

Client **LONDON METRIC**

Contract: **Wartsila Office and Warehouse, Marples Way, Havant**

Contract no: **10609/5.1**



DESIGN & ACCESS STATEMENT

1.0 Introduction

This design & access statement has been prepared in connection with the detailed planning application for the alteration to the existing Wartsila warehouse and office building. This statement is to be read in conjunction with the following architect's drawings, which will form part of the planning application:

10609/L001	-	Site location plan
10609/L002	-	Existing site plan
10609/L003	-	Proposed site plan
10609/L004	-	Proposed block plan
10609/P001	-	Existing ground and first floor
10609/P002	-	Proposed ground and first floor
10609/P004A	-	Office entrance and reception, existing ground and first floor
10609/P005A	-	Office entrance and reception, proposed ground and first floor
10609/E001	-	Existing elevations
10609/E002	-	Proposed elevations
10609/E010	-	Main office entrance, Existing and proposed elevations

2.0 Site Analysis

2.1 Context

The application site is located between Marples Way to the South, Residential area to the North, an industrial Unit to the East and a green field to the West.

2.2 Application Site

Existing building, currently occupied by Wartsila manufacturing includes an office building and a warehouse as well as customer carpark, staff and service area.

3.0 Design Principles

3.1 Layout

The proposal contains general alteration to the existing office block and warehouse including:

Office:

- Existing windows at ground and first floor to be removed. New double-glazed windows to be installed. New windows to follow the existing modules. The lower glazing panels to the ground floor to be replaced with PPC insulated aluminium panels
- Main entrance and reception: Existing full height glazing, glazed lobby and entrance doors together with the existing canopy to be removed. New full height curtain walling, accessible glazed lobby and glazed doors and new entrance feature to be introduced.
- Existing cladding to be redecorated



Existing office entrance and feature



Proposed office entrance and feature, glazed canopy, redecoration to the existing cladding and window frames

Warehouse:

- Existing cladding to be redecorated
- Doors opening directly to the warehouse to be removed and replaced with new and existing doors to be redecorated

External work:

- Office main entrance: New steps and ramp access to be provided.
- New accessible parking space to be introduced
- New soft landscaping adjacent the main office entrance

3.2 Scale & Materials

Special attention has been paid to enhance the main entrance to the office building by increasing the size of the glazing modules to the reception area which would also create a more inviting reception area.

The new entrance feature consists of PPC aluminium cladding panels. The proposed high level canopy allows more light into the reception area while the vertical element will provide provision for tenant signage.

The proposed redecoration to the office and warehouse cladding will refresh the tired appearance of the building.

4.0 Access Statement

The existing 300mm difference in level between the carpark and the main entrance to the office does not provide a comfortable access for the ambulant visitors and/or wheelchair users while the existing carpark doesn't include any accessible parking space.

To comply with current Part M of the Building Regulation, the proposed layout provides the access either via step or the new accessible ramp.

The new accessible parking space has been positioned adjacent the ramp to retain the travel distance to the minimum.

4.1 Vehicular Access

Remains as existing.

4.2 External Pedestrian Access

Existing pedestrian access to the site remains as existing. For the proposed access to the main entrance please refer to item 4.

4.3 Entrance

New glazed swing doors will be power assisted. The proposed office entrance access will be in accordance with the Approved Document Part M of the Building Regulations (2015 edition incl 2016 amendments) and equality act 2010 .

4.4 Fire Exits

Remain as existing