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## Design and Access Statement

### 1. Introduction

-Site address: Unit 7 Parham Drive, Eastleigh, Hampshire, SO50 4NU

-Applicant/agent: Paul Johnson, 07796276655

-Status: Planning application

Proposal: Installation of an additional mezzanine floor (approximately 71 sqm) within an existing warehouse to be used for additional storage.

### 2. Purpose of the Document

This Design and Access Statement explains the design principles, planning context, and access considerations for the proposed mezzanine. It demonstrates how the development responds to local planning policies, site constraints, and user needs, while ensuring safe, efficient, and inclusive access.

### 3. Context and Planning Policy

#### 3.1 Strategic Context

-Eastleigh Borough Local Plan (2015-2036 April 2022)

#### 3.2 Site Context

-Existing use: Warehouse, storage, office's to the existing mezz floor and amenities to the ground floor.

- Floor area: Existing footprint and vertical clearance the existing Warehouse has a ground floor area of 286 Square meters. An existing mezz floor covers 108 square meters and an existing ground floor office with office's above covers 38 square meters. The height of the unit to the lowest point of the eaves is 5.3m, the pitch of the roof extends to 7m from finished floor level.

- Elements to be retained: Structural frame, Electrical service, 4 main egress routes, fire detection systems, lighting and power

- \*\*Constraints: there are 3 existing fire escapes, one to the rear of the building and two to the front of the building.

#### 3.3 Planning Policy Considerations

- Employment/industrial floorspace policy

- Fire safety and means of escape

- Accessibility and inclusive design (where applicable)

- Environmental/Sustainability considerations

## 4. Design Principles

### 4.1 Form and Appearance

- The mezzanine is an internal structure to be installed within the existing warehouse envelope.
- Materials: Structural steel frame, timber decking, protective coating, guardrails, access stairs/ladders.
- Visual impact: No external alteration; internal reconfiguration only. Any visible exterior access points or loading bays to be kept to existing arrangements or updated to meet safety standards.

### 4.2 Function and Use

- Primary use: Additional storage space for goods.
- Storage efficiency: Mezzanine designed with appropriate shelf/pallet racking compatibility, wheelbase clearances, and aisle widths for safe handling.
- Structural capacity: Designed to meet appropriate live load as required by structural engineer and Building Regulations).

### 4.3 Structure and Movement

- Structural system: steel frame with 32mm timber decking as per structural engineer's design
- Stairs and access: Compliant access solution, landings, handrails, and guarding as per relevant code.
- Vertical circulation: One or more ways have been provided to access elevated area with consideration to fire safety and safe egress.

### 4.4 Fire Safety and Building Regulation Compliance

- Fire strategy: Integrated with existing building's fire safety regime; egress routes from mezzanine included in overall means of escape.
- Fire protection: No Fire-rated elements deemed necessary
- Means of escape: Minimum widths and travel distances to exits have been considered; avoidance of dead-ends; escape lighting and signage have been considered. .
- Structural fire resistance: Materials and connections selected to achieve required fire resistance rating for the mezzanine.

### 4.5 Accessibility and Inclusive Design

- As this is a storage facility, full accessibility for all occupants may be limited; however, design has taken into consideration safe access for all staff with appropriate signage and safe routes.

### 4.6 Environmental and Sustainability Considerations

- Reuse of existing structure where possible; minimization of waste.
- Materials with low embodied energy and recyclability.
- Noise and dust control during construction; vibration and Noise will be minimal.
- Energy use: No significant increase in energy demand; use energy-efficient lighting for storage areas.

## 5. Access and Movement

### 5.1 Internal Circulation

- Aisle widths and pedestrian flow paths to be maintained or enhanced for safe movement.

### 5.2 External Access

Existing Exits will not be effected by this addition.

### 5.3 Servicing and Utilities

- Existing Electrical supply and distribution is capable of supporting the mezzanine lighting, power outlets
- Additional smoke detection for the Fire alarm system will be adapted to integrate with the existing system.

## 6. Technical Strategy and Verification

### 6.1 Structural Design

- Structural calculations shall be prepared by a structural engineer, confirming:
- Load paths from mezzanine to foundation
- Live load criteria
- Deflection criteria
- Connections and corrosion protection
- Construction drawings showing:
- Column positions
- Decking layout
- Stair/ladder details
- Guardrails/handrails

### 6.2 Fire Safety Strategy

- Fire risk assessment shall be update to reflect mezzanine addition.
- Means of escape analysis, including travel distances and exit widths have been considered.
- Integration with existing fire alarm and detection systems has been considered.

### 6.3 Accessibility Assessment

Not applicable as Mezz floor is only for storge of long lead items such as statutory paper work.

### 6.4 Environmental/Noise Considerations

- No Environmental impact is anticipated, no addition employees, traffic waist is anticipated to what is already in place.

## 7. Consultation

- landlords agent, Sam Hamilton, Lambert Smith Hampton
- the landlords representative shall approve all proposed works and sign off and structural elements to ensure compliance

## 8. Alternatives Considered

- Alternative configurations: Different mezzanine layouts, different access locations, or different storage arrangements were considered, but this was the best solution for our requirements, any external storage to the unit is prohibited by the client.
- Rationale for chosen design: the proposed structure is the most Efficient, safest, and offers the minimal alteration to existing structure.

## ## 9. Summary of Key Benefits

- Increased storage capacity within existing building envelope, reducing need for external expansion.
- Optimized storage footprint with safe access and compliant egress.
- Improved warehouse efficiency and operational throughput.
- Maintained robust fire safety and integration with existing systems.

## 10. Appendix

- A. Site plan
- B. Floor plans showing existing and proposed mezzanine levels
- C. Structural calculations available when planning permission granted
- D. Fire strategy drawing
- E. Access and egress drawing