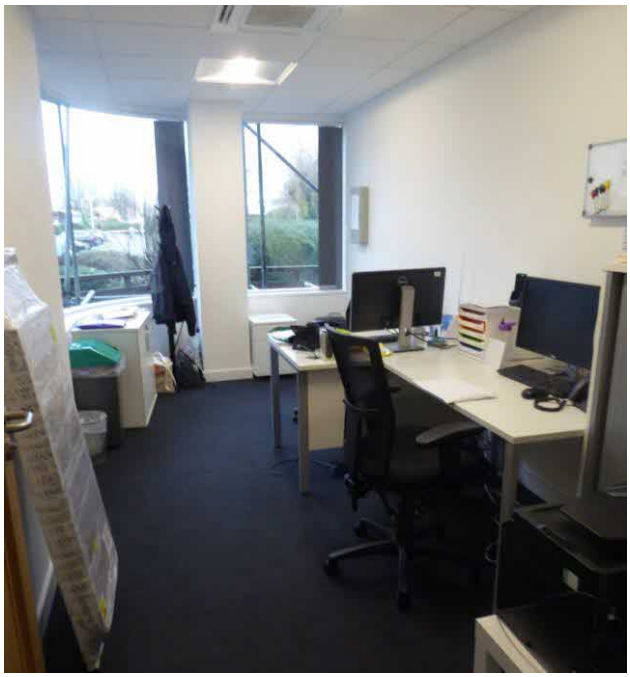
Energy Efficiency
All light fittings will be suitable for low energy lamps.

Materials
Locally sourced or natural materials will be used wherever possible.

Labour
Local labour will be used where possible in order to reduce travelling costs.

Insulation
There will be a high level of insulation, meeting or exceeding the requirements of building regulations requirements Part L2b

Embodied Energy
Materials used in the construction will have low embodied energy and be recyclable wherever possible.

Photographic Survey

Reserved parking
Reserved parking