

DESIGN & ACCESS STATEMENT

FOR

**NEW EXTENSION TO FORMAPLEX INDUSTRIAL UNIT,
1 DAKOTA BUSINESS PARK,
DOWNLEY ROAD,
HAVANT
PO9 2NB**

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1.0 INTRODUCTION

1.1 THE SITE

The site for development, situated on the existing Eaton's site, covers an area of approximately 1.7 hectares and is currently fully developed. The site for the purposes of all design stage activities is known as Dakota Business Park. It is located to the north east of centre of Havant within an established employment area. This is served by an existing vehicular access from Downley Road.

The site abuts the Bartons Road public transport corridor and is well located to access Havant train station and the services and facilities of the town centre.

Dakota Business Park is located within an industrial area north-east of the centre of Havant at the end of Downley Road. The 1.7 hectare site borders the main Portsmouth to Waterloo railway line to the east, and Barton's Road to the north. The site slopes up from west to east by approx 7m from the Downley Road entrance. An existing drain easement exists across the lower part of the site. Various former buildings currently on site will be demolished.

1.2 THE DEVELOPMENT

The development comprises the construction of an additional extension to unit 1.

The units on the whole site are B1c, B2 and B8 industrial/warehouse units totalling approx 8000m² (GEA) and associated external works. Office accommodation, wc facilities and mezzanines have been provided in some units. The site is split into 2 levels, with Units 1-7 on the lower level, and Units 8-14 on the upper level.

Unit 1 – Formaplex – was developed under planning approval 06/71302/000 and the first extension under planning approval 08/73087/000.

The extension will comprise of ground floor area of 65.6 sq m with a first floor mezzanine area of 32.6 sqm with an access staircase. The external finishes will match the existing unit in colour, profile and details.

2.0 PROJECT TEAM

2.1 THE TEAM

- HNW Architects - Consulting Architects.
- TBC - Principle Contractor.
- Gifford - Consulting structural, civils, highways, surface water and foul drainage engineers.

3.0 PROJECT INFORMATION

3.1 DEVELOPMENT BRIEF

Formaplex appointed HNW Architects to produce development proposals for the additional extension of their existing unit.

3.2 DRAWINGS

The Access Statement should be read in conjunction with the following drawing:

13035/P153 – Plans, Sections, Elevations of Proposed Extension

4.0 SITE LOCATION

4.1 PEDESTRIAN ACCESS

Footpaths are provided on the site, providing access to Downley Road to the south west, from where access to public transport is available.

4.2 LOCAL BUS ROUTES + RAILWAY STATIONS

The local area is served by local bus services, which run regularly to Havant Railway Station, providing access to both local and long distance destinations, including Portsmouth, Chichester, Guildford and London Waterloo.

4.3 PARKING

On-site parking has been provided with two ambulant disabled space allocated within the yard area. Designated disabled spaces are also located adjacent to this Unit. The two parking spaces affected by the extension are relocated adjacent to one of the access doors. There is no increase in workforce personnel, the new area is given over to storage and machinery. Additional 3 parking spaces associated with the unit area are provided within the site boundary base on the increase in floor area.

5.0 ACCESS ISSUES

5.1 PHYSICAL

Physical disability issues that the proposal responds to include:

- Raised pedestrian footpaths and kerbs.
- The proximity of car parks areas to main entrances.
- Access into buildings, including thresholds, threshold widths and ironmongery.
- Hazards on access routes.
- Operating difficulties associated with internal doors.
- Access to electrical installations and sanitary provisions.
- Operational difficulties associated with electrical installations and sanitary provisions.
- Issues associated with horizontal and vertical circulation within a building.

5.2 VISUAL

Visual disability issues that the proposal responds to include:

- Main entrance identification / location of glass entrance doors.
- Delineation between car park and pedestrian areas.
- Visual continuity.
- Issues arising from identifying the location and presence of closed/open internal doors.
- Glazed screen identification.
- Issues arising from identifying floor, wall and ceiling interfaces.
- Issues associated with negotiating stairs.

5.3 AUDIO

Issues concerning audio impairment that the proposal responds to include:

- Passive acoustic control within rooms to minimise reverberation and provide sound absorption.

6.0 PROJECT VARIATION

6.1 UNIT 1 & 1A

Existing Unit - 1755m² GEA. 6m u/s haunch height. 24m internal width plus 2 storey offices and mezzanine floor to west side of unit.

Ground floor disabled WC facilities, first floor ambulant disabled WC facilities, ground floor disabled shower facilities, general washroom facilities, an ambulant disabled staircase, and provision for future passenger lift (see Section 7.4)

New extension – 98.2m² on two floors with access staircase, open plan on first floor mezzanine area. Staircase to meet ambulant disabled requirements.

Existing fire escape doors relocated in west elevation of extension, travel distances meet Part B requirements.

Roof line to match existing and be no lower than adjacent offices area.

Finishes to match existing in profile, colour and details.

See drawing P153 for details of proposed extension.

There is no proposal to further enhance the on site landscaping.

There is no ground contamination on the site of Unit 1.

The existing western wall will be removed within the extension to open up the area, the southern wall is to remain.

7.0 MICELANEOUS ITEMS

7.1 REFRESHMENT FACILITIES

Existing refreshment facilities will be maintained, no additional staff employed.

7.2 RECEPTION AREA

Existing reception area will be maintained.

7.3 GENERAL SIGNAGE

Existing general external signage will be maintained.

7.4 DISABLED FACILITIES

As existing and meet requirements of AD Part M.

7.5 GENERAL LIGHTING

General and emergency lighting to warehouse storage and external areas will be adjusted/extended/relocated as necessary to meet requirements.

7.6 AUDIO FACILITIES

It is not anticipated that audio hearing aid systems will be required in the extension.

DETAILED MEASURES

7.7 SITE WIDE MEASURES

Pedestrian Footpaths:

Raised footpaths, providing pedestrian access around the site, incorporate drop kerbs. Uncontrolled crossings points have a contrasting coloured blister surface in accordance with Part M of the Building Regulations.

Lighting:

Lamppost lighting is provided to light pedestrian footpaths and service yards.

Parking:

Disabled car parking provision is provided adjacent to the Unit main entrance in accordance with Part M of the Building Regulations. The 2 parking spaces affected by the extension have been relocated adjacent to the warehouse access doors. The increase in parking due to the extension is accommodated by an additional 3 parking spaces provided centrally in the yard. An additional 7 parking spaces in the ownership of Unit 1 are located opposite the main gates to the unit.

Obstructions:

Opening windows along side parking bays incorporate a 100mm limiting device. Vertical interventions within circulation areas contrast with their background.

Maintenance/Cleaning:

Access is provided to all external elevations of the extension of the Unit via a 2m min width level access route to allow 'cherry picker' access for the purposes of cleaning/maintenance of first floor windows and signage, and repairs/maintenance to roof and gutters. No man safe fall arrest/guarding system is provided due to the low pitch of the unit roof and perimeter access.

Refuse Collection

Generally all refuse bins are located within the unit. There is no requirement to increase the waste storage facility on site as the new equipment is replacement for existing equipment.

7.8 BUILDING: INTERNAL MEASURES TO EXISTING UNIT

Main entrance doors:

Level access thresholds are provided in main entrance areas. Contrasting colour doors are used to identify the main entrance from the adjacent cladding. Entrance doors are manually operated with contrasting internal pull and external push handles. A proprietary overhead door closer is provided in accordance with Part M of the Building Regulations. The opening force should be no greater than 30N from 0° to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle.

Main entrance doors incorporate a minimum 800mm clear opening (in accordance with Part M Table 2 – non public doors). The door has a vision panel compliant with Part M of the Building Regulations. Glazing incorporate manifestation in accordance with the same Regulations as and where necessary.

Reception Area

The ground floor reception/enquiry area in the entrance foyer of Unit 1 is limited to 10m² max in overall area.

Industrial Roller Shutter doors:

Roller shutter doors to the unit warehouse area are insulated sectional overhead, manually/electrically operated. Clear opening 4mx3.6m, with level access to external roadway. Additional roller shutter door is provided in party wall between Unit 1 & 1a, giving 1 hour fire protection and incorporating fusible link for automatic closure in emergency, using powered controlled descent system.

Internal doors:

Clear openings to internal thresholds are in accordance with Part M of the Building regulations. All internal doors have contrasting colour and finish ironmongery to door face. Either lever or push/pull handles are used throughout. All doors, excluding sanitary and storage accommodation have vision panels (AD M Diagram 9). Any doors fitted with security locks are fail safe in the open position on fire alarm or power failure.

Lighting:

Emergency and general artificial lighting in sanitary/shower accommodation, office, stores and stair-core areas is provided. Existing system extended into new extension.

Staircases:

Staircases are ambulant accessible with contrasting colour nosings and continuous handrails. Glazed screens have manifestation. Provision for a future lifting platform installation has been provided in Unit 1/1a in the area of the stores and reception area on both levels. No provision is being provided at the initial stage, as there is no unique accommodation to the first floor and disabled facilities are provided on the ground floor.

Circulation zones:

Circulation zones are free of obstacles and significant projections. Ground floor circulation zones accommodates wheelchair access. No passenger lift installation is being provided for in the unit, as there is no unique accommodation on the first floor. Office accommodation and relevant facilities are available on the ground floor. Provision for a future passenger lift installation is provided by conversion of the 2 stores located in the entrance foyer in Unit 1, should any future incoming tenant require unique accommodation of the first floor.

General floor finishes:

Floors are level and finishes do contrast with wall colours. Floor finish to sanitary accommodation is none-slip.

Disabled sanitary/shower accommodation:

Disabled sanitary/shower accommodation is unisex and wheelchair-accessible.

In Unit 1/1a, a unisex wheelchair-accessible toilet is provided on the ground floor, an ambulant disabled toilet is provided in a similar position on the first floor. Should a Passenger Lift be installed in Unit 1 in the future, this WC could be easily adapted as a fully wheelchair accessible disabled WC by removal of the adjacent store. A single unisex wheelchair-accessible shower facility is provided on the ground floor adjacent to the washrooms to both units.

Separate sex washrooms are not designed to be wheelchair accessible due to their close proximity to unisex wheelchair-accessible toilets. However one cubicle in each washroom is designed to be suitable for ambulant disabled people.

Fixtures and fittings are provided in accordance With Part M of the Building Regulations.

Electrical outlets /Control units:

Mounting heights of fixtures and fittings are provided in accordance With Part M of the Building Regulations. Switches and control units to contrast with background.

Kitchen facilities:

Mounting heights of fixtures and fittings are provided in accordance with ambulant disabled requirements. No provision for wheelchair accessible worktop levels is provided at this time but as and when necessary the freeholder will adapt/extend the units to provide the necessary provision to meet Part M of the Building Regulations.

8.0 INDIVIDUAL FREEHOLDER/TENANT ACCESS STATEMENT

8.1 GENERAL

The freeholder shall be responsible for demonstrating compliance with Part B and M of the Building regulations and provide an addendum recording assumptions, decisions, considerations and provisions made.

Freeholder shall accommodate measures, if appropriate, designed to assist disabled access arising from:

- The Disability Discrimination Act 1995
- BS 8300
- AD Part M

