



DESIGN AND ACCESS STATEMENT

39 Dominion Court, Station Road, Solihull, B91 3RT

Prepared by BWP – 08/03/2024

1. INTRODUCTION

The proposed scheme comprises formation of a new opening in an external solid brick wall to accommodate installation of a new entrance double door. The work includes removal of brickwork and 3no existing timber windows. The specification of the new door is to be aluminium framed glazed and powder-coated in RAL 7026. The unit can currently only be accessed internally from the building reception; the new doors will provide a separate external access and will act as one of the means of escape from the unit. This application is submitted to gain full planning to carry out these works. This application is submitted to gain full planning to carry out these works.

2. EXISTING BUILDING

The building is multi-occupancy with office accommodation and proposed retail. The property is arranged over the ground, first and second floors with units on each floor. The front elevation is red brick faced with white framed sash style windows. The property adjoins another office building on Station Road and is set back from the road with parking to the front. The existing main entrance double doors are timber framed, painted gloss black and are on access control.

3. DESIGN AND ACCESS

3.1 Use

The proposal is to provide a separate external access to accommodate retail use. Change of use application submitted separately by others.

3.2 Layout

As detailed in the appended plans and elevation.

3.3 Size and Scale

The proposed doors will fit within the openings of the existing windows and will retain brickwork piers to either side.

3.4 Appearance

The proposed works offer a minimally obtrusive solution which will aesthetically complement the existing architecture and internal finishes of the unit. The design extends the existing openings to accommodate a new double entrance door. Viewing panels are provided to either side of the door with consistent framing powder coated RAL 7026. The decorative brickwork at the window heads is to remain. New powder coated 3mm aluminium fascia signage will be installed to the building. New self-adhesive vinyl manifestations applied to lower glazing to timber windows. New sign located in soft landscaping on edge of site boundary adjacent to existing advertisement. All signage located as per Signology appended plan.





3.5 Vehicular Access

The proposed plans will not affect the current vehicular access to the site.

3.6 Disabled Access

The proposal has been designed in compliance with the Building Regulations and guidance provided within the Equality Act. Level access will be provided to the new entrance. The existing pavement is slightly ramped to allow level access at the entrance doors. Existing access to the ground floor reception will be retained. Within the building there is a lift to all floors and a disabled WC on the ground floor.

4. SUPPORTING DOCUMENTS

This Design and Access Statement should be read in conjunction with the following drawings, which form part of this planning application:

Signology - Majestic Solihull-Sign_Visuals_E1502_Rev-24.01.24.pdf

Signology - Majestic Solihull-Proposed Elevation 1-50 at A1.pdf

BWP 3506 - Majestic Solihull-Proposed Floor Plan 1-50 at A1.pdf

BWP 3506 - Majestic Solihull-Proposed Elevation 1-50 at A1.pdf

BWP 3506 - Majestic Solihull-Existing Floor Plan 1-50 at A1.pdf

BWP 3506 - Majestic Solihull-Existing Elevation 1-50 at A1.pdf

