

# Design and Access Statement

Project: Change of Use to Storage (B8) and Joinery Workshop (B2) with New Store and Site Enhancements

Location: 24 Palmers Road, Emsworth, PO10 7DL

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## 1. Introduction

This Design and Access Statement (DAS) accompanies a planning application for the redevelopment and change of use of 24 Palmers Road. Chalk Creative, a local firm specialising in high-quality internal fit-outs, intends to utilise the site as a strategic holding storage base. The proposal seeks to rectify site under-utilisation by removing dilapidated structures and introducing purpose-built storage facilities alongside the existing main unit.

## 2. Design Component

### Use and Amount

- Change of Use: Transition from Sui Generis (Motor Trade) to a hybrid of B8 (Storage) and B2 (General Industrial/Workshop).
- New Construction: A new enclosed store building and a covered storage area are proposed to support specialized construction materials.
- Demolition: Removal of existing outbuildings (Units 1 & 2) to increase yard maneuverability.

### Layout

- Site Optimisation: The layout is designed to prioritise internal vehicle movements. By removing existing "lean-to" structures, a functional turning head is created that allows for safe entry and egress.
- Uses: A small joinery workshop and primary storage are concentrated in the main unit, while the new enclosed store provides secure secondary capacity.
- Security: The staff-only nature of the site ensures that the yard remains a "defensible space," as advocated by HBC Policy CS8.

### Scale and Appearance

- Compatibility: The scale of the new store building is subservient to the main industrial unit, maintaining the established character of Palmers Road.
- Materials: Proposed structures utilise high-quality POC cladding in RAL 9006, providing a modern, clean industrial finish that aligns with HBC Policy CS16.
- Containment: All workshop extraction and machinery will be housed internally to ensure the exterior appearance remains uncluttered.

### 3. Access Component

#### Vehicular Access and Maneuvering

- Forward Gear Egress: A critical design driver was ensuring that a 10m rigid axial commercial vehicle can enter, turn within the yard, and exit in a forward gear. Swept path analysis (Drawing 3.010) confirms this is achievable even while all 6 proposed staff parking spaces are occupied.
- Tracking Speed: All technical maneuvers have been tracked at 10kph to ensure safety and realism within the site constraints.
- Emergency Access: Separate tracking (Drawing 3.011) confirms that a standard fire pumping appliance can comfortably access and turn on-site.

#### Parking and Sustainable Travel

- Staff Parking: 6 dedicated car parking spaces are provided to satisfy the peak operational requirement of 3 vehicles.
- Cycle Provision: To support sustainable travel under HBC Policy CS1, 2 No. Sheffield cycle hoops are provided in a secure location on-site.
- Pedestrian Safety: The removal of showroom elements eliminates random public footfall, allowing for a strictly managed environment where staff coordinate vehicle arrivals.

### 4. Policy Compliance Summary

- HBC Core Strategy CS16: The design responds positively to the local context by remediating a brownfield site and using materials sympathetic to the industrial setting.
- NPPF Chapter 12: The proposal creates an inclusive, safe place that optimizes the site's potential for economic activity without impacting the public highway.

### 5. Conclusion

The proposal provides a well-considered design that resolves historic site constraints through targeted demolition and modern additions. The access strategy ensures highway safety by keeping all turning and loading internal to the site, providing a robust operational base for a local Emsworth business.