

Design and Access Statement

Metropolitan Police Specialist Training
Centre
Gravesend
DA12 2HN

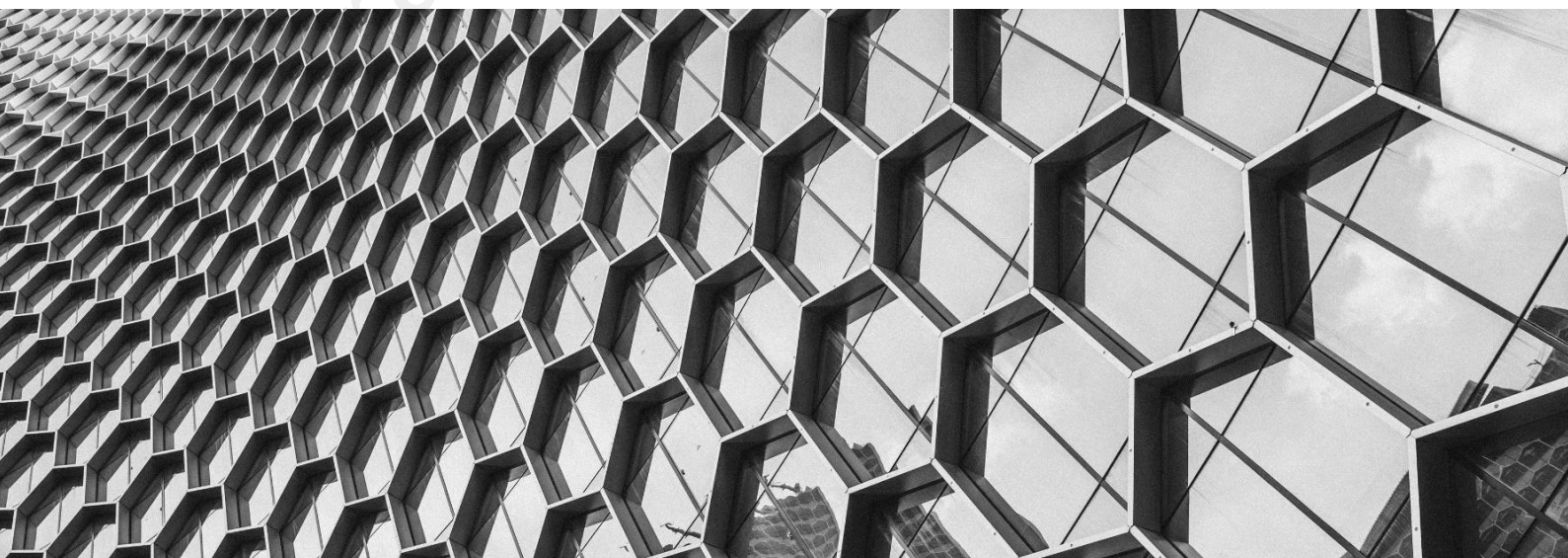
9 SEPTEMBER 2022

Mehrdad Bahari BEng, MSC, PhD, CIOB

Revision A

Checked by:

David King BSc, IEng, MIET, MCIOB, CBuildE,
MCABE



Contents

Purpose..... 3

Introduction..... 4

Existing Property..... 4

Proposed Plan..... 3

Summary.....5

Gravesham Borough Council

Purpose

This statement forms part of a planning application for a commercial building to build a new single storey mezzanine floor at their site. This is for a cold store only and will not be occupied.

It is not a standalone document, and it must be read with the drawings and the planning application.

Introduction

This application forms a statement to Planning and Regeneration Gravesham Borough Council for the site at Metropolitan Police Specialist Training Centre, Gravesend.

.

Existing Property

The property is a set of commercial buildings situated in a business park. At the time of writing this statement the structure of the existing units are mainly steel mezzanine floor with raft foundations approximately 30 years old.

Proposed Plan

The client intends to build a new single storey mezzanine floor platform adjacent to an existing platform. The structure will be built on a new steel mezzanine floor on a raft foundation.

The gross internal area for the proposed mezzanine platform will be approximately 24 m². An engineering consultation is appointed to design the slab, and calculations will be carried out for the new structure to follow building regulations.

Summary

- Use:** The use of the property will remain industrial. The new mezzie floor platform is going to provide the necessary space for the business needs as a cold store.
- Amount:** The proposed storage building will be approximately 24 m².
- Layout:** The layout of the storage building is external. Plans and elevation drawings are attached in the application.
- Material:** The proposed structural will be a steel mezzanine floor.
- Appearance:** This is shown on proposed elevation drawing. This will be matching the existing platform at the adjacent side.
- Access:** The main access to the store will not change any of the existing access.

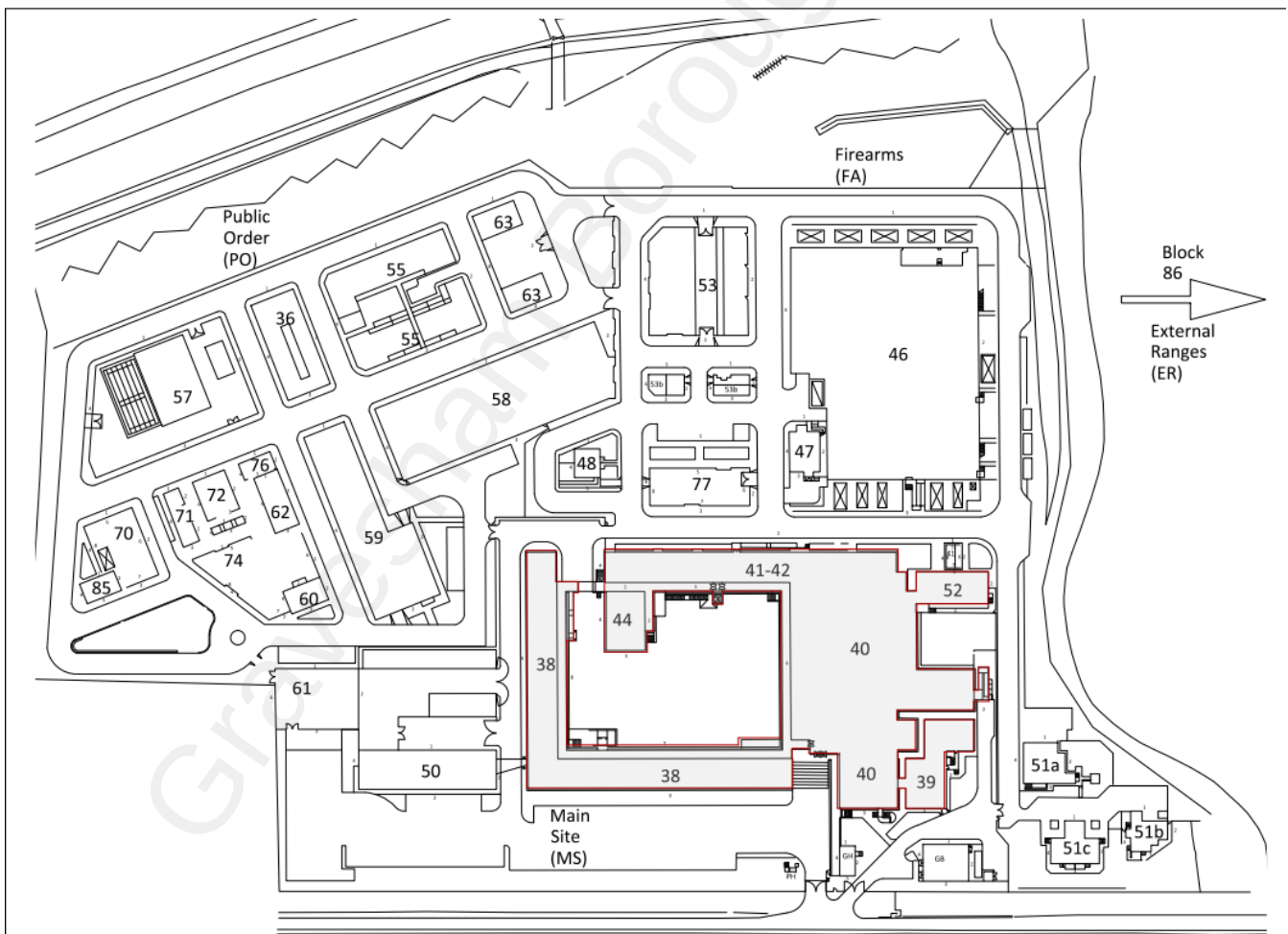


Figure – Existing Site Location plan

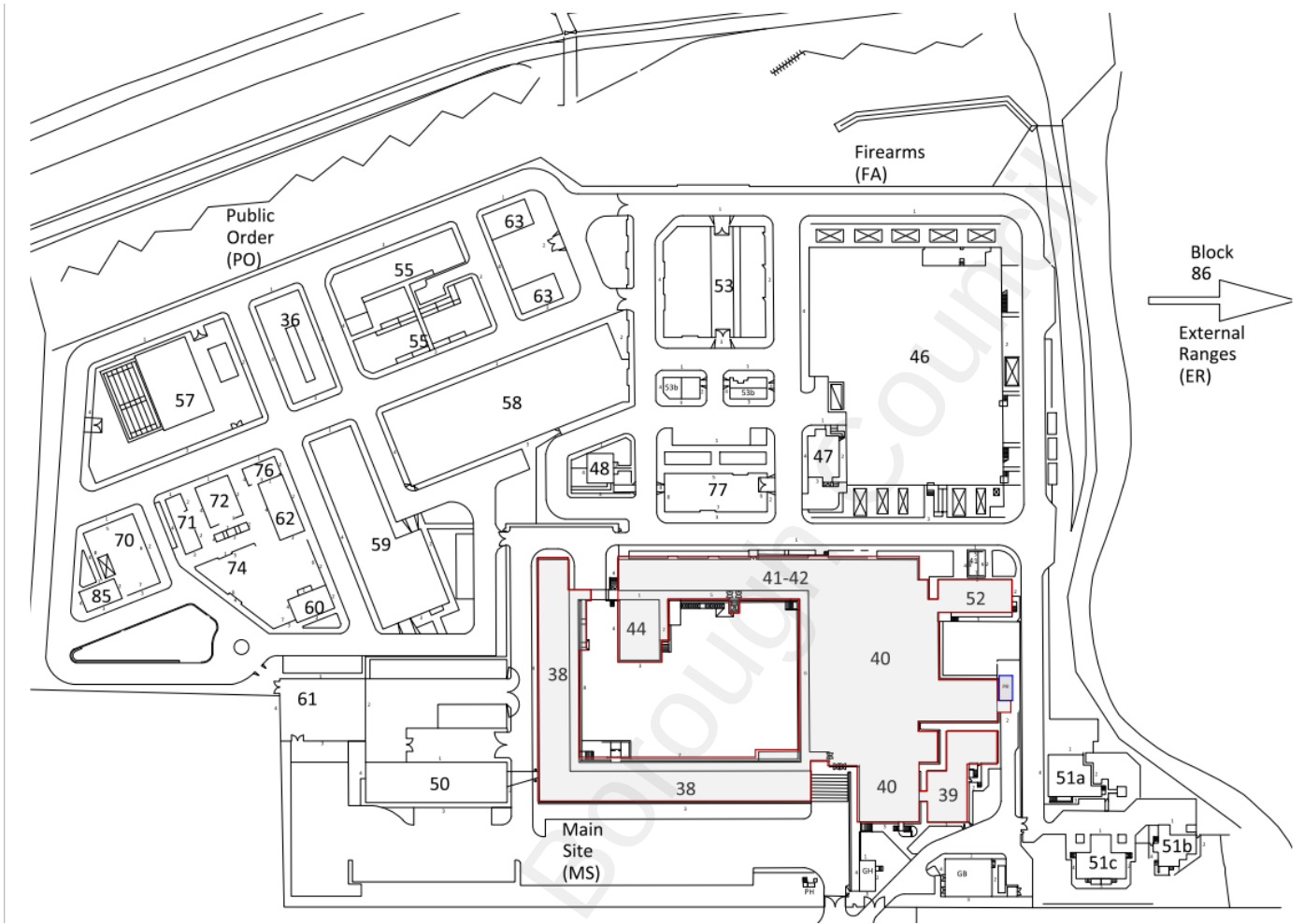


Figure 2 – Proposed Site Location Plan

Adkins Consultants Terms and Conditions

1. Additional Services

In the event of additional services being required, the fees will be adjusted by prior agreement between us.

2. Diligence and Care

Adkins Consultants will exercise reasonable care, skill and diligence in the performance of the Services. All dimensions should be checked by the client or client's contractor before ordering any components. The client will be responsible for dealing with Building Control unless agreed otherwise.

3. Disbursements and Expenses

Disbursements and expenses are not included in our quoted fees unless stated to the contrary in our fee proposal.

4. Document Formats

The proposed fees allow for a digital copy usually in PDF format.

Hard copies of documents may be subject to a fee dependent on the type of document. Our printing costs are available upon request.

5. Copyright

Adkins Consultants retain copyright in any document and works they produce; in all cases the copyright will remain vested in Adkins Consultants. The Client, subject to payment of fees and disbursements due under the Agreement, will have a license to copy and use all such documents for any purpose related to the project in question. They will not have a license to use these documents for any other project and no liability will be held by Adkins Consultants.

6. Value Added Tax

All quotations are subject to the addition of VAT at the current rate.

7. Liability

7.1 Excepting the case of death or personal injury you will look to the limited company Adkins Consultants, and not to any individual employee of Adkins Consultants, if you consider that there has been any breach of this Agreement. By agreeing to these conditions, you agree not to pursue any claims against any Individual as a result of them carrying out their obligations under this Agreement at any time.

The liability of Adkins Consultants Ltd to the client, (or any third party claiming through the client) shall in no circumstance (except in case of death or personal injury) exceed the lesser of:

- (a) The amount that can be recovered from our professional indemnity insurance
- (b) Six times our Fee for the relevant works.
- (c) The diminution in value of the property concerned.

7.3 Adkins Consultants shall have no liability to the Client (or to any third party claiming through the Client) whether in contract or in tort (including but not limited to negligence) or for breach of statutory duty or otherwise for any claim arising in connection with: -

- (a) pollution, contamination, terrorism, asbestos or any related risk or
- (b) designs or reports prepared by other professionals and specialist sub-contractors/suppliers.

7.4 The limitation period, before which any claim must commence, is six years.

8. Payments

Payment shall be received in full before Adkins Consultants will release any work, save for clients with an account with Adkins Consultants.

8.1 Where such an account is available our invoices will be issued monthly for the work completed in that month or upon completion of the work, whichever occurs soonest. Payment shall become due on submission of the invoice and the final date of payment shall be 7 days after the invoice date. We reserve the right to charge interest at the statutory rate on any overdue amounts. Please note that all invoices not settled within our payment terms will be referred to our debt recovery agents and will be subject to a surcharge of 15% plus VAT in lieu of our recovery charges.

8.2 If you do not have an account with Adkins Consultants Ltd, then payment is required prior to the release of information, unless agreed otherwise in the quotation, which would be unusual.

8.3 Please note that all invoices not settled within our payment terms will be referred to our debt recovery agents and will be subject to a surcharge of 15% plus VAT in lieu of our recovery charges.

9. CDM Regulations

Under the current CDM Regulations 2015 it is held to be our responsibility to inform you that the aforementioned regulations may be applicable to your project.

10. Changes in Terms and Conditions

Terms and conditions are liable to change without notice. Amended versions will supersede any printed or electronic versions held in the clients' possession. You can find an up-to-date copy of this Terms and Conditions Statement on our website.

11. Terms and Conditions further information

Unless otherwise agreed in writing by the Company these Conditions will override any terms and conditions stipulated or referred to by the Customer in his order or pre-contract negotiations.

12. Cancellations

Adkins Consultants will only accept cancellations at the discretion of Adkins Consultants unless they are within the cooling-off period of 14 days. Acceptance of the cancellation will only be binding on the company if it is sent in writing. Any cost or expenses incurred by the company up to the date of cancellation and all loss and damage resulting from the cancellation will be paid by the customer to the company, including within the cooling-off period if Adkins Consultants have started works during this time, which is a likely course of events given Adkins Consultant's desire to dispatch customer's instructions at a speedy rate .

13. Exclusions

In dispute of any assertion that anything is excluded, all warranties, conditions and other terms, implied, statutory or otherwise, are expressly excluded excepting so far as they are contained in these conditions or otherwise expressly agreed by Adkins Consultants Ltd in writing. If any legislation makes it unlawful to exclude any term from the Contract this clause will naturally not apply to such.

14. Resolutions of Disputes

14.1 The parties will endeavor to resolve any dispute amicably. Each of them shall in good faith consider any proposal by the other that a dispute be referred to mediation.

14.2 Disputes shall be finally resolved by the English Courts.

15. Governing Law

The Agreement shall be solely within the jurisdiction of and governed by English Courts