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Design & Access Statement



**Design and Access Statement for:**  
**New Rooftop Plant & Service Ductwork**  
at DWP Eastleigh, Capital House, 100 Southampton Road,  
Eastleigh, Hampshire SO50 5PB

Date : 5/04/2024  
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# Design and Access Statement for: New Roof Top Plant and Service Ductwork at DWP Eastleigh, Capital House, 100 Southampton Road, Eastleigh, Hampshire SO50 5PB



AERIAL VIEW (courtesy of Google Maps)



AERIAL VIEW (courtesy of Google Maps)

## THE APPLICANT

**Name:** DWP Eastleigh

**Address:** DWP Eastleigh, Capital House, 100 Southampton Road, Eastleigh, Hampshire SO50 5PB

## SITE CONTEXT

**Site Address:**

DWP Eastleigh, Capital House, 100 Southampton Road, Eastleigh, Hampshire SO50 5PB

## Introduction:

This Design & Access statement has been prepared to support the following proposal:

- New Rooftop Plant and
- New associated vertical service ductwork cladding to rear elevation.

## Site Analysis:

The Property (Eastleigh Job Centre) is located along the busy A335 Southampton Road.

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REAR ELEVATION



STREET VIEW (FRONT ELEVATION)



REAR ACCESS



REAR ELEVATION

## USE

### Existing use of the site:

The property is used for offices as part of the local Job Centre for DWP Eastleigh. Attached to the existing four storey office block is Omega House - part of the NHS Estates.

### Proposed use of the site:

The client intends to retain the current use of the property as office use and is in need of a refurbishment update.

### Design Development:

The proposals are to internally refurbish the toilet areas to its current Design Standards in line with its national roll-out of refurbishment works.

In addition to this, the existing heating system requires updating to a more efficient system and therefore new plant equipment and associated ductwork is required on the roof and rear elevation of the building.

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ROOFTOP VIEW OF OMEGA HOUSE



ROOFTOP VIEW OF CAPITAL HOUSE - EXISTING PLANTROOM AND ROOF ACCESS

## DESIGN SOLUTION

### Proposal:

The intention is to locate the vertical service riser at the rear of the property. The insulated ducting will be wrapped in 3M VentureClad, colour Silver. The services can be easily accessed for future maintenance.

The roof top plant will sit on a new gantry platform (over existing roof stubs) with associated handrail protection system. Their height will be below the current plant room structures ridge height.

## MATERIALS

### Existing:

EXTERNAL WALLS - red brickwork

ROOF - Flat roof with existing ancillary service plant

WINDOWS - PPC Aluminium, colour Black.

### Proposal:

HANDRAILS - Key Klamp or similar, colour Grey galvanised self finish.

VERTICAL SERVICE DUCTWORK - 3M VentureClad, colour Silver.

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West Elevation 1:100



North Elevation 1:100

PROPOSED ELEVATIONS

## ENVIRONMENTAL CONSIDERATIONS

### New Plant:

This application requires additional plant on top of the roof. The ductwork will be insulated to avoid heat loss.

Noise will be kept to a minimum as per M&E Specifications.

### Biodiversity:

The additions to the roofline will not adversely affect the local biodiversity. The land around the building is not contaminated and will not be contaminated by the proposed additions to the building.

## CONCLUSION

The proposals will provide a much needed refurbishment to the building and improve the energy efficiency required to heat the building.

The new additional plant equipment located on the roof will not exceed the existing ridge heights of the adjacent structures.