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DESIGN AND ACCESS STATEMENT FOR AN EXTENSION TO EXISTING WAREHOUSE

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. A planning application was submitted January 2020 for a 2-storey extension to the existing warehouse - APP/20/00061. This application was withdrawn April 2020.

2. 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.

3. 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 single 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 is a facing brick plinth to the perimeter at low level (brickwork is to match existing). The doors and windows will be aluminium double glazed. In the roof will also comprise a series of rooflights and photovoltaic panels.

A new parking platform will also be constructed near the entrance to the building 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 rail line that leads to Emsworth train station a little further to the east of the site. 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.

Lighting Assessment

During construction flood lighting, security lights and any other obtrusive external lighting shall be sensitively located to avoid nuisance to neighbouring properties and the adjacent rail line. The lighting shall only provide the necessary illumination for the relevant tasks. The direction and angle of any external lighting shall not cause light spill, glare or nuisance to neighbouring properties or the adjacent rail line. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary. The use of localised lighting shall be used wherever possible to avoid excessive illumination of inactive areas.

Upon completion, any lighting that may be required by the applicant has yet to be determined but will not materially alter light levels in the environment around the site and/or have the potential to adversely affect the use or enjoyment of nearby buildings or negatively impact the adjacent rail line.

Consultations

Ground Contamination

Soils Ltd report no: 17974 Preliminary Investigation Report

Soils Ltd report no: 17974 Main Investigation Report

Ground Water

Soils Ltd report no: 17974 Groundwater Risk Assessment Letter Report

Flood Risk Assessment

Unda Consulting Ltd report no: 89530-TFD-Station Apprch-190620-v1.0

Surface Water Drainage Strategy

Unda Consulting Ltd report no: 89530-TFD-Station Apprch-190620-v1.0

Ecology

Lowans Ecology report no: Unit 3 Station Approach Emsworth Ecology Report Dec 2019 V1

Noise Assessment

Hayes McKenzie report no: 3443_L01_2020-05-11_Letter to Development Control_EXT2

Transport Assessment

Transport Works report no: Racquet Sports Emsworth Transport Assessment ACTUAL 07-01-2020

Addendum to Transport Assessment ACTUAL 07-01-2020

Network Rail

Temple Ford Design has undertaken dialogue with Network Rail Asset Protection and copied the relevant planning application documentation to them. It is anticipated that a meeting will be required with Network Rail in due course to discuss the project in more detail.

Temple Ford Design's contact at Network Rail is:

Wasil Khan - Scheme Interface Manager (Asset Protection & Optimisation)
Network Rail – Southern Region, Wessex Route
Waterloo General Office
Missenden Suite Floor 4
London
SE1 8SW

Existing Plans and Elevations (not to scale)

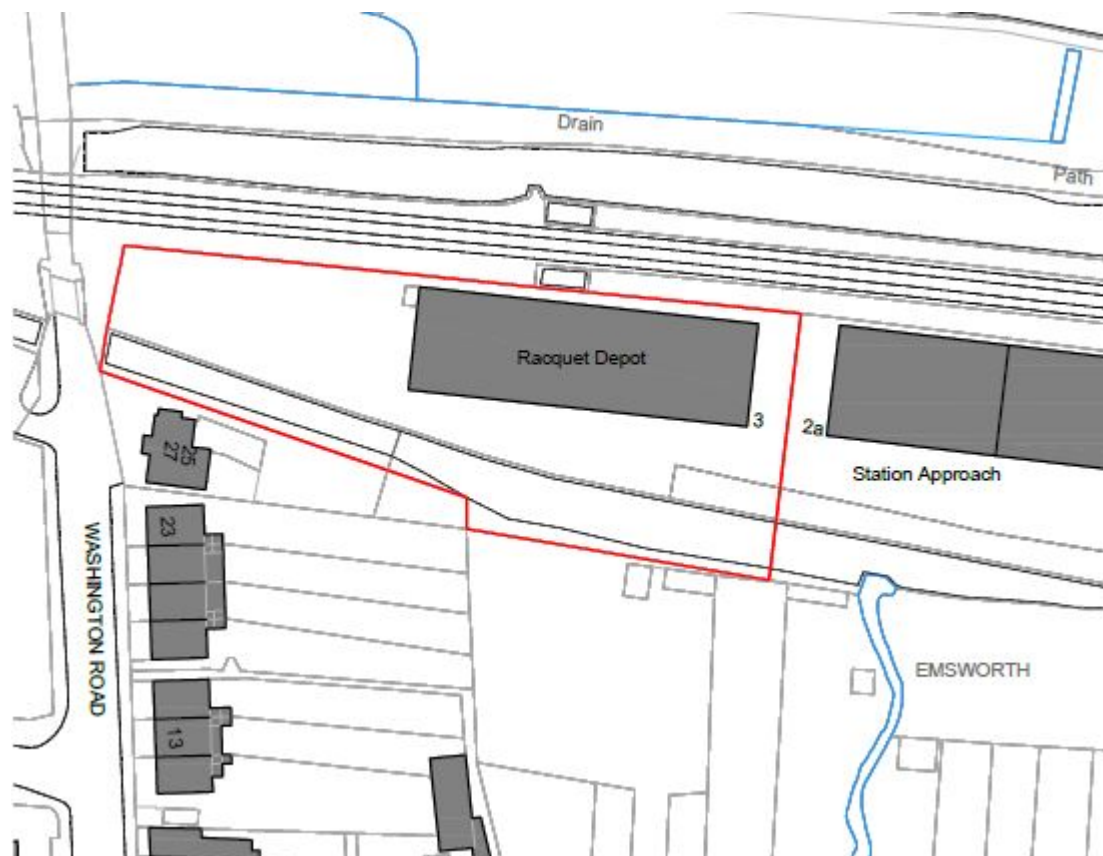


Figure 3 Existing Site Plan

Racquet Sports Group, Emsworth

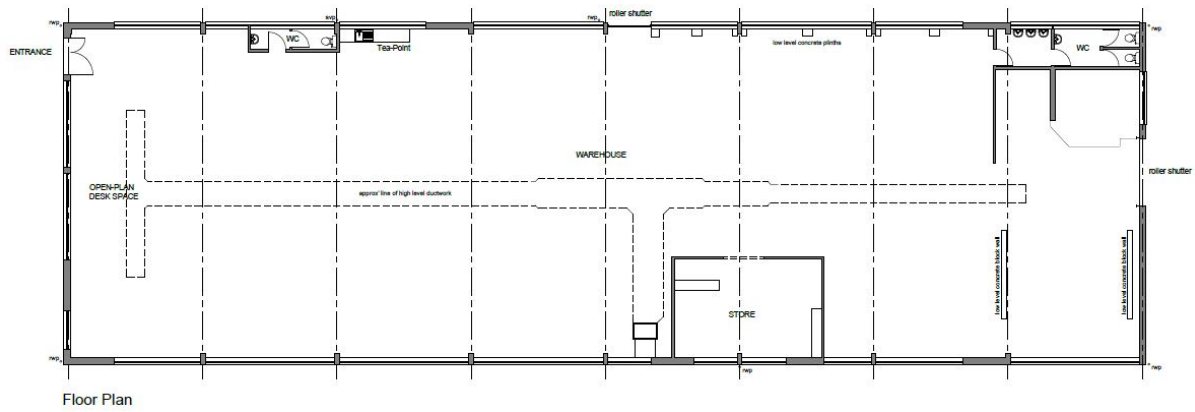


Figure 4 Existing Floor Plan



Figure 5 Existing Elevations

Proposed Plans and Elevations (not to scale)

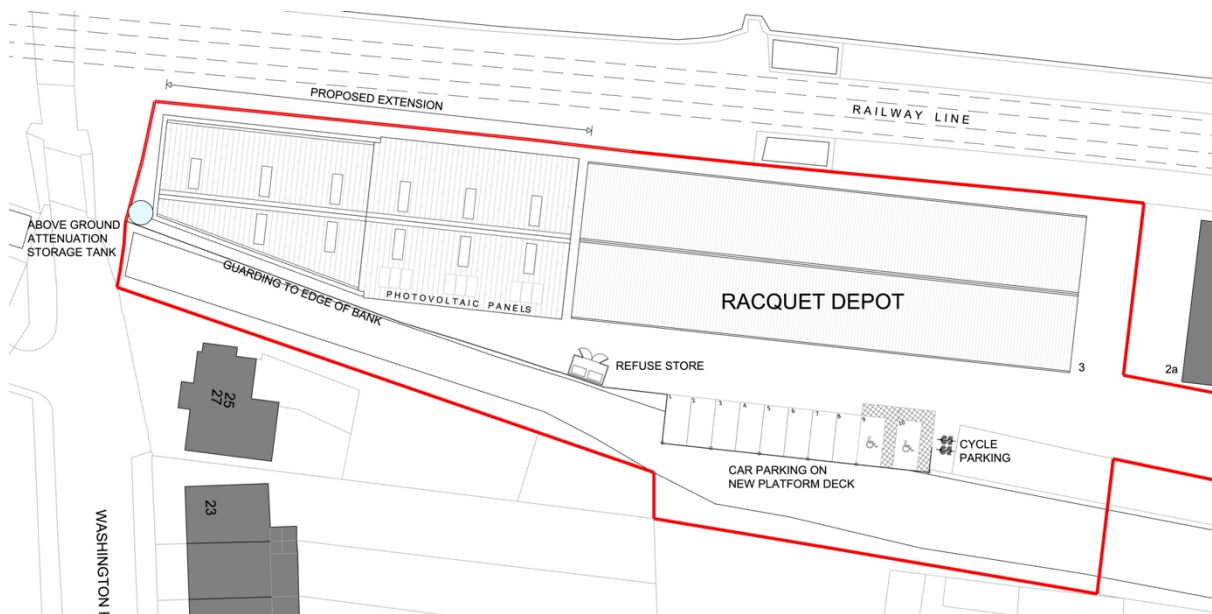


Figure 6 Proposed Site Plan

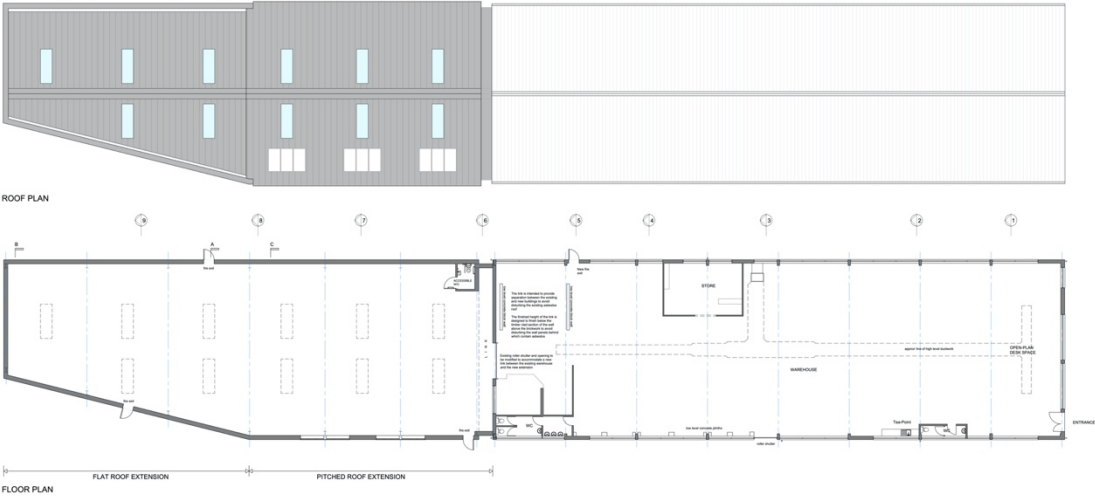


Figure 7 Proposed Floor Plan

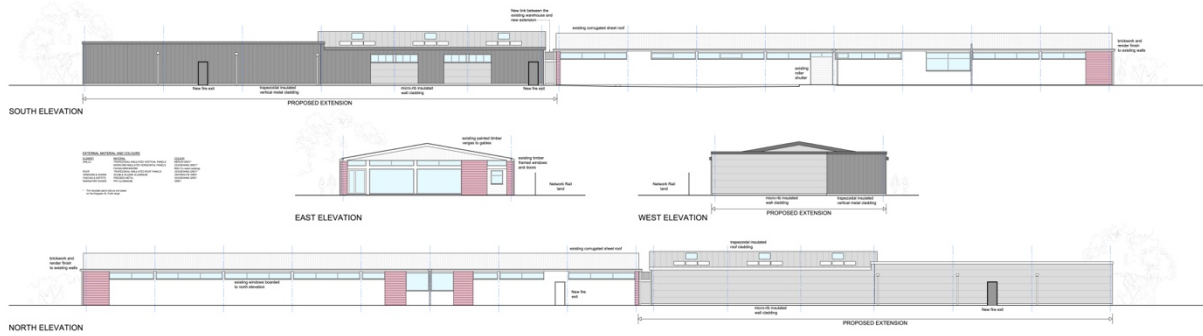


Figure 8 Proposed Elevations