

DESIGN & ACCESS STATEMENT

Wickes, Rockville Drive, Waterloooville, P077HR



Site Appraisal

The property is a large semi-detached portal framed unit that is operating as a trading retail outlet for building supplies. The building is located within an area containing a mixture of commercial and domestic properties. Topps Tiles occupy the smaller adjacent unit. To the front is a large customer car park serving both retail units and accessible from Rockville Drive. To the side elevation is the service yard and good entrance. To the rear elevation is an secured compound and a fire escape route.

All elevations consist of red and grey brickwork, blue cladding (to front and side elevations) and gray cladding (to rear elevation). To the corner of the front and side elevation is a large dummy glazing feature with aluminium window frames. Both frames and dummy glazing are in blue. All window frames, fire exit doors and security bollards are in blue (except to rear elevation which is largely hidden from view).

Alterations:

- All blue aluminium window frames (including auto-doors), fire exit doors, roof trims, cladding trims, rain water pipes, security bollards - to be re-sprayed / repainted to gray (RAL:5008).

- New covered Trolley Park to front customer car park.
- New showroom window (to match opposite corner) with aluminium window frame powder-coated to grey (RAL:5008) and clear glazing.

Landscaping

No alterations to landscaping

Access

None of the proposed works will affect vehicular access for customers or deliveries.

None of the alterations will affect emergency escape.

Customer pedestrian access to the building will not be affected.

Consultation

No outside parties have been consulted as yet.

Flood Risk Assessment Notification

All proposed alterations are to an existing building and do not affect any existing floor levels.



