

JRS/2088-DOC-01

Cooper Vision, Speedwell Close, Chandler's Ford, Eastleigh SO53 4BT

Design and Access Statement – Staircase and Mezzanine floor

Revision	Description	Prepared By	Date
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1.0 Introduction

This Design and Access Statement has been prepared to accompany the application made on behalf of CooperVision, for full planning consent for an external staircase and new mezzanine floor in their existing industrial building.

2.0 Planning History

The site is a detached industrial building with hard surfacing surrounding the building

Previous planning applications/ permissions include:

F/19/86202 Single-storey rear extension to facilitate plant room and associated equipment

F/19/86201 Erection of new entrance lobby. Permit 27/09/19

F/19/86194 Alterations to existing roller shutter door, including personnel door on north east elevation. Permit 27/09/19

F/13/72366 Change of Use from warehouse with ancillary offices (Use Class B8) to light industrial with ancillary offices (Use Class B1) for CooperVision Manufacturing Ltd. only, together with external sprinkler tank, external plant and pumping station and re cladding of external walls. Permit 27/06/2013

Z/13464/007/00 Erection of timber slated acoustic fence with 3 no. pairs of gates (2.7m High) at front. Permit 20/03/2000

3.0 Location

The site is located within Chandlers Ford Industrial Estate

There are no Listed Buildings or scheduled ancient monuments within the site or nearby. The industrial estate is bordered by roads; Eagle Close, which runs around the south and part way to the east of the industrial site, School Lane which runs through the industrial estate North to South. The site is located at Speedwell close which is towards the south of the industrial estate. A copse of trees to the South, East and West separate the industrial estate from residential areas.



Figure 1 – satellite view with red dot for site

4.0 Proposed Development

4.1 General Description

The current site is owned by CooperVision and is a manufacturing site for contact lenses.

4.2 Existing Site

The existing site houses a large industrial building, set in mainly hard standing surrounded by other industrial buildings. There are 2 parking facilities to the front and to the rear of the site. There is no soft landscaping within the site boundary, with a boundary of hedge and tree line at the East boundary. The site has had the addition of external sprinkler tank, external plant room and pumping station in previously permitted planning applications.

4.3 Proposed Site

It is proposed to provide a new mezzanine floor at first floor level to provide a “dirty” workshop. The mezzanine platform will require a means of escape to comply with building control, a new external staircase as a means of escape for the main building is therefore proposed.

The location of the external staircase will be situated on the part North Elevation.

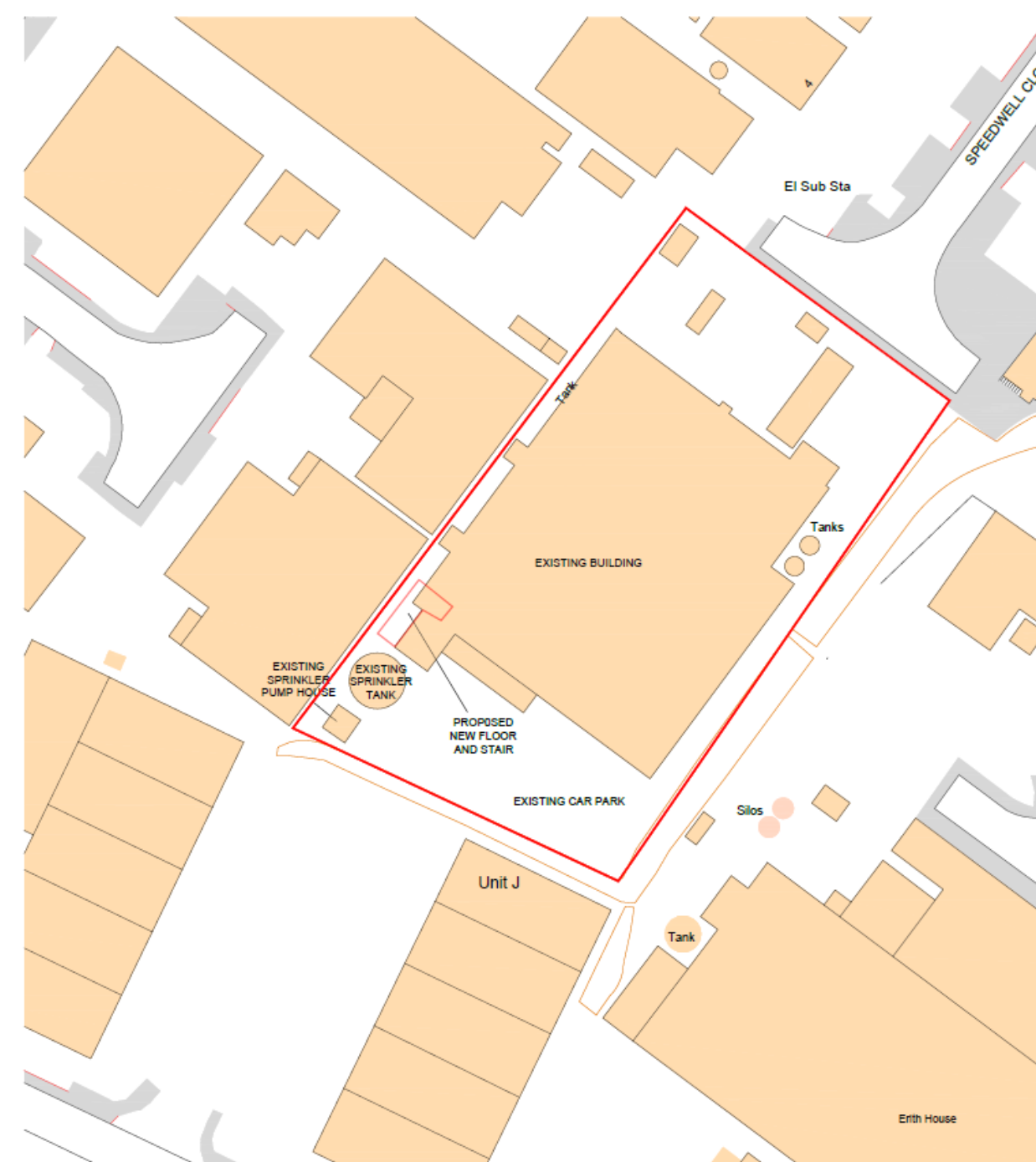
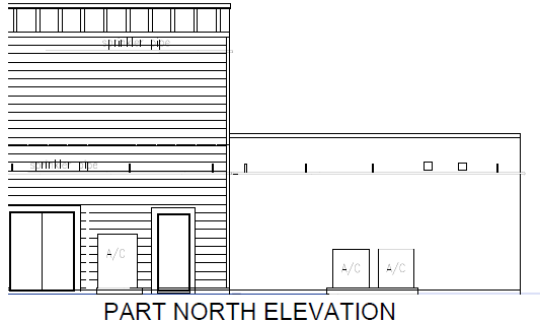


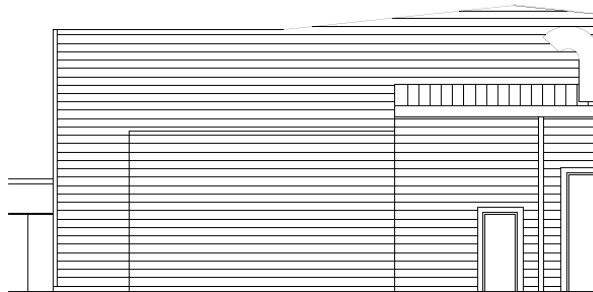
Figure 2 - Proposed Site Plan and location of staircase

4.4 Appearance

The external materials for the staircase will be xxxx which will match existing materials used in Chandlers Ford industrial estate.

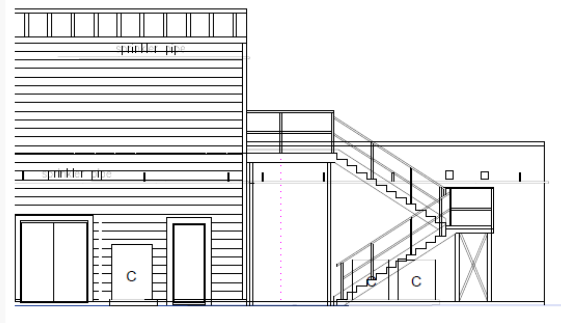


PART NORTH ELEVATION

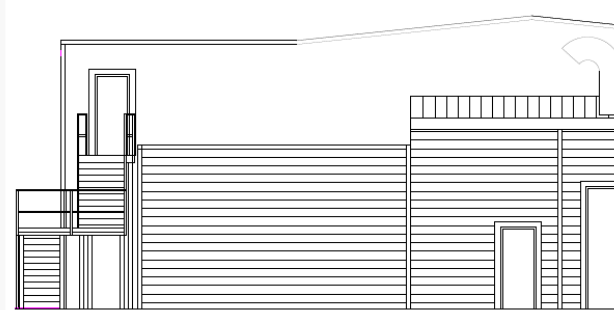


PART WEST ELEVATION

EXISTING ELEVATIONS



PART NORTH ELEVATION



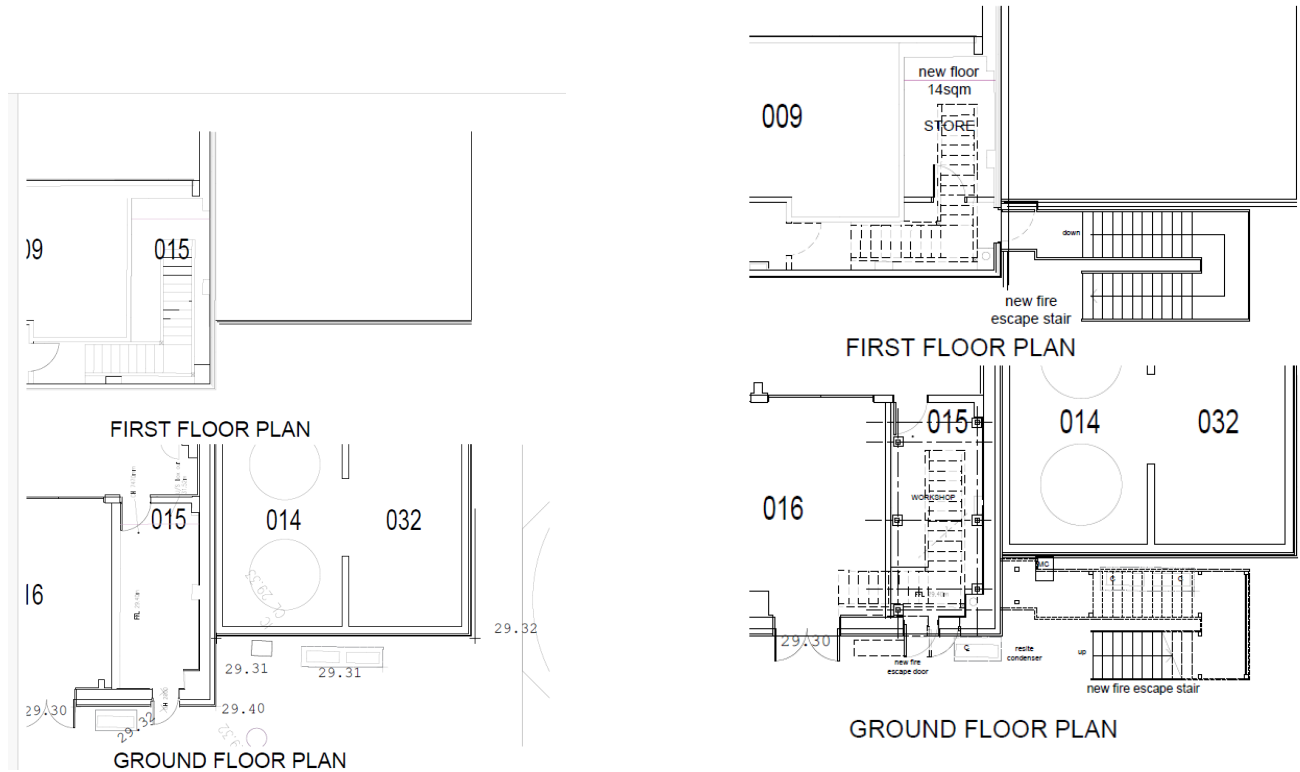
PART WEST ELEVATION

PROPOSED ELEVATIONS

Figure 3 – Existing and Proposed Elevations

4.5 Scale

The proposed new floor will replace the internal fire escape staircase and provide a new workshop for maintenance production and store to first floor. The new fire escape staircase will be a maximum height of 5.2m and 6.4mx2.9m.



EXISTING GROUND AND FIRST FLOOR PLANS

PROPOSED GROUND AND FIRST FLOOR PLANS

Figure 4 – Existing and Proposed Plans

4.6 Access/ Boundary

Commercial/trade vehicles and HGVs currently enter and exit the site at the existing access entrance. There are no changes required to the existing site access. The main entrance to the building is located to the east off Speedwell Close. The new staircase will provide an access route to the rear for use in emergencies.

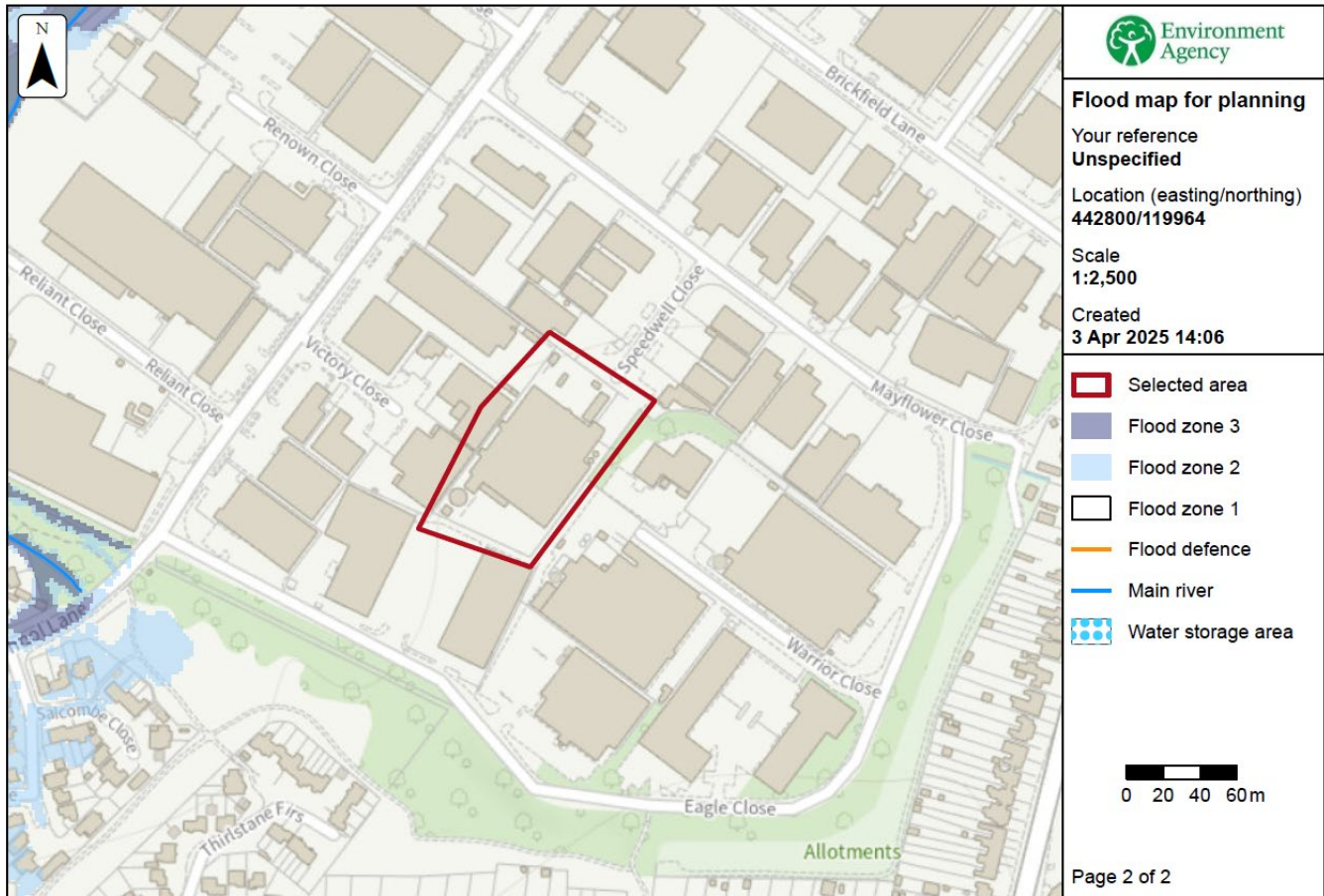
The boundary will not be affected in this proposal.

4.8 Landscape/ Ecology

The staircase is under the size threshold for a required ecology survey to be carried out to accompany this application. This application does not detract from the existing ecology measures.

5.0 Flood Risk Assessment

The site is in Flood Zone 1. As shown on the Environment Agency Map. Therefore, no flood risk assessment is required for this application.



6.0 Conclusion

The new first floor area is minimal to create a room for storage. The primary reason for the development is to provide a Workshop classified as "dirty" to assemble replacement parts before they are installed into the "clean areas of the factory".

The new fire escape staircase will match staircases and access ladders found on the site.

Overall these proposals will have a minimum impact of the area and should be consider for an approval.