

Design and Access Statement

Esso Fair Oak Express – Car Parking Improvements - Winchester Road, Fair Oak, Eastleigh, SO50 7HD



Contents

1.0	Introduction	2
2.0	Site Assessment / Layout	3
3.0	Physical Assessment / Design	4
4.0	Access.....	6
5.0	Evaluation / Summary	7

1.0 Introduction

This Design and Access Statement has been prepared by Bowman Riley Architects on behalf of Esso Petroleum Company Limited.

The purpose of this document is to set out the intentions for the redevelopment works proposed at this site.

The application seeks full planning consent.

The description of the development is as follows:

Removal of Car Wash including building, plant room enclosure and associated access roads to provide additional customer parking. Permission sought for relocated fuel tank location

2.0 Site Assessment / Layout

The site is an established Petrol Filling Station (PFS) located on Winchester Road, Fair Oak, Eastleigh, SO5 7HD with separate access and egress to Winchester Road. Access and Egress are shared with a car park for neighbouring properties situated on Fair Oak Road.

The site is bounded by a mixture of residential, commercial and public houses. The existing principles of operation established on the site will be maintained post development.

The proposed development is within an overall site area of approximately 2600m².

The site is not located within a Conservation Area or within the curtilage of a Listed Building.



Figure 1: Site Location Extract

3.0 Physical Assessment / Design

The proposal seeks to remove the existing car wash building and associated plant room enclosure, making way for improved car parking both in terms of number and accessibility for customers.

The car wash located behind the existing Petrol Filling Station and isn't visible from Winchester Road, the area proposed for the car parking is also heavily screened by existing planting and trees from neighbours, these are proposed to be retained in place to continue providing visual screening and biodiversity on the site.

The application also seeks to formalise the installed location of the existing below ground Fuel Storage Tanks which were the subject of an unsuccessful Non-Material Amendment application during the previous development.

The change in intended location is due to existing below ground site features being discovered during the previous development works (Q3-Q4 2022) and their proximity to the existing building. The installed location of the tanks share 50% of the previously approved location (see figure 2 below), but are oriented differently to avoid impacting the existing structures on site.

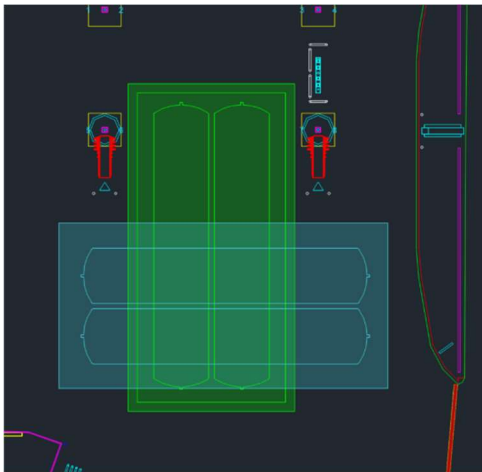


Figure 2: Tank Installation – Approved (Blue) vs Installed (Green)

In connection with the fuel tank installation works, further information regarding on-site testing and remedial measures can be seen within the submitted WSP reports. In terms of the design assessment, due to the tanks being installed below ground there is no visible or measurable impact over the previously approved scheme.

No new hard landscaping is to be introduced as part of the car park improvement works. No additional soft landscaping is proposed as part of the development.

4.0 Access

The Air & Water bay will be relocated being more visible and easier to access

The existing air and water bay will be relocated to the rear of site (adjacent the existing car wash) to prevent pedestrians potentially being faced with the air or water hose becoming a trip hazard on their route to/from the sales building.

All levels are to remain at less than 1:30 fall with the removal of kerb islands to the fuel dispensers, and adjacent the dedicated accessible bay further improving the accessibility of site for users.

5.0 Evaluation / Summary

This design and access statement is in support of a full planning application with advertisement consent.

In summary, the proposed scheme enhances the site for customers and maintains the appearance to the street scene by:

- The external appearance of the building remains unchanged following the recent site upgrades in 2022.
- The proposed principles of access, egress and on-site manoeuvring are maintained while being improved for traffic and pedestrians using the car parking facilities to the rear of site.



Wellington House
Otley Street
Skipton
BD23 1EL

01756 795611

info@bowmanriley.com