

January 2014

Design & Access Statement

Proposed Modular Storage Unit at
2A Newlands Road, Waterloooville,
Hampshire. PO7 5NF



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1. LOCATION DETAILS

The proposed works are to site a modular storage building to the rear of 2a Newlands Road, Waterlooville, Hampshire PO7 5NF. The property is a domestic dwelling owned solely by Mr Robert Woodhead who has resided there in excess of ten years. There are no other rights to the property or land and Mr Woodhead is the sole owner.

The existing property is accessed via Newlands Road at the end of a cul de sac and bordering at its frontage in a hardstanding of compacted gravel which is not metalled and does not look to be adopted although this has not been verified at the time of this Statement.

Within the property boundaries is a bungalow which looks to have been constructed in the late 1960's or possibly 1970's in a russet wire cut brick fletton finish coursed in common stretched bond in a plain mortar. The roof is covered in a standard Redland buff concrete tile. There is a drive to the northeast of the bungalow within the property boundary and leading to a detached single garage constructed to match the bungalow. The drive is gated and the property is fully fenced on all boundaries shared with adjacent properties and at the frontage to the hardstanding which terminates Newlands Road. There are no occupied buildings or properties close to the boundaries of 2a Newlands Road, the nearest being a large shed to the south, all other areas adjoining are cultivated garden or lawns. The proposed modular building will be at least 500mm from any boundary to allow for ongoing access and repair and maintenance to fences and boundaries.

To the rear is a fully paved area in russet brick paviours with a reinforced concrete hardstanding to the south perimeter and partially to the west boundary and this is where it is proposed to site the new modular unit. The builders have investigated the hardstanding and have found it to be reinforced concrete of a minimum thickness of 200mm and was most likely the oversite for original outhouses or buildings previously at the property.

2. DESIGN DETAIL

It is proposed to site a modular L shaped building to the rear of the property on the existing concrete hardstanding.

The new unit will be purpose built and be finished on external walls and a mono-pitched roof to match as sympathetically as possible the finish colour of the existing bungalow and single garage. This will also make it less obtrusive to neighbouring properties although these are in many differing finishes and constructions. The height and pitch of the roof to the new building is set to match as nearly as possible but not to exceed the existing rooflines of the property and will have a "tile" type covering to fit with the bungalow and garage and surroundings as much as possible.

The new modular unit is designed for a minimum 20 year lifetime, being insulated to meet the latest Part L requirements and with low maintenance double glazed UPVC windows and doors, (again to match the existing property) and UPVC fascia's and half round plastic rainwater goods. The unit is based around a galvanised steel structural frame and will be mounted on skids which will sit on the existing reinforced concrete slab. A skirt will be fitted in keeping with the new and existing property to conceal the skids and protect the underside of the unit and the concrete base.

Drainage is only for storm water and we are advised that the gullies which are already in place in the rear garden area run to a common stormwater conduit running parallel to the west boundary but in the adjacent properties gardens – all owners have rights of access to this I am informed by Mr Woodhead the owner of 2a Newlands Road. Connections will be at two existing points back inlet gullies will replace the existing straight hoppers to ensure that surface water drainage is also maintained.

Electrical requirements are minimised to modern standards and comprise of a mix of bulkhead and strip fluorescent lighting units which use the latest energy efficient tubes and have PIR detection switching to ensure lights are not left on when the building is not in use. Heating will be by means of standard 2kW electrical convector heaters to provide background heating only. A new 10mm armoured cable will be brought from the mains consumer unit within the bungalow – this has been ascertained by a qualified electrical contractor as having capacity and a spare way to allow this. The cable will be routed underground as much as possible so that no overhead catenaries are required and the cables will not be clipped to fences or boundaries. A new consumer unit with RCD/MCB provisions as per modern standards will be installed to the new modular building. There will be double socket outlets within the new modular. The total loading for the new proposal will not exceed 35 Amps.

3. PROPOSED USE

The new modular building will be used solely for storage of non-hazardous goods and materials such as furniture and books and is not being proposed as any form of living accommodation. The owner (Mr Woodhead) will be the sole owner and user of the new building. Fire risk is only for Class A carbonaceous fire types and a water based fire extinguisher will be located within the new building when it is in use.

4. ACCESS AND PARKING

The existing driveway will not change and nor will the use of the existing single garage and so all existing access and parking for the vehicle owned by the property and for visitors will be maintained in their current status.

The new modular building when in use will not require any additional parking or vehicular access.

During installation, the resident (Mr Woodhead) will arrange for a redundant overhead telephone cable to the property to be removed by BT. This is all that is needed to allow installation as the low loader has sufficient space in the existing drive to access the property and use the on-board Atlas crane to place the units on the concrete hardstanding.

No road closure or other effects on local traffic will be applicable and no disruption will be caused by the installation. Times will be judged to miss the busy traffic times of school runs and rush hours to ensure no traffic problems are caused during delivery of the new modular units which are not of excessive size and are delivered in two sections which will be assembled and weatherproofed on site.

5. FLOOD RISK POTENTIAL

The area is not within any risk areas shown on the Environment Agency Flood Warning Maps so no full risk assessment has been carried out. We are advised by the resident (Mr Woodhead) that there has never been an experience of flooding or water build up in his time of residence and his neighbours have advised him similarly. It is advised therefore that risk of flooding being caused by the proposal is nil to extremely low even with the exceptional weather experienced lately.

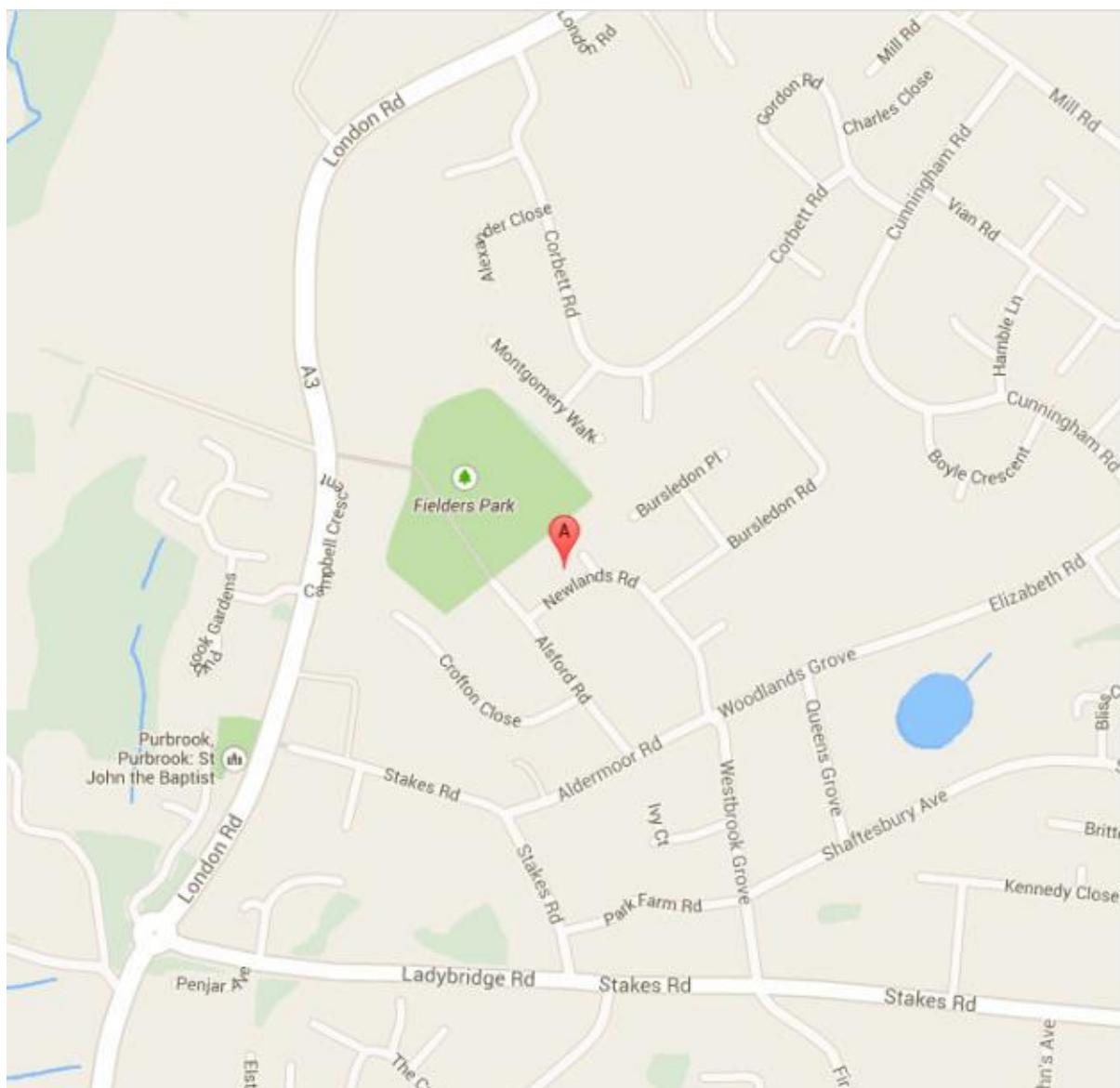
The location you have selected is in an area that has a very low chance of flooding from rivers or the sea.

Very Low

Low

Medium

High



6. PHOTOGRAPHS

For final explanation and illustration some photographs follow which allow for greater evaluation of the details previously expressed:



Rear of the Property Showing Bungalow and Single Garage



Concrete Hardstanding where Proposed Modular Unit will locate looking West



Alternative View of Concrete Hardstanding showing Garage looking East

7. CONCLUSION

It is therefore respectfully submitted that the proposal be allowed to proceed with the justification that:

- Every attempt has been made to design a modular building which sympathetically fits with the surroundings.
- Nil or extremely little disruption will be caused by the installation.
- The building is not proposed for occupational/residential use but for storage only.
- Design is as eco-friendly as possible for this type of proposal.
- It will improve and add value to the property
- There is no ecological, environmental, heritage or flood risk applicable to the proposal.

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For and on behalf of:

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