

DESIGN STATEMENT**New Loading Canopy to an Existing Building****Address**

A G Parfett & Son - Cash & Carry

Toll Bar Way,

Hedge End,

Southampton,

SO30 2UH

Link: <https://maps.app.goo.gl/a8PmfNqj83apeGAY9>

1. Introduction

Parfett's are an established employee owned cash & carry, supporting independent retailers, with 9 depots nationwide. The newest being Hedge End, Southampton.

2. Existing site and surroundings

The application site is located in Hedge End and is classed as Parfett's Hampshire depot. The site sits within an industrial context with commercial facilities surrounding the existing site. Opposite and divided by Toll Bar way is Hedge End Retail Park.

The existing size and position of the existing canopy are suitable for their current use. Currently there is no shelter to the 'Goods In' facility loading area which is resulting in stock and staff getting wet and aids to wind driven precipitation into the building.

3. Project Objectives

The proposals are for a duplicate canopy of the existing Goods Out, to be installed above the Goods In. This should help alleviate stock from getting wet along with staff.

4. Project Proposals

The proposals seek to implement the same metal profiled cladding inclusive of rainwater goods and colour as the existing canopy. The proposals are based on the same size pitch and to be positioned within the same heights as the existing. Bird netting will be installed to the underside of the canopy to alleviate nesting.

5. Permitted Development

The existing facility is classed as B2 General industrial with B8 Storage or distribution.

With reference to: '*The Town and Country Planning (General Permitted Development) (England) Order 2015*'

Relevant items are discussed below:

*'Class H – extensions etc of industrial and warehouse
H.1 Development is not permitted by Class H if
(b) the gross floor space of the original building would be exceeded by more than—
(iii) in any other case, 50% or 1,000 square metres (whichever is the lesser);*

The proposal does not include for the addition of any new floorspace.

*(d)the height of the building as extended or altered would exceed—
(i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres;
(ii)in all other cases, the height of the building being extended or altered;*

The proposals are to be more than 10m (13m) from the boundary – Please refer to Detail 5 on (PL)02 – PROPOSED CANOPY GA's. The new canopy will be at the same height as the existing at c. 6m

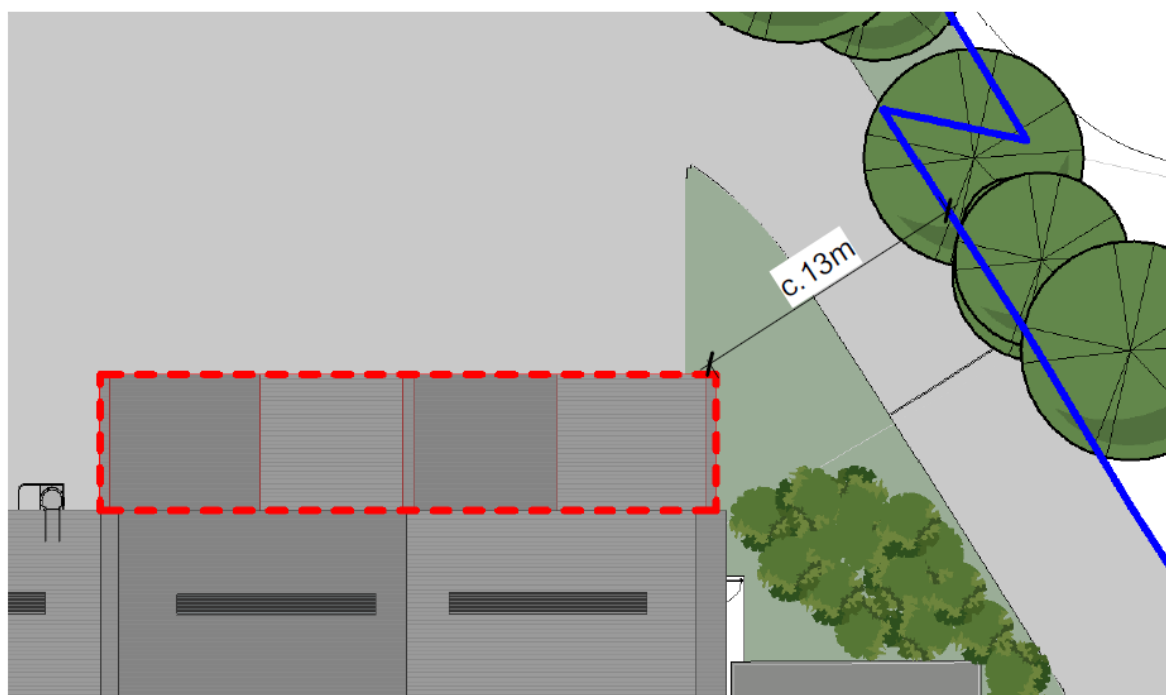


Fig.1 – New Canopy in the existing curtilage a c.13m away from the site ownership boundary. The Red dashed line is the new canopy

'(f) the development would lead to a reduction in the space available for the parking or turning of vehicles;'

The proposals do not lead to any reduction in space for vehicle parking or turning.

*'H.2 Development is permitted by Class H subject to the following conditions
(a) the development is within the curtilage of an existing industrial building or warehouse; '*

The new canopy will be within the development of the existing curtilage.

'(b)any building as erected, extended or altered is only to be used—

(i)in the case of an industrial building, for the carrying out of an industrial process for the purposes of the undertaking, for research and development of products or processes, or the provision of employee facilities ancillary to the undertaking;

(ii)in the case of a warehouse, for storage or distribution for the purposes of the undertaking or the provision of employee facilities ancillary to the undertaking;

(c)no building as erected, extended or altered is used to provide employee facilities—

(i)between 7.00pm and 6.30am, for employees other than those present at the premises of the undertaking for the purpose of their employment; or

(e) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered.

The new canopy will be ancillary to the existing facility and will not provide employee facilities.

All new materials will be to match the existing building canopy including profile and colour.

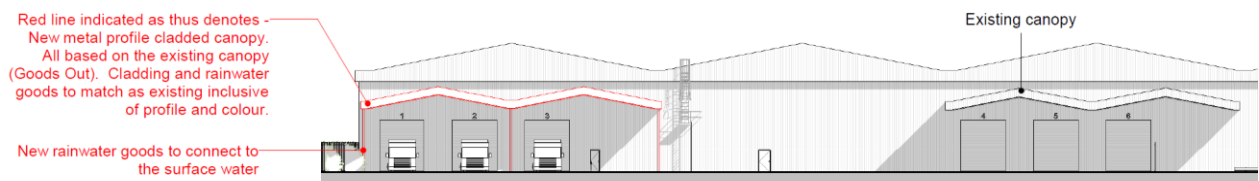


Fig.2 –The Red line is the new canopy. The height and materials, profiles and colours are to match the existing.