

Unit 2, Silverdale Industrial Estate, Silverdale Road, UB3 3BL Design and Access Statement



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1 Introduction

- 1.1 The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2015 requires the submission of a Design & Access Statement alongside applications for planning permission and is intended to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

2 Assessment and physical context

- 2.1 The overall aim of this proposal is to undertake alterations to the building including overcladding the roof and replacing doors and windows.

3 Evaluation of the proposal

- 3.1 The works will broadly mirror the scale/appearance and design of the existing unit but will result in a visual enhancement through the high quality materials use in the alterations.
- 3.2 The unit will have improved the thermal properties.

4 Building Design

- 4.1 **Amount of floorspace** – No additional floorspace is being created.
- 4.2 **Layout** - The internal layout of the premises will remain the same.
- 4.3 **Appearance** – The proposed alterations to the buildings will improve the appearance of the building and increase its lifespan.

5 Accessibility

- 5.1 The access arrangements will not be altered.

6 Sustainability

- 6.1 The new roof and windows will improve the EPC of the premises.

7 Summary and Conclusions

- 7.1 The proposed internal and external alterations are all being carried out to improve the overall aesthetic of the building together with providing an increased lifespan.
- 7.2 It is considered that the proposals are acceptable, accord with planning policy at all levels and planning permission should be granted.

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