



Full Planning Application Supporting Statement



Demolition of Existing Building and Construction of Replacement Commercial Building (Class E and B8)

58-60 Commercial Road, Totton, Southampton, SO40 3AG

This supporting statement has been produced to accompany the
Full Planning Application to New Forest District Council

Revision 01 – January 2024

The Site

The existing site consists of a dilapidated two storey building in need of considerable refurbishment. It is currently an external store building to the rear of 58-60 Commercial Road, Totton. Whilst the building sits to the rear of the host building it forms a prominent part of the view as you enter Totton from the East and those using the Retail Park.

The building to the front of the site is outside the application but within the same ownership. It is commercial on the ground floor and residential on the first which is accessed from the rear. This building has undergone refurbishment in recent years with a new roof in 2015, new windows in 2021 and the shop front and render refurbished within the last two years.

Relevant Planning History

Reference 23/10296

Date: 14th March 2023

Application to demolish the existing building and construct 2no. flats. This was refused due to the conflict with the application adjacent that was submitted after for a coffee shop drive-thru.

Reference 22/10180

Date: 16th February 2022

Application to convert the existing building to two flats – this was refused on technical grounds that the windows could not be inserted under this type of application. It was suggested that the proposal was submitted as full planning application. In light of this, the client decided it would be more appropriate to replace the building for long term sustainability and improved landscaping potential.

Reference 14/10807

Date: 02nd June 2014

This application changed the use of the building from A1 to A3 as part of a wider change of the site to an ice cream parlour. This remains the current permitted use but with the Class changes would have changed to a Class E.

Proposal

In light of the above refusals, the proposal is to demolish the existing two storey building and replace it with a new single storey commercial building with Class E and B8 use. The new building would be significantly smaller than the existing, thus lessening the mass on site and within the wider street scene.

Location and Access

The building has pedestrian access from Commercial Road and Junction Road with the latter also providing vehicular access. The existing premises do not have off street parking and none is proposed. However, as is an existing situation and the proposal has less than half the floor area, the demand would be reduced. The local road network has controlled parking and therefore it is not envisioned that the premises would or could lead to an increase of parking demand in the local vicinity over the existing.

The location of the building is in a highly accessible location with regards to public transport. Immediately outside the building are bus stops serving routes to Calmore, Salisbury, West Totton, North Baddlesley, Southampton City Centre with 9-10 services an hour for the majority of the day. Totton Train Station is a four minute walk from the site and provides direct access to Bournemouth, Poole, Winchester and London Waterloo.

Appearance

The building has been designed with an insulated cladding exterior finish and a lower facing brick section. This would relate well with the commercial buildings adjacent.

Sustainability

The new building has been designed to exceed the requirements of Part L. Short term bicycle storage would be available outside the premises, with long term provided within the service area. Bicycles could be stored within the building due to the nature of the use.

Drainage

The foul drainage would be connected to the drainage that serves the existing building. Storm water drainage currently discharges to ground from the building. Due to the size of the site, soakaways would not comply with building regulations therefore the option of connecting into the existing storm water network will be applied for.

Ecology

There are no obvious ecology issues on site due to the existing construction being unsuitable for protected species.

Trees

There are no trees on site or in the immediate neighbouring premises.

Materials

The building will be constructed in the following materials;

Material Location	Material Type
Main Walls – Lower	Face Brickwork
Main Walls – Upper	Insulated Cladding
Roof	Insulated Roof Panels
Solar Panels	Black Panels
Facia, Soffit and Guttering	White uPVC
Doors	Grey Roller Shutter and Pedestrian Doors

Services

Commercial Road is served by all main services. The building is already served by electricity, water and foul drainage. New services would be installed as part of the construction where required.

Telecommunication cabling is within the layby in Commercial Road outside the host building which provides high speed internet services. New services will be brought in either under ground or via protected service routes on the side of the existing building.

Renewable and Low Carbon Statement

The building will be constructed to the latest building regulations which have encouraged considerable increases in energy saving in recent years - in particular around Approved Documents L and F. The design incorporates 16no. solar panels, which subject to the use of the building could generate the majority of the electrical consumption over a 12 month period. The

fabric of the building would be detailed to exceed the requirements of the regulations, promoting the fabric first strategy.

Approved Document F has improved the control of ventilation resulting in healthier and better controlled spaces. The improved control of ventilation can benefit the energy efficiency of the building, especially if it is mechanically managed.

Approved Document G controls the use of water within buildings. The new building will utilise new fixtures and fittings that will reduce water consumption compared to the existing.

Conclusion

The proposed demolition and construction of a replacement commercial building, will promote further investment in Totton as well as bring an enhanced employment space compared to the existing. The appearance of the existing building on one of the main access routes into Totton detracts from the street scene, the proposed replacement would be a considerable improvement, with a reduced mass and improve the backdrop to the retail park and especially the proposed coffee shop drive-thru.