

**Design and Access Statement Proposed  
Re-Cladding Elevations & Other Internal Works**  
Unit 6 & 10, Barton Park, Chickenhall Lane, Eastleigh, SO50 6RR

Client: Industrial Property Investment Fund c/o JLL

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Summary of Changes:



## **1.0 Introduction**

This Design & Access Statement has been prepared in support of a planning application in Barton Park for the external re-cladding of existing elevation changes and other internal works at Unit 6, and the demolition of Unit 10 to form a new service yard with works of re-surface and drainage.

## **2.0 Existing Site**

The existing buildings both Units 6 and 10 are industrial steel frame buildings with external painted block, brick & render work to the external elevations. In Unit 6, there are 4 existing external sliding doors, 3 roller shutter doors, 10 doors and 35 windows which will be replaced as part of the works.

## **3.0 Design**

The proposed works seek to improve the visual appearance of the existing Unit 6 by over cladding the south and north elevations, this alongside the replacement of existing windows and doors will also improve the thermal performance of the building.

For continuity across the estate, it is proposed to provide new roller shutter doors, windows aluminium frame, steel framed security doors, and aluminium framed doors with double glazed units in anthracite RAL 7016. This will match other openings replaced elsewhere on the industrial estate.

There will be 2 existing shutter doors and 23 windows which will be infilled. A total of 8 existing windows, and 1 door will be removed to form 4 new shutter doors on the east elevation. All the sliding doors will be replaced by new shutter doors within the existing openings.

Internally, the proposals will remove the internal walls creating a single open space. Minor works will be done on the mezzanine and the space below to accommodate new WC. The footprint of the building will not be affected by the proposed works as no new floor space will be created.

Unit 10 will be demolished allowing the creation of a bigger service yard to Unit 6 that will be resurfaced with a new concrete slab and a new palisade fence will be installed around the boundary with a new automated slide gate plus a new pedestrian gate on the north. A new drainage system is proposed on the new service yard. More information can be found on the Drainage Strategy document submitted also as part of this application.

#### **4.0 Sustainability**

The building seeks to achieve a reduction in CO<sub>2</sub> through the incorporation of PV solar panels to the roof.

#### **5.0 Access**

The existing unit 6 has multiple goods doors on the north and south elevations, these means of access will remain. The demolition of unit 10 will create a service yard which will have gated means of access on the northern side.



Figure 1 Unit 6 Existing North Elevation



Figure 2 Unit 6 Existing South Elevation



Figure 3 Unit 6 Existing East Elevation



Figure 4 Unit 6 Existing West Elevation



Figure 5 Unit 10 Existing North and East Elevation (Area where the future service yard will be placed)



Figure 6 Unit 10 Existing South and West Elevation (Area where the future service yard will be placed)

