

DESIGN AND ACCESS STATEMENT

Brambles House, Waterberry Drive, Waterloooville, PO7 7TH

Prepared by Lustedgreen – 13/06/23

This report has been commissioned by Columbia Threadneedle, the freeholder of the building, to understand the building within its context, to provide a visual and written summary record of the building and to assess the significance of the building and the potential impact of the proposed works.

INTRODUCTION

The property is located on Waterberry Drive and has been previously occupied by tenants in recent years. The unit has been used for warehouse, distribution, and office space. This planning application seeks to gain approval for a new manufacture entrance canopy, new roller shutters to the warehouse area, improved visual appearance to the façades, Electric vehicle charging to the carpark, as well as removal of portions of glazing and full removal of disused M&E equipment / points.

EXISTING BUILDING

The building contains a large warehouse and a small area of office space use by the same tenant. Brambles House has its own loading area and road surrounding the building. It is secured by private security gates and is the only building on its lot.

DESIGN / SCOPE OF WORK

The Entrance

The approach to the redesign to the entrance seeks to provide reference and orientation to the building. We propose to install a powder coated steel structure at the point where the North and East Elevations meet. The drainage design makes use of rain chains instead of traditional downpipes. The aim in utilising this unconventional means of drainage design is to make a feature of the functional form instead of concealing it. A new aluminium box frame glazing system will be within alongside the new entrance structure with the aim of providing an opening and front door that is centred in the reception space.

Loading Area

The proposed redesign of the North Elevation involves increasing the number of roller shutters from 1 to 5 through the means of retaining the existing central shutter and adding 2 new roller shutter systems either side of the existing opening. The new openings have been positioned equal distances apart between key structural columns so that an even external appearance is achieved.

Glazing

There is to be a new glazing system to the existing opening above the entrance structure on the North Elevation, and on the left of the East Elevation.

External Works

The upper façade is to be re-painted in several variations of grey bands with the intent that it blends into the sky on cloudy days. The lower façade is to be infilled in areas of Glazing / M&E removal and painted in a dark matt grey finish. The loading bays will be bordered in RAL 2002 Vermillion Red. This red will be taken down to the markings on the ground for the loading bays, parking bays and crossings creating contrast against the dark tarmac ground. New external lighting to Brambles House. New external

signage to wall next to gate of site. New external signage to East Elevation. Existing entrance on North Elevation will be partially blocked and new glazing and door system will be installed as the main entrance is proposed to be relocated further to the left and more centre to the reception. There will be new external doors to all warehouse openings.

Structural Works

Structural work to take place at entrance of building with installation of new canopy. The new loading bay ramp will have a concrete base and other structural works will be internal to the building.

DESIGN CONSULTANT

LustedGreen Drawing Package

LG74_32-00-Existing Site Photos
LG74_32-0-Site Map
LG74_32-100-Existing Site Plan
LG74_32-101-Existing Ground Floor Plan
LG74_32-102-Existing First Floor Plan
LG74_32-103-Existing Second Floor Plan
LG74_32-104-Existing Roof Plan
LG74_32-105-Site Plan Existing & Demolition Plan
LG74_32-106-Ground Floor Existing & Demolition Plan
LG74_32-107-First Floor Existing & Demolition Plan
LG74_32-108-Second Floor Existing & Demolition Plan
LG74_32-109-Roof Existing & Demolition Plan
LG74_32-110-Proposed Site Plan
LG74_32-111-Ground Floor Proposed Overall Plan
LG74_32-112-First Floor Proposed Overall Plan
LG74_32-113-Second Floor Overall Proposed Plan
LG74_32-114-Roof Level Proposed Overall Plan
LG74_32-115-Ground Floor Proposed Plan
LG74_32-200-Existing External Elevations
LG74_32-201-Existing & Demolition External Elevations
LG74_32-202-Proposed External Elevations
LG74_32-203-Proposed Builders Works External Elevations
LG74_32-500-Entrance Detail Drawing

M&E

DS-P23-007-BramblesHse-Waterlooville-BuildServSpec-ARD-RM-IssT1-05-23
DS-P23-007-E-200 Electrical Services Layout
DS-P23-007-E-301 Lighting and Fire Alarm Layout
DS-P23-007-MC-201 Mechanical Services Layout
DS-P23-007-PH-201 Public Health Services Layout
DS-P23-E-101 External Services Layout

PRE-APPLICATION INVOLVEMENT

We have had no pre-application advice.

ACCESS

Vehicular

The proposed plans will not affect the current vehicular access to the site. A new proposed vehicle passing pass to narrow road along back of building to improve access to this area of the site.

Service Access

Reception to have exposed services in line with exposed slab ceiling design. Services to other internal rooms to be concealed in suspended ceiling grid. Electrical substation located near parking bay 03 accessed externally. Electrical intake access via DG-18. Copper intake access via DG-17 (externally), DG-15 & DG-16 (internally). Service riser access via DF-05. Plant room access via DS-01. Lift Motor Room access via DS-02. Roof access via DS-03.

Disabled Access

There are currently no existing DDA provisions internally or externally. The proposals include DDA compliant WCs/ Showers internally and new disabled parking bays outside the entrance to both units.