

DESIGN AND ACCESS STATEMENT

Proposal: Proposed new soffit roof panel above plant room (21.47 sqm) and installation of 4 no. 1m high Ramraid bollards at shopfront for protection

Site Location: Tesco Service Station, Eastleigh, Hampshire SO50 4HP, United Kingdom

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for the installation of a new soffit roof panel above the plant room and the addition of four 1-meter-high Ramraid bollards at the shopfront of the Tesco Service Station in Eastleigh. The proposed works aim to improve operational functionality and enhance security measures on site.

2. Site Context

The site is a Tesco Service Station located in Eastleigh, Hampshire, adjacent to main vehicular routes and serving both fuel customers and retail shoppers. The existing plant room is located towards the rear of the retail unit, and the shopfront faces a high-traffic area, necessitating enhanced protection.

The surrounding area includes a mix of commercial properties and service-related infrastructure, with suitable access routes for vehicles and pedestrians.

3. Proposal Description

- Soffit Roof Panel:

A new soffit roof panel covering approximately 21.47 square meters will be installed above the plant room. The panel is designed to provide additional weather protection and concealment for the plant equipment, enhancing both functionality and visual appearance. The design will complement the existing building's materials and colors, ensuring visual integration.

- Ramraid Bollards:

Four 1-meter-high Ramraid bollards will be installed at the shopfront to protect the building from potential vehicular impact or ram-raiding incidents. These bollards are specifically designed to provide robust security while maintaining pedestrian access and visual openness at the shopfront. Their placement respects existing access routes and does not impede pedestrian movement or emergency access.

4. Design Considerations

- Aesthetics:

The soffit panel will be constructed using materials that match the existing building's facade to minimize visual disruption and maintain the site's cohesive appearance. The

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bollards will have a discreet but sturdy design, painted in a neutral color to blend with the surrounding street furniture.

- **Functionality:**

The soffit panel improves weather protection and operational efficiency of the plant room.

The bollards enhance security without obstructing customer access or visibility, ensuring the shopfront remains welcoming and functional.

- **Safety and Security:**

The bollards are strategically placed to prevent vehicle incursions while allowing safe pedestrian access and emergency egress. The design aligns with best practice for anti-ramraid measures.

5. Access

- **Pedestrian Access:**

The installation of bollards has been carefully planned to ensure continuous safe pedestrian access to the shopfront. Bollards will not encroach on public footpaths or create barriers.

- **Vehicular Access:**

The site's vehicle access points remain unchanged. The bollards serve as a protective barrier without impeding legitimate vehicular movement within the site.

- **Emergency Access:**

The proposals do not affect emergency access routes or compromise safety regulations.

6. Conclusion

The proposed soffit roof panel and Ramraid bollards are sensitively designed to enhance the operational functionality and security of the Tesco Service Station, Eastleigh, while maintaining the visual and physical accessibility of the site. The design respects the existing context and complies with local planning policies for commercial and retail premises.

This application is submitted with the intention of improving the site's resilience and customer safety without detracting from the surrounding environment or access.

Yours faithfully,

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