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Design and Access Statement

Project No: 4039	Project Title: Unit 17, Victoria Business Park, Biddulph	Assessed By: IB 29/07/09
Client:	Lenview Ltd.	

Details of Property and Proposed Development

The site is currently a vacant plot on a business park developing on the site of a former colliery.

The proposed development is for a new portal-frame building, comprising light industrial space and integral offices over two floors, with associated parking, hard standing, and landscaping.

The accompanying full Planning Application and drawings should be read in conjunction with this Statement.

Context

The site is part of a brownfield regeneration site in what was formerly a mining area, and where new developments such as this are essential for the future prosperity of the community.

The design has been informally assessed by the Planning Officer, Robert Duncan, whose comments have been incorporated. The clients have contributed throughout the design process.

A vacant site can often present various opportunities for the design and siting of a building, but in this case, the principal constraints relate to the tapering nature of the site, which combined with the need for a building of a certain area, but as narrow as feasible, dictates the building's position on the site.

Design

The proposed building has a footprint of 2871 sqm, set in a site of total area 0.98ha. The layout of the building is straightforward, with a large operational area (2480 sqm) and adjacent offices over two floors (total 607 sqm). The offices are arranged around a central core of WCs, stairs and lift, with a full height reception area at the front. Parking is split into dedicated areas for disabled drivers, visitors, commercial vehicles, office staff, and operational staff. The large hard standing area to the north and the gated entrance set back from the road enable the site to be used by any vehicle in future.

The scale of the building is dictated by the floor space requirements of the future tenant.

The proposals for landscaping are modest, in keeping with neighbouring properties. Screen planting is proposed along the northern and western boundaries to reduce the site's impact on the neighbouring properties.

The appearance of the building is typical of business park designs, with concessions made to the the local landscape by the inclusion of a low-pitch hipped roof. The external walls will be in Goosewing Grey profiled sheet steel, with the office portion of the building highlighted by the use of horizontal profiles in contrasting Merlin Grey. Windows and doors will be steel, coloured to match the walls.

Access

The site is provided with 62 car parking spaces (including 3 disabled) and 4 commercial vehicle spaces, in line with the requirements for Light Industrial usage. Some employees will not be car owners and will instead make use of the good public transport connections available less than 250m away on both Tunstall Road and Brown Lees Road, with buses direct to Hanley, Tunstall, Newcastle, etc. Additionally, eight cycle parking spaces are included. Usage by heavy vehicles is not anticipated to be significant, so traffic arising from the scheme therefore will be manageable.

The inclusion in the design of a ground floor disabled WC, accessible from outside over level thresholds, will provide convenient access to toilet facilities for all users of the offices. A lift is provided to connect the ground and first floors, and three disabled parking places have been provided.

The local development plan has been taken into account, but there are no specific local policies to be accounted for.

The relevant Building Regulations, and other regulatory frameworks, have been considered in the design of emergency access and egress, and there are no specific emergency access arrangements to be accounted for.