Design & Access Statement

Project title	CooperVision SP4, Hamble Lane, Hamble	**Project No.**	1718
Date	20 August 2010	**Revision**	Planning Application

Introduction

This design and access statement has been prepared in support of a planning application for works at CooperVision, Hamble which will be submitted to the local planning authority of Eastleigh Borough Council by BTH Architects on behalf of CooperVision.

The application address is located within the existing CooperVision South Point 4 site, in Ensign Way, which is one of a group of sites in Hamble operated by CooperVision currently known as South Point 1, South Point 2, South Point 3 and South Point 4. CooperVision currently produce, research, develop and manufacture contact lenses on these sites. In addition to the facilities located on the Hamble peninsular, CooperVision also operate storage and distribution buildings locally.

The proposal is to extend an existing building (South Point 4), used predominantly for production purposes, to provide further staff facilities including additional changing areas, office space and a staff mess.

The existing building is currently occupied and in full production and will remain so during and after completion of the proposed works.

Existing Context

The existing South Point 4 building is a production building located over two floors including a partial first floor to allow the maximum production area on the ground floor below. The ground floor also accommodates changing facilities with the main office areas and meeting rooms located at first floor level.

The existing building is a steel portal frame building clad, for the majority of the external skin, in vertical profiled metal wall cladding with a profiled metal clad roof. There are few windows within the elevations due to the buildings function. Production, research and development tend to take place in a controlled environment which provides the requirement for the building to be a generally insulated space without windows.

The main frontage is on the north west elevation which faces onto, and runs parallel to, Ensign Way. This elevation has a large number of windows at first floor level and some at ground floor providing natural daylight into the offices and meeting rooms which are located at this end of the building.

The northern corner of the building has been 'chamfered' to run parallel to the boundary line and provide access into the site from Ensign Way. This chamfered corner 'screen' is clad in a horizontal micro rib insulated cladding panel in order to differentiate it from the materials used on the main building.

The north east elevation, where the proposed extension is located, overlooks the existing hard-standing car park area.

The majority of the plant for the building is located in a separate two storey plant building at the south east end of SP4.

Design Proposal

The production areas within the building have been installed as and when the Company has grown over recent years with the building now fully installed and production running at a maximum.

The result of this growth has meant that additional ancillary areas are required to support the production areas in the form of a two storey extension on the north east elevation accommodating changing areas and offices on the ground floor and a cafeteria on the first floor providing an additional gross external area of 460msq.

The proposed extension will link through to the main SP4 building at ground level only. A new lift and staircase will provide the access required from ground to first floor level within the new extension. An external stair is also proposed at the opposite end of the proposed building to provide an additional escape route down from first floor.

Externally the appearance of the envelope to the new extension has been carefully considered to ensure that materials, scale and style mirror those used on the existing building. The new building has been designed to continue the modern, clean lines of SP4 in an effort to minimize the impact on the adjoining neighbours allowing it to blend into the existing building.

To achieve this it is proposed to use materials and match colours used elsewhere on the existing SP4 and to continue wall and roof lines.

The new roof is to match the existing profiled metal clad roof of the existing with the roof line simply continuing down and over the proposed extension. The existing colour coated frame brackets supporting the overhanging eaves will also be incorporated on the same gridlines as the existing along with the rwps and gutters to suit.

The envelope is to match the existing vertical profiled metal wall cladding on all elevations. The north east corner of the proposed extension follows the same line of the chamfered corner of the existing building to retain access into and out of the site.

The stand alone chamfered wall on the northern corner of the building is a strong architectural statement for the existing building. The proposed chamfered wall to the new extension would have a reduced height parapet in relation and a physical break between the two elements would be introduced. Vertical profiled cladding would be used on the proposed chamfered wall in order that the strength and purity of the horizontal 'micro' rib clad wall be retained.

New windows have been included in the north east and south east elevations at ground and first floor level. The windows within the north east elevation at first floor level have obscure glass in the lower panes up to eye line level to avoid 'over looking' into the neighbouring residential properties. The windows and doors proposed will match those on the existing building. The windows on the south east elevation at first floor level will also have a horizontal *brise soleil* above them prevent overheating during the summer months. The *brise soleil* will be similar in design to those on the existing north east elevation at first floor level.

The proposed extension will be constructed on the existing hard standing car park area and therefore no landscaping is required. The existing car parking spaces which are currently located within the foot print of the proposed extension will be relocated elsewhere on the site.



1.0 View looking towards north east corner & neighbouring residential properties.



2.0 View looking towards north east corner from neighbouring residential properties.

Access into the building & proposed extension

Access into the existing SP4 building is via the main entrance with flush thresholds and a ramped access in compliance with the statutory regulations. The access into the new extension is through a link from the existing building. The door will have a flush threshold. The new extension also has two external doors which will also have flush thresholds.

Car Parking

The existing CooperVision car park serving the SP4 building has sufficient designated car park spaces for disabled users.

Internal stairs, ramps and handrails

These will be designed in accordance with the requirements of Part M of the Building Regulations.
Handrails will be in accordance with Diagram 7 of Part M of the Building Regulations.

Passenger lifts

Within the proposed building there is one lift for access to the first floor of the extension only. Both levels of the extension will be accessible for wheelchair users.
The lift provided will be in accordance with the requirements of Part M, 3.29-3.14 of the Building Regulations.

WC's

An access WC is provided at first floor level in the proposed extension.

Switches and Controls

Switches and controls will be positioned in accordance with Diagram 29 of Part M of the Building Regulations.
It is the intent that light switches will be located at 1000mm above FFL and general power sockets at 450mm above FFL.
In the offices power, data and telephone outlets will be located in a dado trunking set above the worktop height.

Colour and Contrast

All treads and other changes in floor level will be marked with contrasting colour.
There will be tonal contrast between walls and floors and between doors and walls in circulation areas. This will be provided by either the colour of each element (wall or floor) or by contrasting coloured bands or outlines.