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RICS

DESIGN AND ACCESS STATEMENT

ERECTION OF SINGLE STOREY DETACHED BUILDING FOR TOILET BLOCK & PROVISION OF GLAZING TO PART OF GROUND FOLOOR OF EXISTING CHANDLERY BUILDING

"DEACONS BOATYARD", BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, HAMPSHIRE SO31 8AW

INTRODUCTION

This Statement is prepared and submitted in amplification and support of an application for the erection of a detached single storey building for a new toilet block and alterations to the existing Chandlery building to provide additional glazing to part of the ground floor.

The Application is submitted as a Full Planning Application.

The application plans show the site layout, floor plans and elevations of the proposed building and the ground floor plan and elevations of the existing building to be altered.

THE APPLICATION SITE

The Application Site is an existing Boat Yard located on the side of the River Hamble and is contained by the Railway line on its north west boundary. There are a number of existing buildings on the site as well as various other installations associated with the use as a Boat Yard.

THE PROPOSAL

The proposal involves the construction of a detached single storey building to provide toilet and shower facilities for users of the Boat Yard.

The proposed building measures 9m X 3.7m. The proposed construction is for painted render block walls and a pitched roof covered with colour coated profiled steel sheeting. The wall and roof colours are to be agreed.

The building is sited near an existing industrial building alongside to the north west boundary of the site adjacent to the railway embankment on an area that is currently open storage yard.

Planning permission was granted under reference C/04/50143 dated 23 April 2004 for additional industrial buildings in this part of the boatyard. That permission is extant but has not yet been implemented. The approved details for that scheme (see approved drawing 1 to 250 site plan Drawing No. 2228-P-100 Revision B) indicate that the Environment Agency require a ground floor level of 5.6m A.O.D due to flood risk. The same level is now proposed for the toilet block.

The toilet block is required to replace existing toilet and shower facilities that are currently located in the existing Chandlery building. This will enable the creation of required additional office space within the Chandlery building. The second part of the application is therefore the installation of additional glazing to the Chandlery building to serve the proposed offices. The windows will be powder coated aluminium double glazed frames to match the existing.

ACCESS

No access issues are raised by the proposal.

Vehicle and pedestrian access to the site from Bridge Road (A27) will remain as existing. Existing car parking and vehicle movement is unaffected by the proposals.

The existing disabled toilet facilities are located in the existing chandlery building and will remain unaltered. The existing stepped and ramped access to the Chandlery building is also unaffected.

Martin Moyse MRICS
01 April 2008

C/10/68061

DEACONS BOATYARD LTD
BURSLEDON BRIDGE
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SO31 8AZ

DESIGN AND ACCESS STATEMENT

CHANGE OF USE FROM BERTH HOLDERS SHOWERS AND TOILETS TO CAFÉ (A3) & PROVISION OF GLAZING TO PART OF EXISTING DEACONS HOUSE BUILDING.

INTRODUCTION

This statement is prepared and submitted in amplification and support of an application for the change of use from berth holders showers and toilets to a café , and alterations to the existing deacons house building to provide additional glazing to part of the ground floor.
The application is submitted as a full planning application.
The application shows the site layout, floor plans and elevations of the proposed development and alterations.

THE APPLICATION SITE

The application site is an existing boat yard located on the side of the hamble river and is contained by the railway line on its north west boundary. There are a number of existing buildings on the site as well as various other installations associated with the use as a boatyard.

THE PROPOSAL

The proposal involves the clearance of the existing berth holders showers and toilets internally, removal of the exterior composite panelling to the northwest, Southwest and South east of the south end of the building. Replacement of the composite panelling with glazing to serve the proposed café. The windows will be powder coated aluminium double glazed frames to match the existing.

ACCESS

No access issues are raised by the proposal.
Vehicle and pedestrian access to the site from bridge road (A27) will remain as existing. Existing car parking and vehicle movement is unaffected by the proposals.
The existing disabled toilets facilities are located in the existing Deacons house and will remain unaltered . the existing stepped and ramped access to the Deacons house is also unaffected.