DESIGN & ACCESS STATEMENT

Proposed new workshop & offices
for Cosham Plant Hire

HAVANT BOROUGH
COUNCIL
17 JUN 2011
RECEIVED

April 2011

DESIGN & ACCESS STATEMENT

THE SITE BACKGROUND & CURRENT USE.

The proposed site is situated along Brockhampton Lane, near Havant, and is set in a predominately commercial environment with some residential nearby, although there are also locally a main superstore.

The existing site has a commercial area and separate offices of which is in much need of modernising.

There is a private car park for staff and visitors tin a large tarmac area which is also used as store for the companies hire vehicles. The site is flanked by the main A27 Havant by-pass so the site is ideally located for the current use.

The boundary is shown on HRP drawing number 8209-02. There are notrees on the site so any proposed works will not require the removal or even 'trimming' of any trees.

The proposed development is to modernise the accommodation to further suit the owners needs and the site lends itself for this improvement because of the setting of the existing establishment.

THE LAYOUT, CONCEPT & AMOUNT

The concept of the development is to provide additional office space and a workshop which better suits the companies needs. The brief will also need to take into account the need for access to the site with regard the type of vehicles present and movement of these during the course of the day.

Due to the request and nature of the existing building the design would also make alterations to the parking layout, to help with safety issues and ensure visitors are not entering the man site, mainly to insure their safety and the easier running of the day-to-day operations. This in whole would enable the new design to flow and provide a more user friendly workshop in the way each of the spaces connect and the way in which visitors can be kept separate from the employees.

Whilst taking into account the clients requirements, the design has also been developed by minimizing the impact of neighbours properties and in its elevational treatment enable the proposal to sit comfortably within its locality. This however due to the nature of the site will have little impact on the neighbours and will increase the environmental aesthetics of this cul-de-sac location.

All the materials specified will match that of a similar type of commercial deveopment and the final design will have no impact on neighbouring properties.

SCALE

The height of the proposal will be 2 storey with a frontage on Brockhampton Lane, improving the relationship of the site to the access road.

The design has been developed with close thought to the locality and visual impact of the surrounding area. Therefore the scale and appearance are more fitting of the location and ensure more importantly there is no adverse effect on the neighbouring properties.

THE SOLUTION & APPEARANCE

The design has been based on reducing to the greatest extent possible the disruption to the existing site and surrounding properties and boundary treatment. This has meant the proposal has been designed to allow the least amount of disruption. However, due to the need for a new building and demolition of the existing structures there will be some need for site work.

To assist with the scheme we have also allowed for the position of the new warehouse to front the access road with parking along Brockhampton lane for ease of access for customers. The scheme if implemented will mean in terms of Health & Safety a much improved layout for the ease of operation of such a company.

LAYOUT

The layout has been developed to provide a general workshop with offices as specified by the client. Also, a large amount of storage space is required and space for staff.

Meetings with sub-contractors have allowed us to take into account the best way to build the new proposal with regard the very complex tasks of arranging the supply of installation of all the new services.

MATERIALS & LANDSCAPING

The proposal fundamentally will be a mix of high quality materials to match that of the existing interposed with windows with shuttered doors providing the detail which complement the style of this environment and to relate to the character of the existing building and more importantly to provide an environment appropriate for the type of operations.

The proposed roof will have a coated steel cladding and it is thought these proposed materials will complement the changes to the existing structure and in no way compromise the character of the locality.

The landscaping remains unchanged with no loss of trees/shrubs and no additional foliage being proposed. The existing driveway will remain unchanged with access proposed for safety reasons so there is just one way into the site and one way out.

ACCESS

Both vehicle and pedestrian access remain unchanged to the South entrance.

SUMMARY & CONCLUSIONS

The proposed development will be in keeping with its environment and through the use of materials in keeping with the existing will not have an adverse effect of the locality.

Just as important is the proposal would not mean the felling of any trees and as a result the external aspect for the occupants remains unchanged.

In conclusion, the design further enhances the site in its external appearance whilst providing the client with the additional space required.