Design & Access Statement

Extension To Existing Mezzanine Floor & Additional Windows
Unit 8 Dakota Business Park, Downley Road, Havant, Hampshire, PO9 2NJ

Context – The site is approximately 950m2 including the structure and areas for parking and is situated within a well established light industrial estate to the outer edge of Havant. The actual building is at the end of a terrace of newly constructed units. The property is a steel framed structure with metal cladding externally and a low pitched roof. The property is two storeys with entrance lobby and workshop areas to the ground floor and office space to part of the first floor. There is a right of way tarmac footpath around the perimeter of the building for use by the other units in an emergency.



Satellite image extract

Amount – It is proposed to extend the existing mezzanine floor at first floor level by an additional 45m2 to create further office space. The existing staff will be more evenly distributed over the total floor area and it is likely one or two further members of staff will be employed to help with the expansion of the business. Part of the proposal is for an additional meeting room, this will allow for a more flexible use of the ground floor meeting room.

Layout – It is proposed to extend the mezzanine inline with the existing so as to not disrupt the existing workshop too much. This will also make best use of the existing elevations allowing the insertion of additional windows without overlooking the neighbouring properties in the block or disturbing the street scene elevation. It is also proposed to install a further staircase to aid in fire escape and to provide access to the offices for the workshop staff who at the moment have to walk through all of the presentation spaces.

Watkins Wood Surveyors, 37 North Street, Emsworth, Hants PO10 7DA
Tel 01243 371956 Fax 0870 705 9642 Emailadmin@watkinswoodsurveyors.co.uk

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Scale – The windows will match the existing to retain the scale of the openings. The additional floor area is set within the existing structure so will not effect the scale of the building when viewed externally.

Appearance – Any external materials used will match existing where possible, where the same product can no longer be found the materials will be to approved samples by the local authority. Internal materials will be to current building regulation standards.

Landscaping – There is a previous approval for this site to include alterations to the landscaping. Due to this and the fact the majority of this application is internal works it was not deemed necessary to provide additional landscaping.

Access - The site has 5 existing car parking spaces already and has good roadway networks with surrounding areas. As a result of the works it is proposed to increase this to 8 spaces by increasing the length of 3 of the existing spaces. As the spaces will be for employees or visitors of this unit only it was not deemed a problem if the vehicles are parked in tandem. The site is also just a short walk from the town centre and all of the local amenities. The property itself is still fairly new and as a result benefits from up to date disabled facilities. There is a pedestrian route around the property that other units have a right of way over in the case of an emergency. This will still be retained as a right of way for the other occupiers and will not be adversely affected by the proposals.

Conclusion - If any non material planning issues arise with reference to covenants, easements or other "private" matters it would be appreciated if these could be set aside and the application be considered on its own planning merits. It should be noted that planning applications should be assessed against the policies of the local authority development plan and any other supplementary planning guidance. An assessment of these issues should determine whether "demonstrable harm" would be caused to matters of acknowledged importance.

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