

## Planning Design & Access Statement

**Property name** 126 High Street, Cowes, IoW, PO31 7AY  
**Property address** 126 High Street  
Cowes  
Isle of Wight  
PO31 7AY

**Proposed Works** Replacement of two first floor timber sliding sash windows.  
Removal and replacement of the existing roof finishes.  
Extension of existing ground floor render to the side (passageway elevation).  
Works undertaken on behalf of the Office of the Police Crime Commissioner for Hampshire & The Isle of Wight.

**Revisions** *B – initial issue*

- *Reference to shopfront signage removed (deemed under advertisement consent – H. Byrne email 15/11/23).*
- *Reference to storage container removed – see separate application.*

### Introduction

The above projects are in addition to the previous planning application reference 23/00833/FUL. These additional proposals are to further enhance both the security and durability of the existing building and occupants.

The first-floor front elevation windows have been deemed beyond repair and are to be replaced with matching painted hardwood sliding sash units. These will be double glazed to provide greater thermal efficiency and security for the new Police occupants.

The existing roof is leaking with finishes comprising asbestos tiling. The removal of these and the introduction of new felt and timber battens – finished with black rectangular fibre cement tiles, more in keeping with the surrounding properties – will ensure ongoing maintenance is reduced and ensures that the building can remain fully operational in all weather conditions. Matching ridge tiles and the increased sizing of gutters will also help.

Additional low-level render to the side passageway will protect the external brickwork (assumed single skin) from adverse rainwater and will remove ongoing maintenance.

### Accessible Entrances and Lobby – no change to 23/0083/FUL

Staff will access the building via the ground-floor side entrance, which will be secured by access control. This is a relatively level approach.

The general public will access the building via the main entrance off the High Street. These will be by pre-booked appointments only, with access facilitated by on site operational personnel. A temporary ramp will be left within the building, should ramped access via this entrance be necessary.

### Lifts, stairs and ramps – no change to 23/0083/FUL

It is not proposed to provide a lift to the first floor. The building is for operational police teams who due to the work they undertake do not have members with mobility impairments.

Any meetings with the general public will be undertaken on the ground-floor, in the designate room provided.

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### **Front Entrance Shopfront Façade – no change to 23/0083/FUL**

The existing single glazed timber shopfront façade is showing signs of age and is reaching the end of its natural life. Although the High Street is pedestrianised, motor vehicles can still access and the potential for accidental damage and deliberate sabotage is real.

Therefore, the proposals are to replace this with a new, PAS24 certified polyester powder coated aluminium system, with associated double glazing.

### **Side Entrance Door – no change to 23/0083/FUL**

In addition to the replacement shopfront façade, the existing timber side access door has also been identified as a potential security risk. As existing surveillance of this area is negligible, it is also proposed to replace this fitting with a new, PAS24 certified polyester powder coated aluminium system, with associated double glazing.

### **Internal spaces and facilities – no change to 23/0083/FUL**

The building will provide new office and storage space for the operational team together with associated report writing and welfare space.

The existing first-floor kitchen is to remain and be modified to meet OPCC design guide standards to allow the making of hot drinks and heating food.

### **Aids to Communication – no change to 23/0083/FUL**

A new 'yellow' telephone is proposed to be installed, adjacent to the public entrance door. This will call the main training facility at Netley and may have the capacity for direct communication between the Cowes site and the caller.

### **Sanitary accommodation – no change to 23/0083/FUL**

An accessible WC is to be provided, in lieu of the existing WC. This is located adjacent to the existing stairwell. Two new unisex WCs are to be provided and will incorporate a lobby area with washbasins and hand drying facilities. All facilities will be located on the ground-floor of the property.

As this is not a public building and with access tightly controlled, we consider that it would not be appropriate to reduce the usable WC cubicle space to provide an infant changing table or luggage space within the cubicle(s).

### **Means of Escape – no change to 23/0083/FUL**

The existing single staircase is to be overhauled to provide 30min fire compartmentation. This leads directly to the side entrance/exit door, which will incorporate panic furniture accordingly. All access control doors on escape routes will default to release in the event of a fire.

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