Design and Access Statement

Extension to Partridge MINI, Hampshire

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1. Introduction

1.11 This Design and Access Statement has been prepared by Taylor Design Architects Ltd. on behalf of Partridge Hampshire to accompany a full planning application for an extension to their existing MINI dealership.

1.12 The Planning application is for the extension to an existing MINI car showroom. Anther extension containing a Handover Bay has been approved on 25 November 2015 in Application No. F/15/77150.

1.13 The proposed extension will create 15.5m2 additional floor space, which will provide additional office space back of house.

1.14 This Statement covers the design and access issues associated with the proposed extension and demonstrates that the proposals have utilised a thoughtful design process and a sustainable approach to access.

Influencing legislation

1.21 The designers of the proposal have worked to the latest legislation and good practice guidance on accessibility available and the main design references used include:

- Technical Standards Section 2 (Fire).
- The technical Standards Section 4 (Safety).
- BS 5588 – Part 8 (Fire precautions in the design, construction and use of buildings).
- BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people),
- Designing for accessibility – The Centre for Accessible Environments
- Access statements – Disability Rights Commission

2. The Proposed Scheme: Design

2.1 Site Context

2.11 The site is circa 0.139 hectares and is located in Eastleigh, Hampshire.

The development site is between Bournemouth Road and the M3 to the West of Eastleigh town.

There is currently only a MINI showroom on the site in question. This is bordered by BMW showroom and valet facilities on the adjacent site in the clients ownership.

All building uses are to remain as existing.

2.12 Surrounding building use

To the north west of the site there are several small scale office buildings. A retail park to the North East. The site is bordered by a BMW dealership and associated valeting facilities to the East and South (within Partridge ownership). The M3 passes below the site to the South of this.

2.3 Layout

2.31 Please refer to supporting document *TD5475_100_P2* for further information regarding existing site layout. The extension to the existing building does not affect the established access road and vehicular/pedestrian proximity to the neighbouring residential/ commercial developments.

2.4 Scale

2.41 The scale will remain as approved in Application No. F/15/77150.

2.5 Landscaping

2.51 Landscaping and the proposed site layout have been subject to Application No. F/15/77150, which was approved on 25 November 2015.

2.6 Décor and Surfaces

The design and selection of materials for finishes will meet the latest best practice guidelines. It is recommended in ‘designing for accessibility’ that finishes provide a combination of colour tonal and textural contrast.

Floor surfaces throughout the dealership are firm and will allow easy passage for wheelchair users. Where there are junctions between flooring types thought has been given to the prevention of trip hazards. There is level flooring throughout.

Door furniture will be in stainless steel and will contrast with the door’s colour along with contrasting door edging.

Switches and Door Furniture have been located in accordance with building Regulations Approved document M.

3. The Proposed Scheme: Access

3.11 There are no proposed changes to the scheme described in the Design & Access Statement that accompanied Application No. F/15/77150 .

4. Conclusion

4.1 This Statement has clearly demonstrated the proposed development adheres to the principles of good design and sustainable access. The proposal is the result of a carefully considered approach to design, which responds to the existing vernacular, whilst addressing the requirements of a prime site.

4.2 Partridge Hampshire is pleased to submit this Design and Access Statement and looks forward to working with the Council in progressing this scheme.