

Harwoods Southampton Audi

Winstone Workshop Extension for SMART Repair Facility

Design and Access Statement

Doc Ref: 19011-HNW-P1-XX-RP-A-0500

This Design and Access Statement has been prepared to support the Planning Application for an extension to the Southampton Audi, Winstone Workshop Building. This document is to be read in conjunction with the associated drawings, prepared as part of this application

Southampton Audi, Brickfield Lane, Chandlers Ford Industrial Estate, Eastleigh, SO53 4DP

Introduction

Harwoods has been a leading motor dealership group in the South of England for over 80 years. The company has built up a loyal base of customers through its dedication to customer service which has remained at the forefront of its business ethos.

Remaining fiercely independent in a market dominated by large PLCs, Harwoods has been able to offer customers unrivalled levels of care from both a sales and aftersales perspective. From its state-of-the-art showrooms, to its prestigious stable of prestigious brands - including Bentley, Aston Martin, Audi, Jaguar, Land Rover and McLaren. Harwoods motor business consists of over 16 motor franchise dealerships in the South of England. With strong links with its local communities forged over a number of years, the company has also built up a proud reputation for its support of charities, schools and fundraising initiatives. Chairman Guy Harwood has made sure staff will always be at the forefront of the business and the company looks to promote from within with many of the team enjoying long careers at Harwoods.

Harwoods are long-established with a reputation for providing extensive aftercare and service for customers. Their Southampton Audi business has been in Chandler Ford since 2004 providing customer care from showroom sales, to after care servicing and MOT facilities.

Requirement

Customers are currently unable to have bodywork repairs (smart repairs) carried out at Southampton Audi and customer vehicles at an average rate of 3 per day are driven to Harwoods Audi facility in Portsmouth. To enable this type of work to be carried out locally would be beneficial for customers and reduce each 45 mile round trip vehicle journey, and increase local skilled employment opportunities in the area.

Use

Within the whole Southampton Audi facility are 16 vehicle bays dealing with 60-75 customer vehicles per day. Of this total, 8 vehicle bays are within the separate Winstone workshop building. It is this workshop building for which the application seeks permission to extend, to incorporate 2 specialist vehicle prep bays and a paint booth. The use of the extension would be for wheel refurbishment and repairs, and small area resprays with manufacturers water-based paint products. The application site is currently used for the service and storage of motor vehicles (Use Classes B1/B2). The proposed use of this site will remain Use Classes B1/ B2.

Environmental

Vehicle emissions: Circa 135miles saved each day not transferring vehicles to other repair facilities.

Emissions to Air: No exhaust fume extract required since engines are not running during repairs; Low volumes of spray-paint will be water based. The control of solvent emissions will be by the use of compliant paint materials and application equipment.

Scale

The extension matches the same cross section as the existing building to maintain a regular appearance. As such there will be no greater visibility of the building from Brickfield Lane. The length of the extension has been determined by the internal space required to efficiently operate the machinery and safe working space for vehicles to access and manoeuvre. The building is already screened from the adjacent residences to the east, and already sits at a higher level above a retaining wall to the Scout hut to the west.

Amount

The existing workshop has a floor area circa. 536m² (GiA).

The extension will be circa +246m² (GiA).

Layout

The proposed extension is to the rear of the existing building away from the highway. The proposed single entrance roller shutter door will also serve the existing building's end vehicle bays. The end door adjacent to vehicle parking spaces is required only for access and escape, and as such will remain closed. There are no other openings for access.

Landscaping

The high boundary screening to the local residence is unaffected by the proposal. The extension replaces open vehicle storage on an asphalt surface. Lizard Landscape have carried out a Tree Contestants Plan, submitted with the application.

Appearance



Materials are to match the existing building. Materials will match the façade cladding, roof cladding, gutter profile and door surround flashings. The extension will be protected with a vehicle barrier to match the existing building protection.

Similar to the existing building, openings will be minimised for vehicle access and fire escape only, with light being provided by overhead roof lights, of the same proportion and grouping to match the existing building.

Louvres for ventilation will be provided on the west side towards the industrial estate, and facing away from the residential gardens.

Flues will be to a minimum height above the ridge, and positioned on the west side away from the residential area.

Access

All vehicles accessing the existing workshop and proposed extension will continue to travel within the Southampton Audi curtilage via the linking access route.

The single access automatic open/close industrial door in the extension will accommodate the low numbers of vehicles using the existing three bays of the building and the proposed extension for smart repair, circa 18 vehicles per day.

Entran has assessed the traffic impact from the proposed extension and their Statement is submitted with the application.

Customer Parking

There is no staff or customer parking associated with this building. All parking is within the remaining Southampton Audi facility. 26 spaces allocated customer parking spaces for service drop off and showroom customers / visitors. Vehicles for service are relocated within the facility to maintain availability of customer parking spaces outside the main building.

Staff

Three additional technicians will be employed to work in the proposed extension and use the welfare facilities of the existing workshop. Driving staff previously transferring customer vehicles to Portsmouth Audi for repair will still be employed in the Southampton Audi facility.

Summary

The proposed extension would be screened from residential properties by exiting foliage. It is to the rear of the site away from Brickfield Lane. It is of similar appearance to the existing building. The use provides additional employment, and reduces vehicle journeys on the highway. The uses do not contribute to noise or air pollution.

This proposal is supported by both Local Planning Policy and National Policy. It will increase and secure employment on this important employment site whilst offering additional aftercare support to customers, reducing car travel and mileage across the region.

