pdp architecture llp

mipa®

Professional Coating Systems

Proposed Mipa Paints Facility

Dunsbury Way Industrial Estate,

Fulflood Rd, Havant

Design & Access Statement Rev A

June 2015 27974

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1.0INTRODUCTION & DESIGN TEAM:

1.1 Introduction:

This planning Design & Access Statement has been prepared by pdp architecture llp on behalf of Mipa Paints Limited, in support of a detailed planning application for the development of a new storage and distribution facility at Fulflood Road, Leigh Park.

Mipa Paint's Ltd currently operates from premises opposite the proposed site at Dunsbury Way Industrial Estate where they employ up to 20 staff in their offices and warehouse. The existing premises are shared with other businesses and are not ideal for Mipa's operations so this site, located close to their existing premises is ideal for their requirements.

Site Location Plan

1.2 Design Team:

The design team for this application are:

Mipa Paints Ltd	Applicant
PDP Architecture LLP	Architects
Hellier Langston	Project Manager
AKS Ward	Structural Engineer
ION Consulting	M&E Consultant
Selway Joyce	Quantity Surveyor

2.0 SITE ANALYSIS:

2.1 Site Description:

The proposed site is currently undeveloped being part of the Dunsbury Way Industrial Park which was developed around 10 years ago as part of the wider development of the former Procter and Gamble factory site. That site was developed as residential housing with Dunsbury Way Industrial Estate forming an employment element of the regeneration. Part of the old P&G factory buildings were retained for industrial use, with new build smaller industrial units sited on the opposite side of Fulflood Road.

The proposed site was intended as phase two of this development but was not implemented due to the economic climate. A second planning application for a study centre for Havant College was submitted in 2008 but again was not developed.

The site currently houses temporary parking for a coach company.

The application site is 0.54 hectares in area.

2.2 Site Context:

The proposed site was formerly the Procter and Gamble factory site in Leigh Park, Havant. This was demolished in the early part of the 21st century and has largely been redeveloped as a residential development. Part of the redevelopment included industrial and employment use in the form of Dunsbury Industrial Park. There are industrial units to the north and east of the proposed site, with an industrial use compound to the west. The southern boundary is a stream with residential beyond. The proposed site is predominantly flat with the stream being some metres below the site level.

Aerial Photo showing outline of the proposed site (Google Maps)

Photo showing the proposed site on the right

3.0 MASSING & LAYOUT:

3.1 Strategy for Massing and Layout:

The proposal is designed to be a warehouse building with concealed roof pitch behind a parapet wall so at to read as a continuous box.

The main entrance is located in the north-west corner of the site on the approach from Fulflood Road and acts as a landmark for the development. Containing a stair core and lift shaft, it is glazed to give a focal point to the development. A lower entrance lobby completes the contemporary feel of the entrance as a welcoming entrance to the facility.

With the main warehouse beyond, to the right of the glazed stair tower is the training school building which is articulated to be slightly subservient to the main warehouse to add interest to the overall massing of the scheme.

3.2 Internal Arrangement:

The main warehouse is largely open plan but can be subdivided if required along the line of the structural columns. The training school is a double height workshop space for prefabricated pods and spray booths.

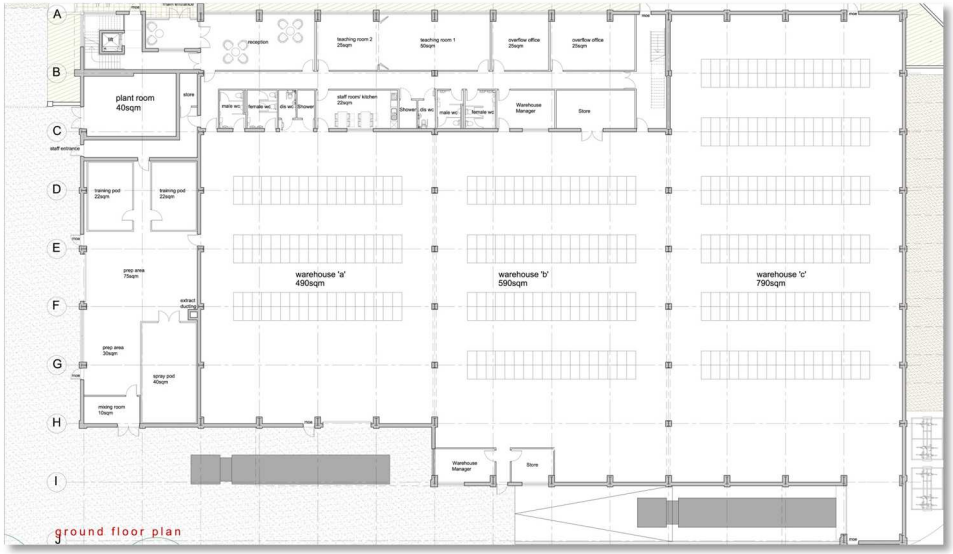
The office space is split over two floors with the focal stair/ lift tower accessing the 1st floor. The offices are houses within the superstructure of the warehouse so don't view as a separate structure from the outside.

3.3 Use, Scale and Amount:

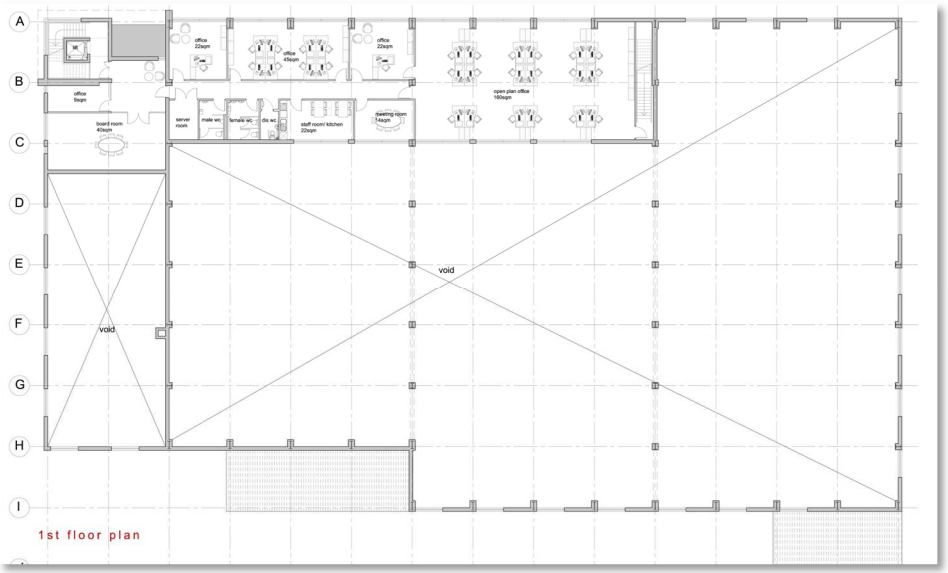
The proposal is for a distribution warehouse with associated offices, loading bays and a training school for teaching how to use the Mipa Paints product.

The site area is 5,380sqm, the building footprint is 2745sqm and the GIA is 3130sqm.

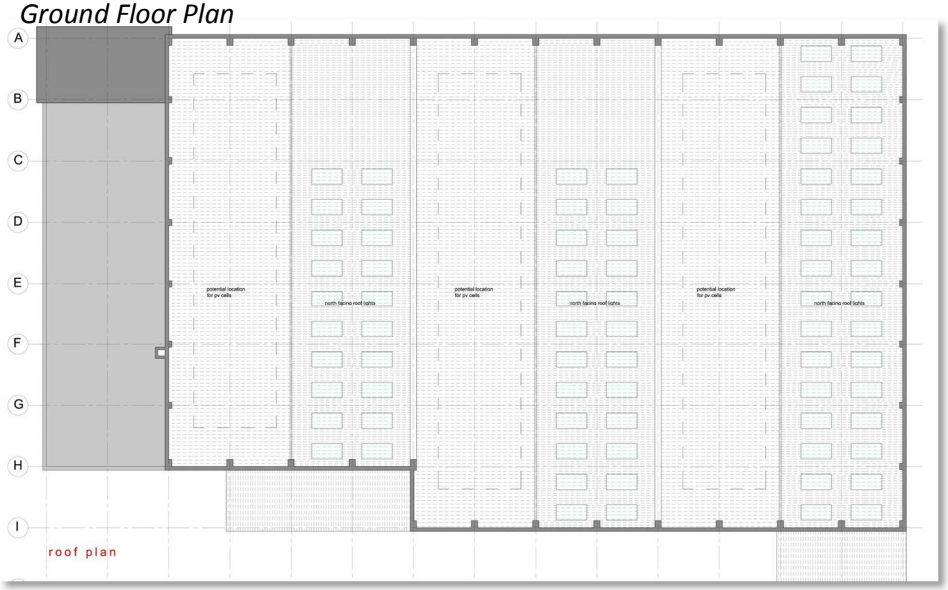
Site layout plan



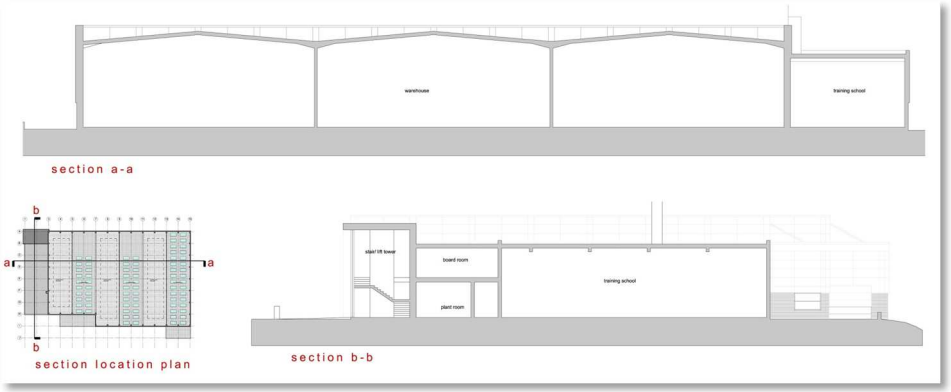
Ground Floor Plan



1st Floor Plan



Roof Plan



Sections

4.0 APPEARANCE:

4.1 Design Concept:

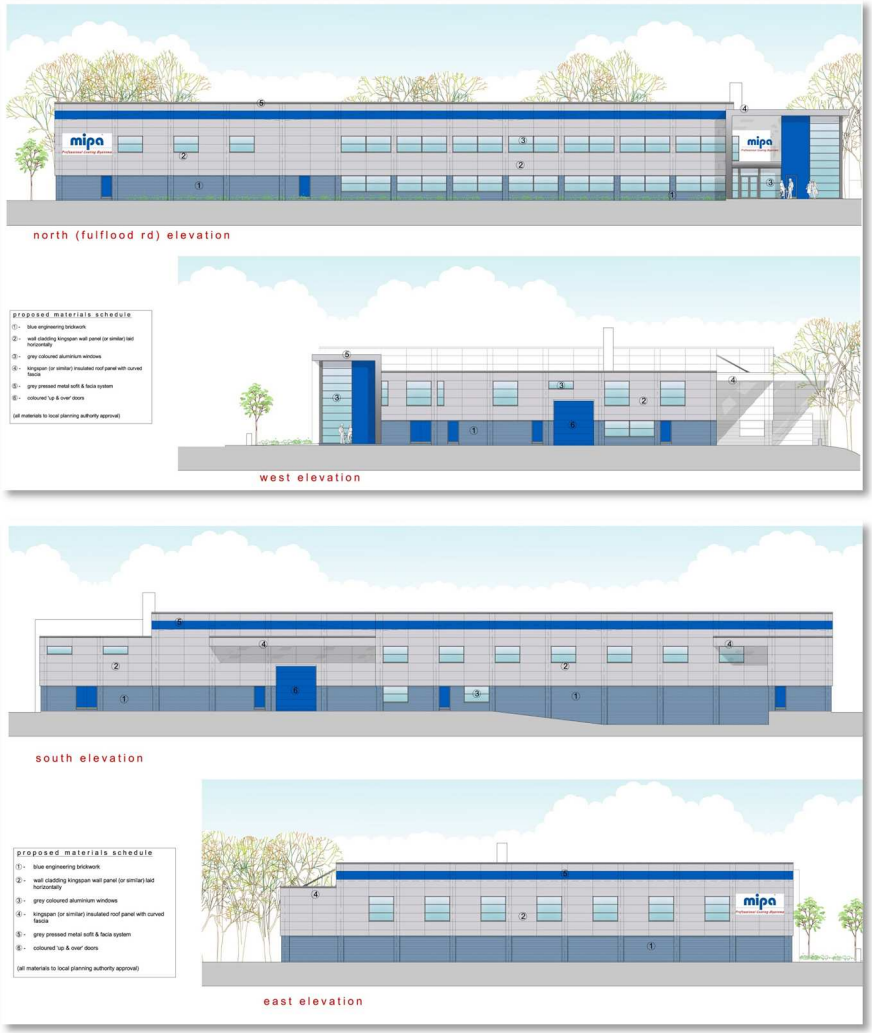
The design concept is to provide a distribution warehouse and training facility for Mipa Paints UK Ltd.

The applicant wants to expand their operations (currently held across the road in Dunsbury Industrial Park) and relocate to a purpose built facility for their operations as a UK wide distributor of specialist paint products. The proposals will be their UK headquarters and as such they require a building which is both functional but also reflects the quality and prestige of their business.

Therefore metal cladding in the colours of the Mipa brand coupled with an entrance tower containing the stairs and lift core act as a focal point to the development.

A strip of landscaping is located on the Fulflood Road boundary to add some greenery to the otherwise predominantly hard landscaped industrial feel of the location. The landscaping and trees also give a greener aspect to from the proposed offices which are located behind.

The proposal aims to be a contemporary addition to the Dunsbury Industrial Estate with the multi span roof pitch hidden behind a parapet wall so as to give the appearance of a simple box-like structure.
The glazed entrance feature provides a focal point and clean corporate image for Mipa Paints welcoming customers and clients.
The training school behind the entrance reads as a subservient structure adding interest to the massing of the development.



Elevations

CGI Image of entrance tower

CGI image of rear loading bays

CGI Image of entrance from Fulflood Road

CGI Image of entrance tower

5.0 ACCESS:

5.1 Vehicular and Transport Links:

The site is accessed from Fulflood Road which becomes an unadopted highway at the point where the entrance gates are to The Dunsbury Way Industrial Estate.

The proposal is for cars to enter the site via the vehicle access in the northwest corner of the site for the car parking at the western end, or for them to use the car parking at the eastern end of the site via the existing access roads (which will be in the ownership of the applicant).

Larger delivery trucks will pass the proposed site and enter it via the existing access road and the proposed access in the southeast corner of the site. There are loading bays on the southern side of the site with one dropped via a ramp to allow level access to the rear of the delivery trucks.

5.2 Inclusive Access:

The proposed development has been designed to have level access thresholds to every external door and thus they are wheelchair accessible. Vertical access to the 1st floor offices is via stair circulation cores of which the main one has a lift access with an 8 person lifts provided.

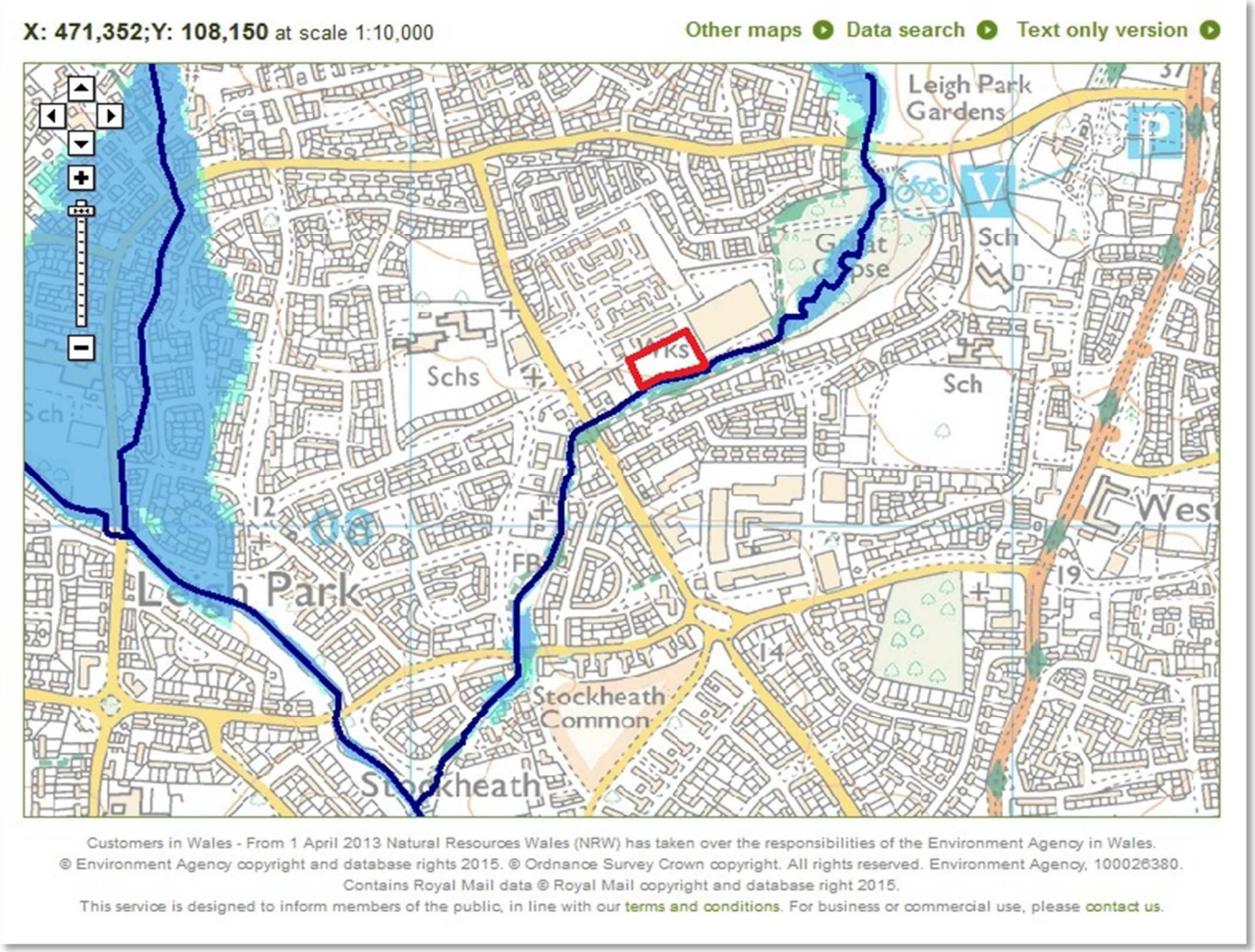
Loading Bays CGI

Access for deliveries around the site

6.0 FLOOD RISK:

6.1 Environment Agency Flood Map:

The site is alongside a watercourse, but is not within a flood zone.



Environment Agency Flood Map

7.0 CONCLUSION:

7.1 Conclusion:

This application is to develop an area of land which has remained undeveloped for over 10 years and will provide a much needed facility for a locally based employer wanting to expand their operations as a paints distributer across the UK.

Mipa Paints want to provide a high quality industrial building which meets their needs whilst also acting as a focal point for their UK headquarters. The design gives a contemporary industrial building finished in metal horizontal cladding with a focal point glazed entrance feature at the entrance of the site.

With some soft landscaping along the Fulflood Road boundary the proposals will complete the Dunsbury Way Industrial Estate, enhancing the local employment area and resolving the current un-developed and untidy views afforded those overlooking the site.

The wider site will form an enclosed compound (enclosed by walls and gates within the site and palisade fencing to the boundaries) where covered delivery bays are located to the rear (south) of the proposed building. There is car parking on the site for 30 cars. Compounds for refuse and pallet storage are also located on the southern side of the site.

This proposal will complete the Dunsbury Way Industrial Estate and provide a facility to retain a local business and employer and allow them to expand into a purpose built facility which will also improve the aesthetics of the area.

Access for deliveries around the site

CGI aerial view