

Design, Access and Heritage Statement

In support of the planning application for the
proposed water filling station

At

The Old George, 4 Botley Road
Fair Oak, SO50 7AN

Prepared by MB Design Services Ltd
On behalf of
Spotless Water Ltd.

Introduction

- 1.1 This design statement has been prepared by MB Design Services Ltd as supporting evidence for the planning application submitted to Eastleigh Borough Council for the provision of a water treatment and filling station structure at The Old George public house.
- 1.2 The application includes the change of use of the current car park area from car parking to mixed use car parking and storage.
- 1.3 This design statement should be read in conjunction with MB Design Services Ltd drawing 4057-P01 (Proposed water station)

Site description

- 2.1 The site is located at the corner of Fair Oak Road and Botley Road in a predominantly commercial area and is bounded along both Fair Oak Road and Botley by a mixture of shops and restaurants.
- 2.2 The site is currently occupied by The Old George Inn, a part single-storey and part double-storey public house, with car parking to the south in which the water station is located.

Development description

- 3.1 The proposed development is the installation of a water treatment and filling station. This station has been supplied by Spotless Water Ltd.
- 3.2 The company's website states that the purpose of the unit is as follows:

"Our ultra-pure water has had all minerals and impurities removed, making the water ideal for a multitude of uses including window cleaning, car valeting, solar panel cleaning and the aquatic trade. Making your own pure water is complex and time-consuming It can be problematic dealing with issues such as water pressure and TDS levels. Spotless Water is produced to achieve the lowest parts per billion possible, removing all impurities to deliver water that is always 0.00 TDS to our customers".
- 3.3 The water treatment and filling station is to be located within the car park of The Old George public house, adjacent to an area that has been fence off from the car park to provide a seating area.

Heritage

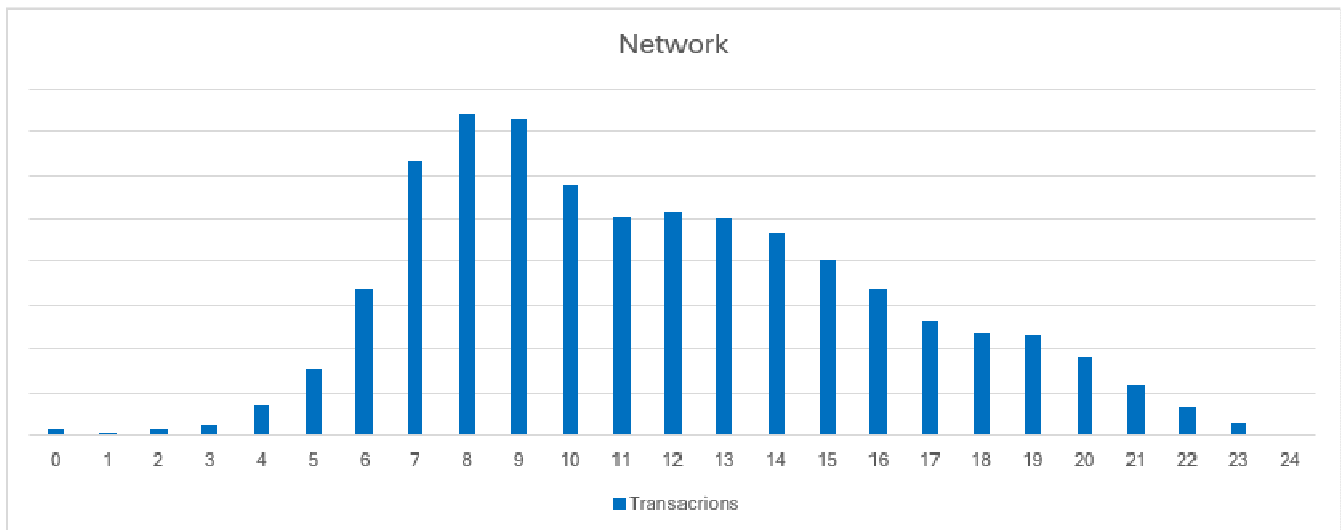
- 4.1 The property is a grade 2 listed building. The listing description states:

Early C19. 2 storeys, 3 windows. Hipped slate roof. Painted brickwork (Flemish bond). Sashes in reveals (north side, 2 storeyed bay). Low rear extension with outshots, with red tile roof.

- 4.2 The proposed water station will be separate from the building with a spacing of approximately five metres between the two and is of a contrasting modern design. As such there is no interaction between the building and the water station and therefore the station does not detract from the aesthetic of the public house.

Highway Issues

- 4.1 Although the station is available to be used throughout the day, but the expected demand peaks would be between 7am and 10am, outside of the normal public house opening hours and the main usage of the station tails off in the early evening (see tables below showing the current usage for this site)



- 4.2 The public house has ample parking which wouldn't be fully utilised by visitors to the establishment during the station's peak use times. The car park also has excellent access to and from the highway which makes this location an ideal place to install the treatment and filling station.

Conclusion

- 5.1 This planning application for the installation of the treatment and filling station together with the changes of use of the car park to include storage of the unit complies with the council's planning policies and is therefore an acceptable form of development.
- 5.2 The proposed unit would not have any adverse impact on the character of the area or the amenity of the residential neighbours and is therefore a sustainable development in accordance with national planning policy.