

Design and Access Statement



**Alteration to existing buildings and
addition of new vehicle workshop:**

**49, Brook Road,
Brook Road Industrial Estate,
Rayleigh,
Essex.**

The following statement aims to explain the rationale behind the proposed extension works at 49, Brook Road, Rayleigh, and has been produced in accordance with guidelines set out by the CABE (Commission for Architecture and the Built Environment)

USE

The site is set within a long established industrial estate adjacent to the A127 arterial road, and close to the Rayleigh Weir underpass. The proposal involves using the existing warehouse as a storage area for specialist classic automobiles and motorbikes, converting the existing office space for use as a show room for the sale of the same, and for constructing a new interlinking building for the maintenance and refurbishment of the same.

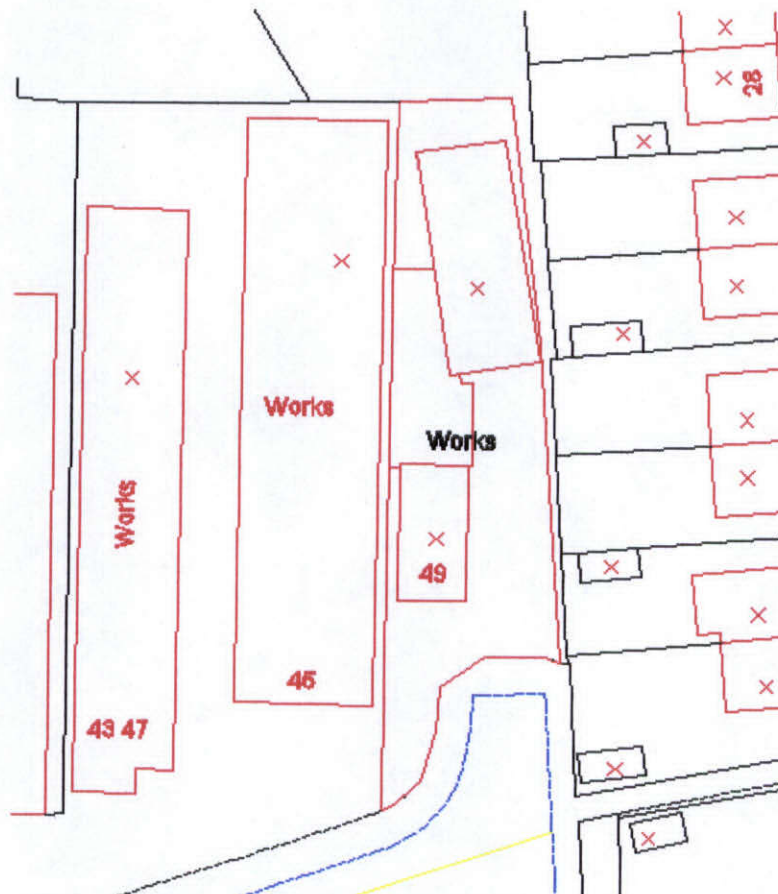
AMOUNT

The existing warehouse building measures approximately 156m², the office building measures approximately 70m², and the proposed additional workshop area measures approximately 100m²,

LAYOUT

The layout of the site has taken into account the existing structures present, and their suitability for the various requirements of the new owner of the site. Having taken these requirements into account, and allocated uses to the existing buildings, the final requirement was to provide an area suitable for conducting maintenance work and for storing parts etc for the vehicles proposed to be stored in the warehouse. Considering the size

usage, along with the existing site layout, the ideal location for this workshop was between the two existing buildings, and to the west of the site. This allowed suitable access to the existing buildings, along with the proposed new building, and also minimised the impact of the new structure on the neighbouring residential properties.



SCALE

The proposed new building is sized height-wise, approximately halfway between the height of the existing office block and the warehouse, and will be lower in height than the adjacent industrial unit to the west of the site.

LANDSCAPING

Externally, the only changes to be made are to the levels of the concreted areas immediately in front of the existing office building – to allow vehicles to be manoeuvred into the building – and in front of the proposed workshop – to provide level access for vehicles into the workshop bay.

APPEARANCE

When selecting the finishes and appearance of the structures within the site, the major consideration has been the vista from the adjacent residential properties. The proposal should conceal the rather unsightly industrial unit to the western side of the proposed site, and will be more in keeping with the domestic properties, hence reducing the current visual impact of the rather industrial architecture.

The only visual change to be made to the facades of the existing buildings will be the addition of a new door to the southern elevation of the warehouse, and the addition of a folding/sliding set of doors to the existing office building – to allow vehicles that are to be displayed in the building to be manoeuvred into place – in white uPVC finished frames.

The proposed new workshop building would be constructed using brickwork and concrete interlocking tiles, selected to closely match both the colour and texture of those found on the existing office building. To the pitched part of the roof to the new workshop building, there are to be 2no. velux rooflights to the east elevation and 2no. velux rooflights to the western elevation. The workshop will also have a roller-shutter door in a silver/grey colour to match the roller-shutter door found on the warehouse.

ACCESS

As explained in the layout subheading, the location of the proposed new workshop has been selected, with access for the vehicles to be stored within the site as its main priority. Each building within the site is to have a level access to ease vehicular access, but also to allow easier disabled access. In addition to this, the W.C. within the new open-plan showroom area is to be fitted out as a disabled W.C. to provide as inclusive a service as possible. The addition of a new doorway into the warehouse building allows for safe egress from the building in the event of a fire



Pic 1



Pic 2



Pic 3



Pic 4



Pic 5



Pic 6

- Pic 1 – Warehouse southern elevation
- Pic 2 – Proposed location of new workshop
- Pic 3 – Office southern elevation
- Pic 4 – Office and warehouse southern elevation
- Pic 5 – Warehouse and adjacent residential properties
- Pic 6 – View along site boundary looking south