mbh
ARCHITECTS LTD

DESIGN & ACCESS STATEMENT

For Proposed Extension to Existing Store at

Chandlers Ford, 1 Oakmount Rd, SO53 2LG

Date: February 2016

Prepared by

MBH Architects

1st Floor Rosemount House

West Byfleet, Surrey

Rev	Log

Contents

INTRODUCTION

1.0 DESIGN
- 1.1 Design Considerations
- 1.2 Size and Use
- 1.3 Access
- 1.4 Plant and Noise Assessment

2.0 MATERIALS & FINISHES

3.0 LANDSCAPING

4.0 FLOOD RISK

5.0 CONCLUSION

INTRODUCTION

The application proposes the following alterations additions to the building at Chandlers Ford, 1 Oakmount Rd, SO53 2LG

• Installation of 1 storey extension to the rear of the supermarket with associated vehicle projection & lighting

• Installation of 1 no. AC condensing unit

1.0 DESIGN

1.1 Design Considerations

The site is not located within a conservation area. The area which relates to the planning application is visible from Winchester Road through the carpark of The Halfway Inn. The existing supermarket was built in 2007.

1.2 Size & Use

The external area that forms the application is of 63m^2 (681 sq ft).
The extension is a single pitched structure with the highest apex being no more than 3m above external floor level.
The extension is to be used to store full and empty warehouse cages to help contain operations of the store internally.

1.3 Access

The extension will be accessed by staff internally from the Back of House of the supermarket. The extension is to have level egress at the Means of Escape door to the rear.
The extension is located in the rear service yard which is not accessed by members of the public, the proposal will not affect vehicular or transport links and will not impact on pedestrian movements.

1.4 Plant and Noise Assessment

The proposal is for 1no. AC condenser unit to be located externally serving the proposed extension.
The proposed AC condenser is located approximately 35m away from the rear of the nearest residential building, separated by the service yard and private car parking.
The proposed purpose of the extension is to contain warehouse operations that were previously undertaken within the service yard, therefore the proposal aims to have a positive impact on environmental factors.

2.0 MATERIALS & FINISHES

Walls to comprise of composite wall panels on 150mm steel frame spanning vertically and pre-coated in Warm white (RAL 9016 TBC).
Roof to comprise composite roof panels finished in Warm White (RAL 9016 tbc).
White PVC Guttering & RWP's.

3.0 LANDSCAPING

The proposed extension is to be installed in the existing hard landscape service yard to the rear of the store. There are no proposed changes to the existing landscaping.

4.0 FLOOD RISK

The application site has been identified on the Environment Agency Flood Map as low risk; the chance of
flooding in any year is 0.5% (1 in 200) or less.
As the site is not identified at increased risk of flooding and the proposals have no net impact on site hydrology, it is not considered necessary to complete a flood risk assessment.

5.0 CONCLUSION

This proposal has been designed with regard for the character of this project. The design has taken into account the environmental impact of the proposal on surrounding properties.

It can therefore be concluded that this project has been designed to respect the conservation area in which it is located and its surrounding residents.

MBH ARCHITECTS
1ST FLOOR ROSEMOUNT HOUSE
ROSEMOUNT AVENUE
WEST BYFLEET
SURREY
KT14 6LB

Dated: FEB 2016