Construction of Industrial Building and additional access
at Unit 11 Brooklands Way Leekbrook. ST13 7DT.

Application SMD/2017/0837

Design & Access Statement.

Design.
The proposal is to subdivide the existing yard to the west of Unit 11 and erect a 480 sq.m. portal framed building set at the rear of the site.
The building has a frontage of 312 m. with two vehicle access doors and a depth of 15m. The elevations have an eaves height of 7.1 metres giving internal space that meets current storage and manufacturing criteria.
The elevations comprise concrete panels to a height of 2m. above which is corrugated steel sheeting in keeping with the other buildings on site. The rear elevation will extend 3m below the existing ground level with concrete panels retaining the subsoil.
Natural light will be provided by translucent roof lights giving sufficient natural light for most day tome conditions.
The building is designed for subdivision into two units should market conditions dictate.

Access.
Vehicle access to the subdivide site will be made from an existing entrance from Brooklands Way however the application includes provision for a new access 16m to the east to provide an egress from the existing yard serving unit 11.
The roller shutter doors have a height of 6m to facilitate access for road transport with pedestrian access/ fire escape doors at each side elevation.
Access to all doors is direct from the concrete surfaced yard without any steps.

Daniel & Sons. 14/12/20107