

Title: **Design and Access Statement**

Project: **Eisai Storage Facility**

Job No/Ref: **60267084**

<b>1.0</b>	<b>Design</b>
<b>1.1</b>	<p><b>Use</b></p> <p>With an increase in production of various pharmaceuticals elsewhere on site, the need has arisen for a small separate warehouse for the storage of various packaging materials and equipment as they are delivered to site.</p> <p>The site on which the proposed building has been designed is currently a vacant patch of land within the demise of the client's recently completed manufacturing plant development.</p>
<b>1.2</b>	<p><b>Amount</b></p> <p>Proposal for the construction of a storage warehouse and associated ground works. The building will be approximately 11m x 19m in plan and 6m high.</p> <p>The site application boundary is approximately 360m<sup>2</sup> and the proposed total gross internal floor space is approximately 190m<sup>2</sup>.</p> <p>The applicant's current land ownership which encompasses the application site is a total of approximately 5.94 Hectares.</p>
<b>1.3</b>	<p><b>Layout</b></p> <p>The use of this facility as a warehouse for the storage of materials means that the main part of the building has to be an uninterrupted open plan space. To the front of this space will be a roller shutter door to allow large parts and materials to be brought in. This will ramp down away from the building to adjoin the existing private roadway. There are also separate personnel access doors to the front and the rear of the scheme. The levels at thresholds will all be designed to provide for inclusive access throughout.</p>
<b>1.4</b>	<p><b>Scale</b></p> <p>Please refer to the submitted drawings for detailed dimensions.</p> <p>The building will be approximately 11m x 19m in plan and 6m high. These dimensions should allow enough space to store the amount of materials specified by the client. The shape of the site lends itself well to a building of this size.</p> <p>In relation to some of the other buildings on site this storage facility is actually quite small. Attention will be given to the materials chosen and the details employed to ensure that the proposal will fit in with the design aesthetic used across the rest of the site. For example, the trapezoidal profiled metal cladding forming most of the external walls will be orientated horizontally as per the rest of the buildings on site. The door finishes and furnishings will also be matched. The parapet which extends beyond the eaves of the roof is designed to create a clean datum line rather than a pitched roof you might normally see with a portal frame. All of these factors will help to unify the scheme with its surrounding buildings.</p>

<p><b>1.5</b></p>	<p><b>Landscaping</b></p> <p>The external landscaping around the proposed scheme will consist largely of the concrete ramped access to the front of the building.</p> <p>Elsewhere external block paving will be used to match existing hard landscaping around the site.</p> <p>Dropped kerbs will be used at pavement-road boundaries to allow for pedestrian/vehicle access.</p> <p>Any surface water will be collected via downpipes and connected into the nearest appropriate drain. There is no foul drainage associated with this building.</p>
<p><b>1.6</b></p>	<p><b>Appearance</b></p> <p>The intention for the proposed facility is to adhere as much as is possible to the current design aesthetic of the surrounding buildings on the rest of the site. The ways in which this will be achieved are as follows:</p> <ul style="list-style-type: none"> <li>• The trapezoidal profiled metal cladding forming most of the external walls will be colour matched to the cladding of the adjacent buildings.</li> <li>• It will also be orientated horizontally as per the rest of the facility.</li> <li>• The door finishes and furnishings will also be matched to suit.</li> <li>• The parapet which extends beyond the eaves of the roof is designed to create a clean datum line rather than a pitched roof you might normally see with a portal frame. This will be furnished with the appropriate fixings and flashings to match those of the existing buildings also.</li> </ul>
<p><b>2.0</b></p>	<p><b>Access</b></p>
<p><b>2.1</b></p>	<p><b>Vehicular and Transport Links</b></p> <p>Vehicular and transport links shall not be interrupted as the site forms part of a private development and is not part of the public realm. Existing roadways within the site will not be affected by any part of the proposed scope of works.</p> <p>Transportation routes to and from site will remain as existing.</p>
<p><b>2.2</b></p>	<p><b>Inclusive Access</b></p> <p>The proposed facility is to be single storey and, as such, there will be no stairs and any internal access ways and entrances are to be level thresholds. All external entrances and access points will be graded or ramped in order to create acceptable threshold levels that comply with the building regulations outlined in approved document M.</p>