

Design & Access Statement as part of a planning application for a side extension to form an enclosed stairwell at Churchill House, 57 Jubilee Road, Waterlooville Hants.

Planning permission is sought for a side extension to form an internal stairway to the first floor. The works involve removing the existing open concrete stairway and building an extension onto the side of the existing two storey building to house a new steel and timber stairway to provide improved accommodation to the occupants.

Site Analysis

Churchill House is a two storey office style building that fronts onto Jubilee Road. Next to Jubilee House there is an electricity sub-station, beyond the substation there is vehicular access to the Churchill Industrial Estate providing some car parking for Jubilee House and beyond that is a public roadway. There is a traffic management system to prevent through traffic from the Aston Road Industrial Estate from entering Jubilee Road via the public roadway. On the North East side of Jubilee Road opposite the site are two storey semi-detached dwellings.



Archive photograph of Jubilee House taken from the first floor of a dwelling opposite the site. The ground floor section of this building has had a new face lift since this photo was taken.

Design Principles

Churchill House has been on this site for many years, It had a two storey extension added at the South East end about twelve years ago.

The now the old concrete panelled walls to the existing building have been over clad with Marley Cedral weatherboarding and the old upvc windows and doors replaced with similar but modern upvc windows and doors and it is proposed to continue this wall cladding round the new extension and have an entrance (also fire escape) door to match the now existing doors. The pitched roof facing Jubilee Road consists of plain tiles and the proposed pitched roof to the new extension to have Sandtoft 20/20 tiles (a double plain tile) with a colour to match existing.

Scale

The proposed extension will be no higher (but slightly Lower) than the existing building.

Site Access

The existing vehicular access arrangements which provide safe and easy access to and from the adjoining road will remain unchanged.

Off road car parking consists of five car parking spaces plus a disabled car parking space in front of Jubilee House and additional twelve car parking spaces within the Churchill industrial estate.

Conclusion

The location of Churchill House being associated with an established industrial estate, the proposed side extension is considered to be a modernisation of this industrial activity.