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DATE JAN. 21, 2020

DESIGN AND ACCESS STATEMENT FOR AN EXTENSION TO EXISTING WAREHOUSE

**ADDRESS: RACQUET SPORTS GROUP, UNIT 3 STATION APPROACH, EMSWORTH, HAMPSHIRE,
PO10 7PW**



Figures 1 & 2 Existing Warehouse front & rear

Client and Brief

The existing property is a detached single storey warehouse that was built in the mid-20th Century. The accommodation comprises the main entrance area to the front elevation which opens onto the office area. Beyond that is the open plan storage area of the warehouse as well as 2x w/c's, one near the entrance and one to the rear. There is a further two entrances into the warehouse, a roller shutter door to the side elevation which is currently used for deliveries, and one larger roller shutter door to the rear.

The warehouse has a corrugated sheet finish to the main roof, a combination of red facing brickwork and render to all the external walls. The existing windows and doors are a mixture of timber and uPVC throughout. The existing warehouse structure is formed by a pre-cast concrete frame and concrete purlins.

The owners of the property have appointed Temple Ford Design Ltd to prepare existing and proposed drawings for a planning application.

Planning History

1. Planning permission was granted for the internal and external refurbishment of the existing warehouse on 23rd May 2019, Reference no.: APP/19/00253

The summary of the proposed changes in relation to that application are as follows:

Replacement of cladding to the roof and the walls with new insulated cladding panels, the addition of rooflights to the south and north elevation and replacement of all windows and doors; installation of photovoltaic panels to the south elevation; creation of ancillary trade counter.

2. A pre-app submitted on 29th April 2019 for a proposed extension to the existing warehouse.
Reference no.: GEN/19/00166

Summary of proposed changes

The proposed changes are to comprise a new 2 storey extension as a continuation from the existing warehouse with the addition of a single storey link building between the two. The structure will consist of a steel frame with the roof and walls to be clad in insulated cladding panels. There are also brick panels under the windows and to the perimeter at low level (brickwork is to match existing). The doors and windows will be aluminium double glazed. In the roof will be a series of rooflights and photovoltaic panels.

A new parking platform will also be constructed near the entrance to the site and trade counter to provide sufficient parking for both employee's and visitors.

Context

Station Approach/Sultan Road is located on the northern outskirts of Emsworth, found between Portsmouth and Chichester. The Racquet Sports Group site backs directly onto the train tracks that lead to Emsworth train station a little down the road. The nearby buildings approaching the site mainly comprise single and double storey office & warehouse buildings. As the site is at the end of the road there are no directly adjacent neighbours and no overlooking issues.

Areas

Footprint of existing warehouse = 765 square metres

Footprint of proposed extension = 595 square metres

Concept

The proposal has been carefully considered and designed to provide the client with a modern, well insulated warehouse which gives them enough working & storage space for their current requirements and future aspirations.

There will be no overlooking issues and it cannot be seen from the main road. The design is in context with the type and style of the surrounding properties with the proposed materials intended to blend with the existing architectural language.

The extension will provide secure, sustainable and resilient design, improved accommodation and no loss of amenity to adjoining properties. The applicant kindly requests approval of the proposal.

Existing Plans and Elevations

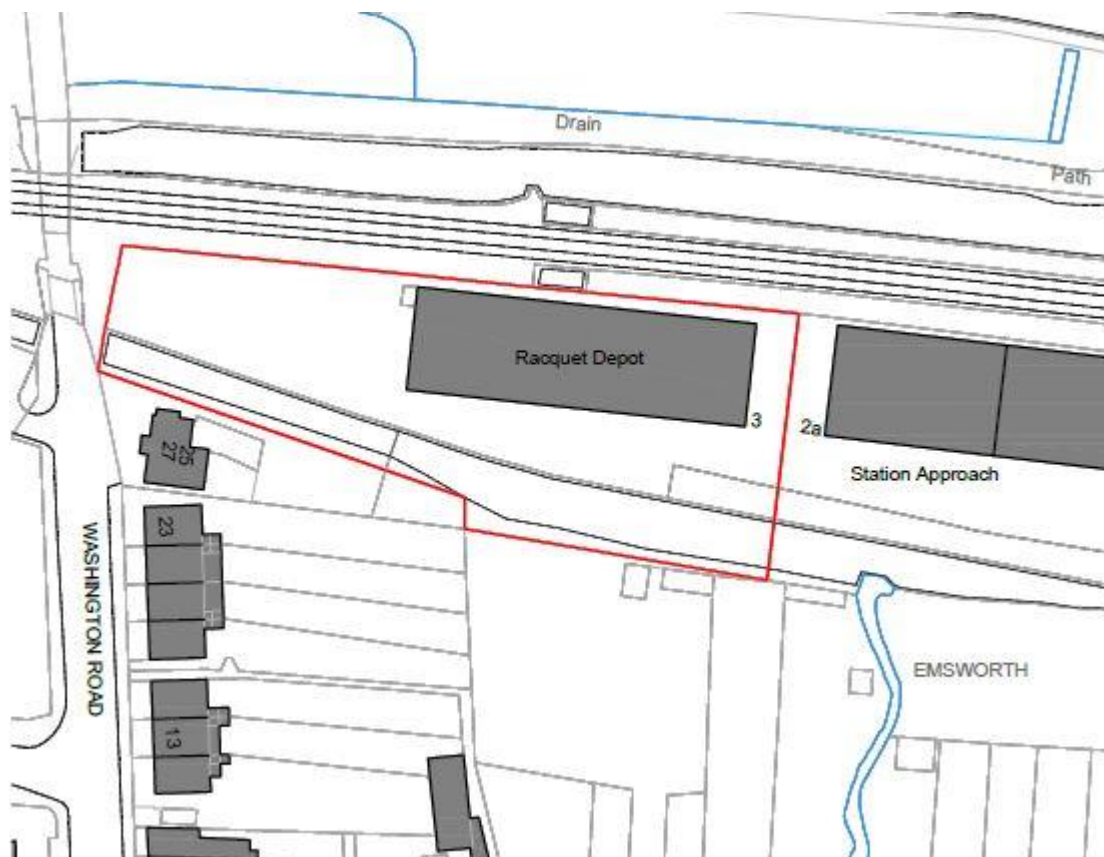


Figure 3 Existing Site Plan

Racquet Sports Group, Emsworth

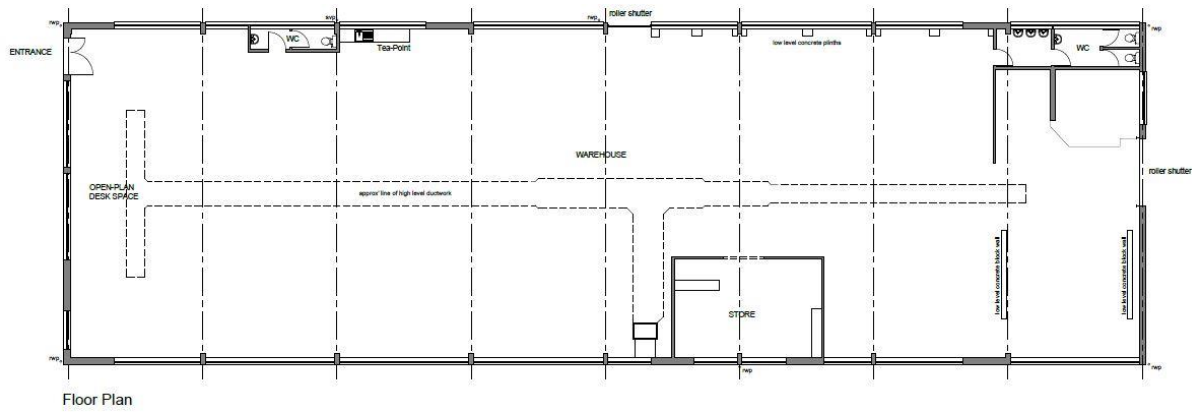


Figure 4 Existing Floor Plan



Figure 5 Existing Elevations

Proposed Plans and Elevations

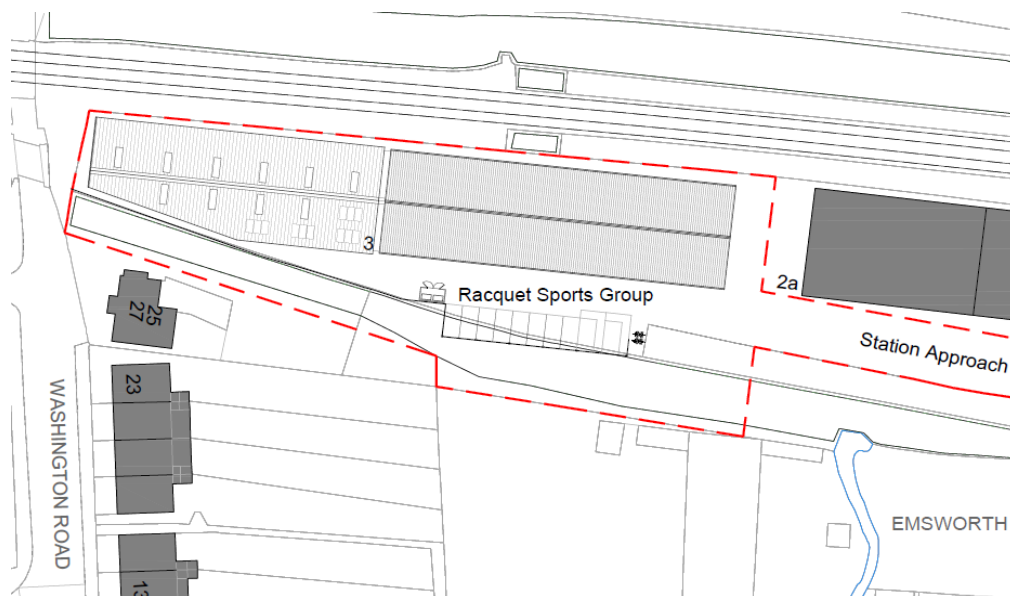


Figure 6 Proposed Site Plan

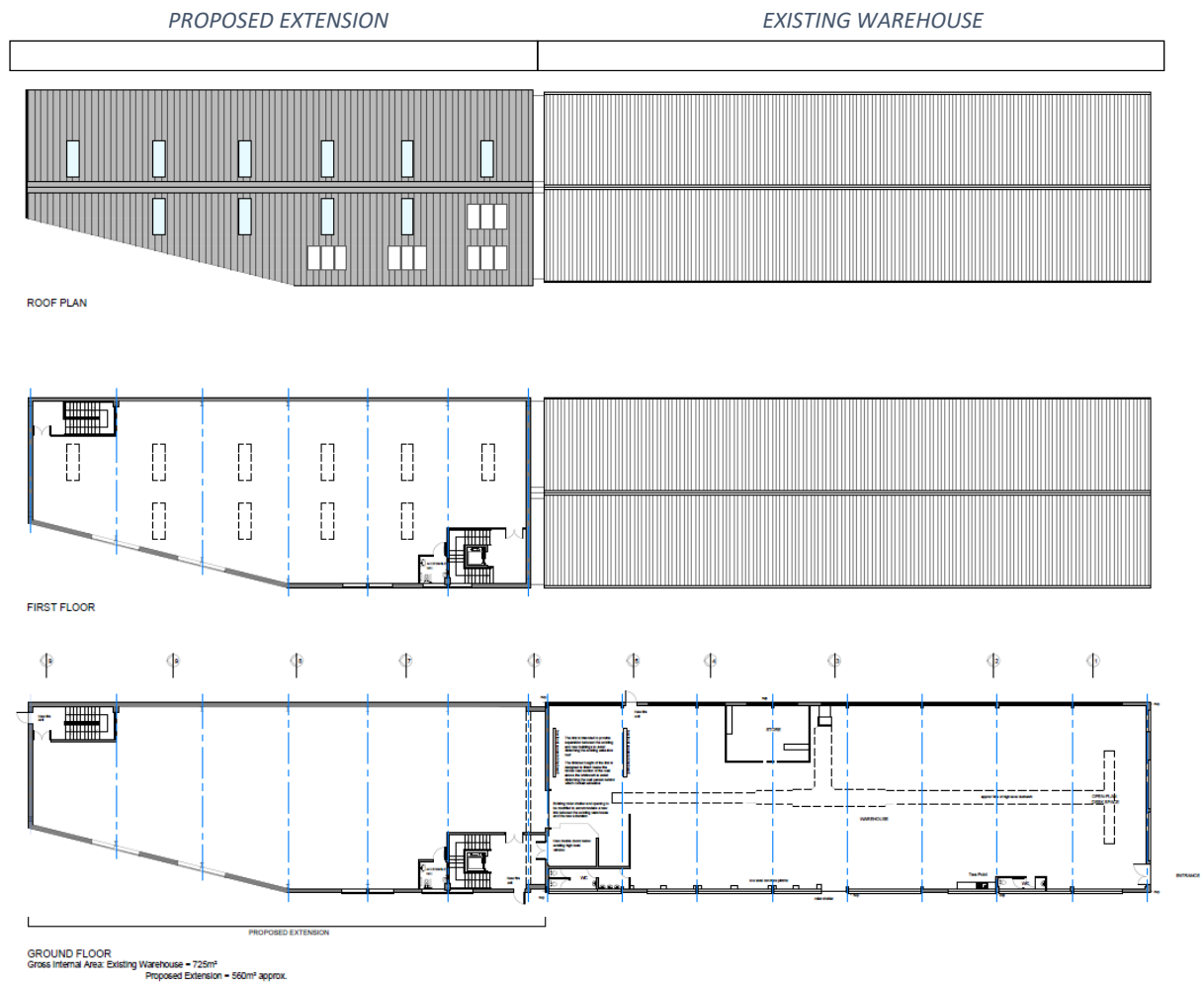


Figure 7 Proposed Floor Plan

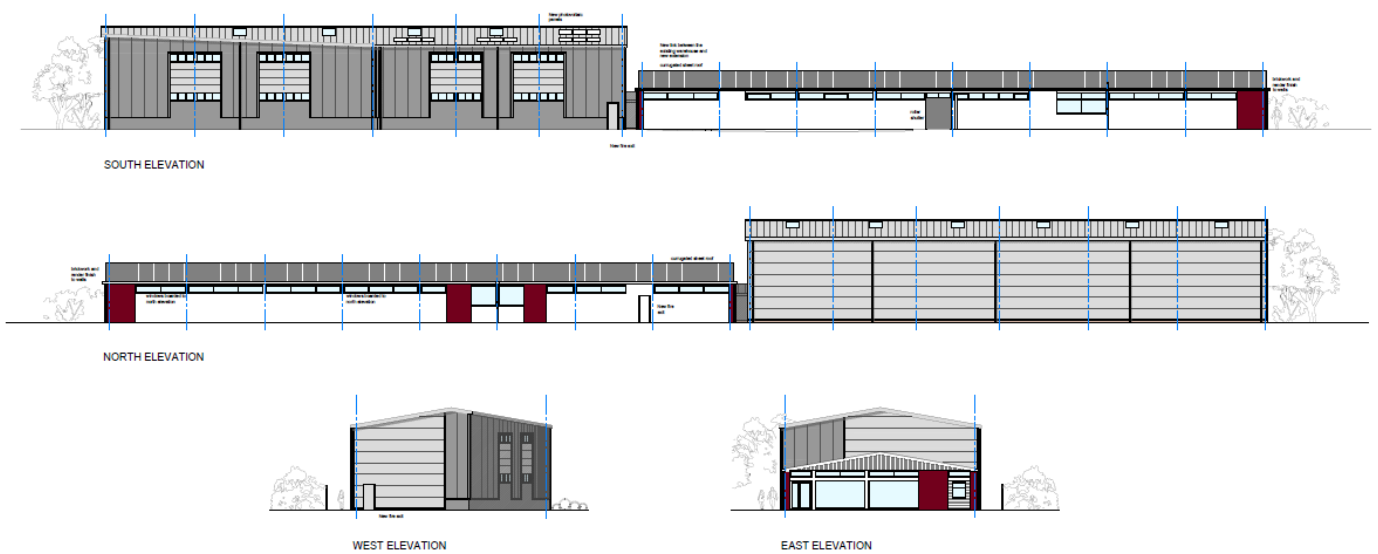


Figure 8 Proposed Elevations