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DESIGN AND ACCESS STATEMENT FOR REFURBISHMENT OF 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 exposed red facing brickwork and render to all the external walls. The existing windows and doors are a combination of timber and uPVC throughout. The existing warehouse structure is formed by a pre-cast concrete frame and concrete purlins, all of which is intended to be retained.

The owners of the property have appointed Temple Ford Design Ltd to prepare existing and proposed drawings for a planning application. The intention is to retain the existing warehouse frame, re-clad the entire structure with insulated panels and form a new trade counter adjoining a new sectioned off office area.

Summary of proposed changes

The proposed changes are to comprise the replacement of all of the existing cladding, to both the roof and the walls, with new insulated cladding panels. In the roof will be a series of rooflights to both the south and north elevation. Photovoltaic panels will also be installed on the south elevation to capitalise on harnessing renewable solar energy. All of the existing windows and doors are to be replaced with new aluminium double glazed units. All of the existing concrete frame and purlins are intended to be retained, along with the smaller roller shutter door to the south elevation. The position of the existing entrance is to remain and lead into the new trade counter area which is defined by a clear glass partition part overlooking each of the storage and office areas within the warehouse. The office area position is to remain with the addition of a new frosted glass partition facing the storage area. The existing toilets are to be retained with one becoming an accessible w/c.

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

Gross internal area of existing warehouse = 725 square metres

The gross internal area will remain the same as there are no extensions proposed as part of this application.

Concept

The proposal has been carefully considered and designed to provide the client with a modern, well insulated warehouse and provides an appropriate working environment to meet the aspirations of the owners.

The proposed refurbishment retains the framework of the existing warehouse resulting in no increase in size or scale with no overlooking issues and cannot be seen from the main road. The design is in context with the type of building and style of the surrounding properties and the proposed materials will blend with the existing architectural language.

The refurbishment 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

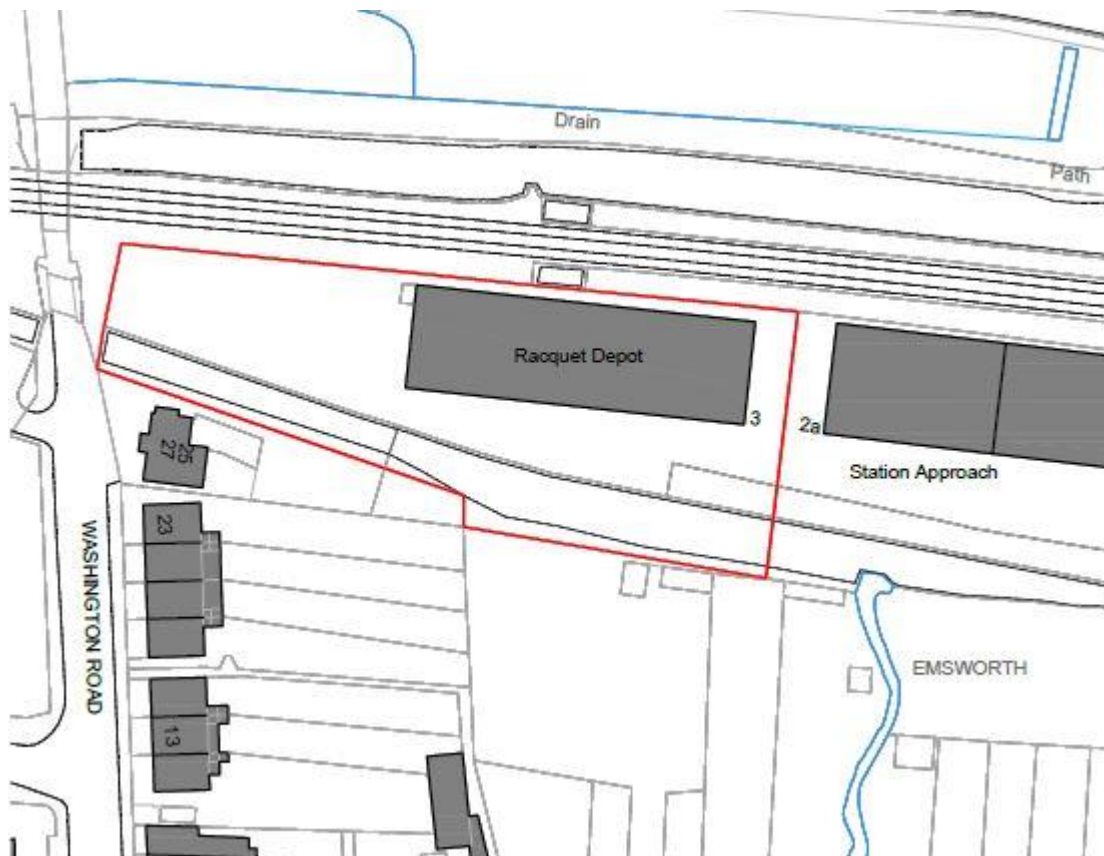


Figure 3 Existing Site Plan

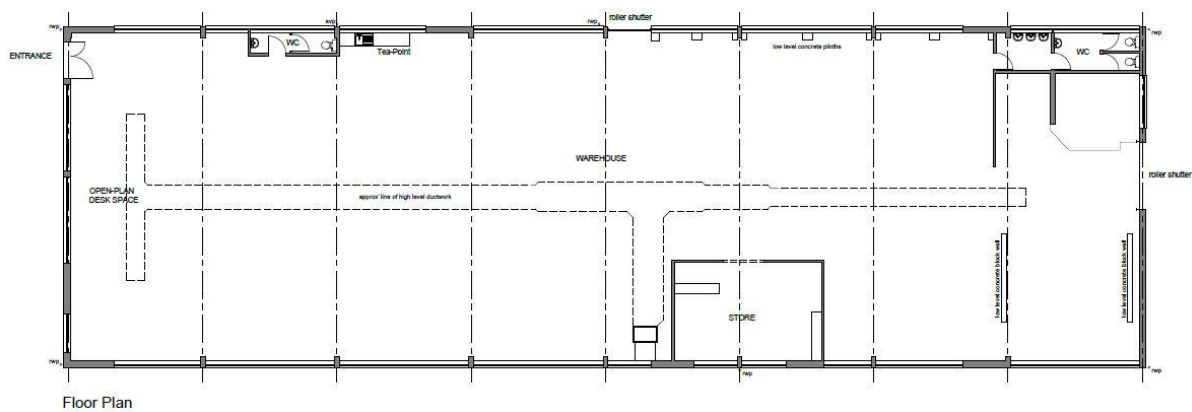


Figure 4 Existing Floor Plan

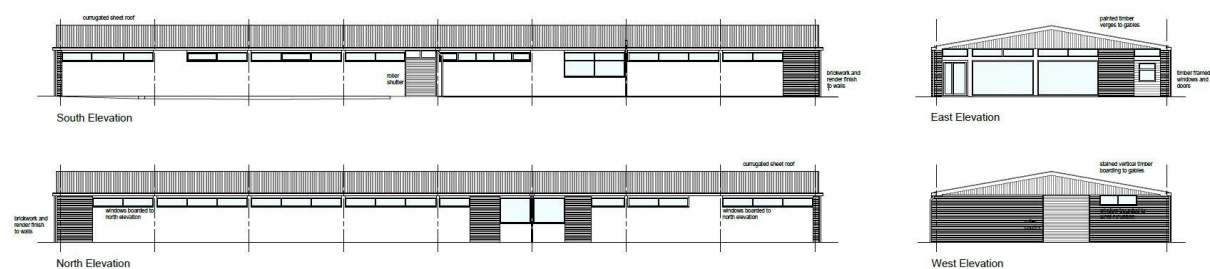


Figure 5 Existing Elevations

Proposed Plans and Elevations

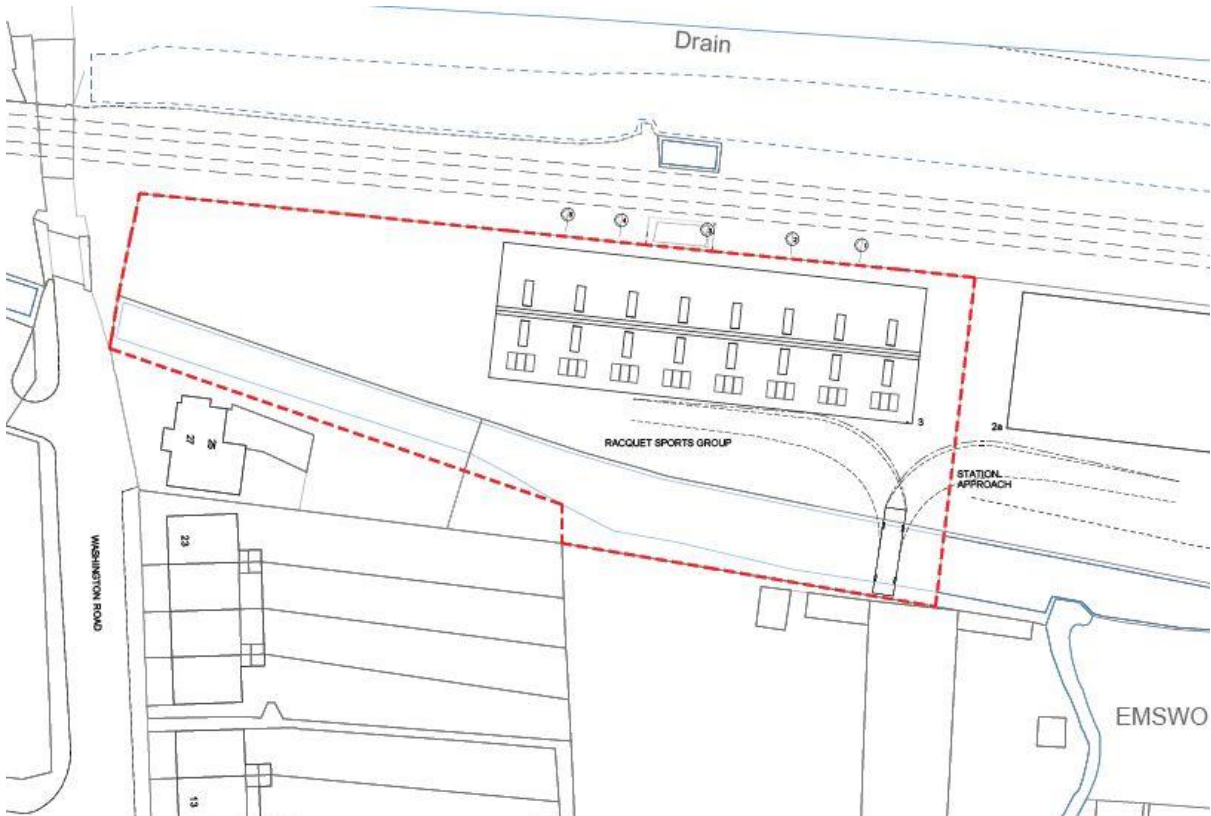


Figure 6 Proposed Site Plan

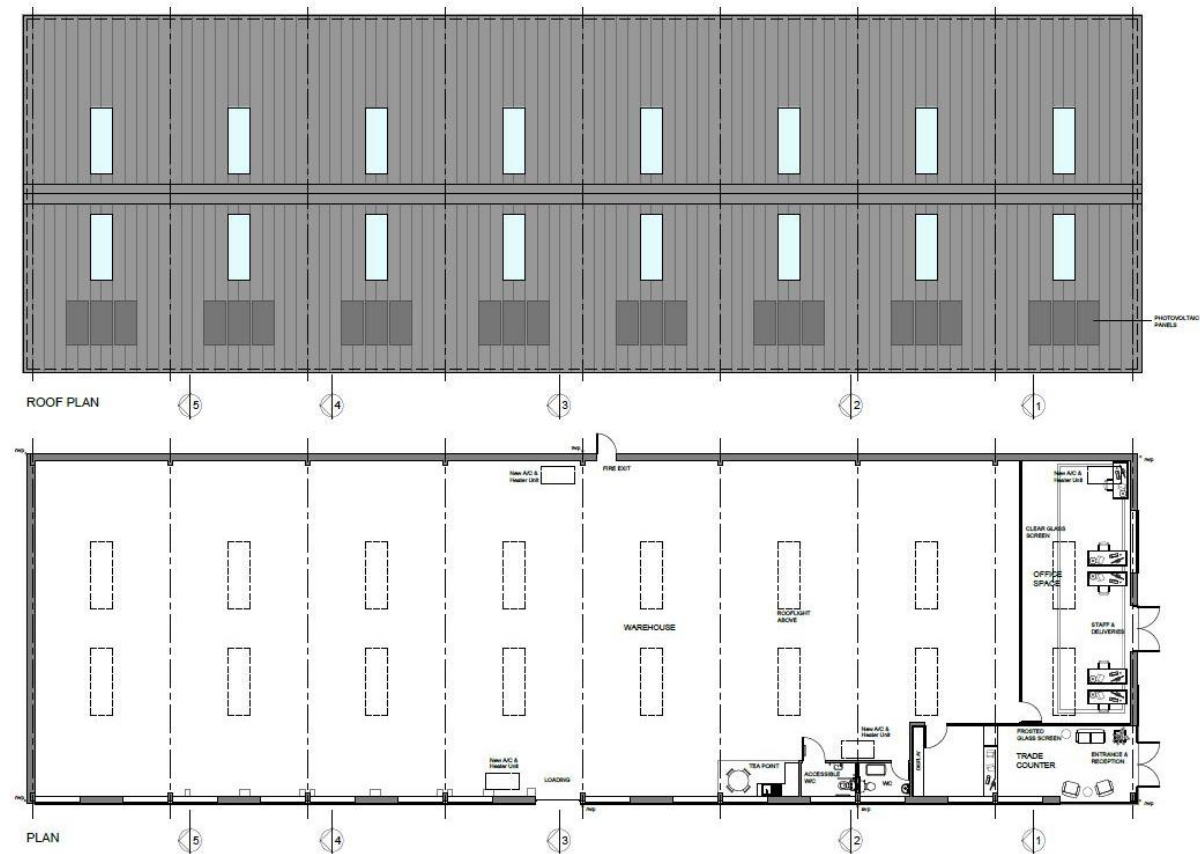


Figure 7 Proposed Floor Plan

Racquet Sports Group, Emsworth

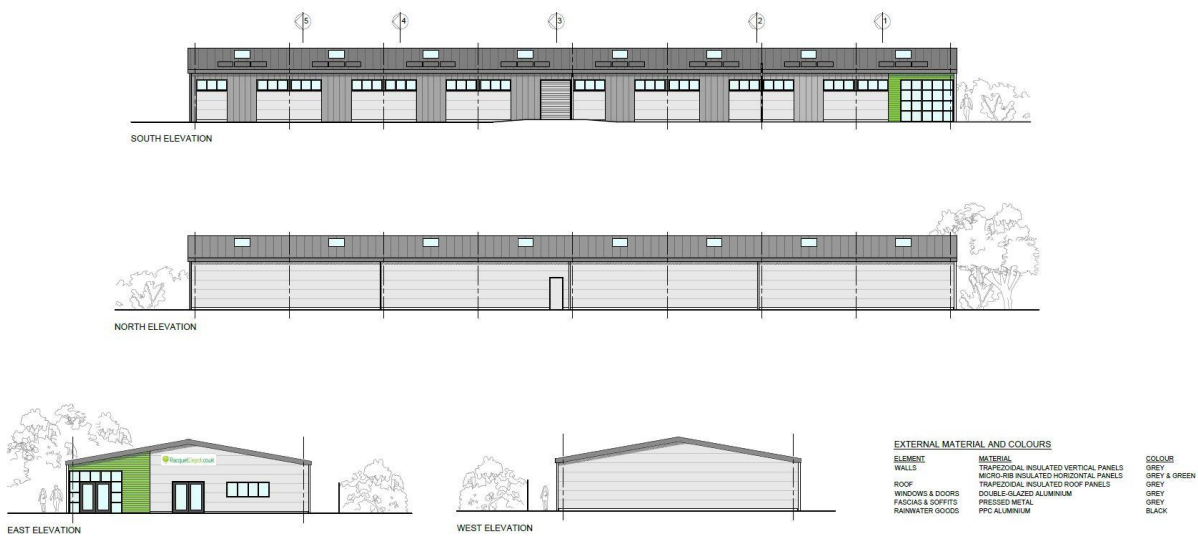


Figure 8 Proposed Elevations