

UNIT 5, CAXTON TRADING ESTATE

**DESIGN AND ACCESS STATEMENT SUBMITTED FOR CHANGE OF USE
APPLICATION DATED 24 JANUARY 2014 FOR UNIT 5, CAXTON TRADING
ESTATE**

**PREPARED FOR
NORTHCREEK ESTATES HAYES LIMITED**

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Design and Access Statement

Introduction

This statement has been prepared to accompany the application for a change of use of Unit 5, Caxton Trading Estate and involves internal and external alterations to provide up to 14 smaller industrial units. The building itself is unlisted building and is not situated within a conservation area.

These alterations include:

- Removal of internal first floor mezzanine
- Re-roofing the existing unit with the installation of new roof lights
- External cladding of the existing warehouse building
- Installation of electric roller shutters
- Installation of wall mounted lights

Design and Access Statement

The Town and Country Planning (Development Management Procedure) Order 2010 requires that applications for planning permission and listed building consent are accompanied by a design and access statement, providing the design principles and concepts that have been applied to the development and setting out how issues relating to access to the development have been dealt with.

The Town and Country Planning (Development Management Procedure) Order 2010 requires that the statement covers the following aspects of the development:

- i. Amount;
- ii. Layout;
- iii. Scale;
- iv. Landscaping; and
- v. Appearance.

Use

This application is seeking a change of use and subdivision of the existing industrial warehouse (Class B8) to create up to 14 industrial units for use Class B1 (C) and Class B8 with associated works.

Amount

The proposals involve the subdivision of the existing industrial warehouse. No extension is proposed.

Re-roofing the existing unit with the installation of new roof lights

Following a survey of the existing roof it is in poor condition and therefore needs to be replaced. No extension to the property is proposed and therefore the roof will be replaced on a like-for-like basis.

External cladding of the existing warehouse building

The external cladding proposed reflects the norm for industrial buildings.

Installation of electric roller shutters

The number of electric roller shutters reflects the number of proposed of units which is currently 14.

Installation of wall mounted lights

There are 14 wall mounted lights proposed above the proposed electric shutters. There will be one light associated with each proposed unit.

Layout

Installation of 14 roller shutters

The roller shutters are positioned along all four facades of the existing building and will provide access to the units.

Installation of wall mounted lights

There are 14 wall mounted lights proposed above the proposed electric shutters. There will be one light associated with each proposed unit.

Removal of internal mezzanine

The existing internal mezzanine will be removed to allow for the change of use for up to 14 units.

Scale

Installation of 14 roller shutters

The specification of the roller shutters has been submitted with the application and is considered to be appropriate to the size of the units proposed proportionate to the façade, and reflective of an industrial estate.

Re-roofing the existing building

The roof will be replaced on a like-for- like basis, with rooflights serving the internal areas of the units.

External cladding

The proposed cladding will enhance the appearance of the existing unit and provide a more modern external appearance.

Appearance

Installation of 14 roller shutters

The roller shutter specification has been submitted with the application.

Re-roofing the existing building

The roof will be replaced on a like-for- like basis, with rooflights serving the internal areas of the units. The proposed roof is Kingspan KS 1000 RW composite roof panels in single lengths which will be placed from the ridge to the eaves. In addition, there will be polycarbonate roof lights.

External cladding

The external cladding will be 0.55mm thick 32/1000 profiled and plastisol coated.

Landscape

The proposals include the positioning of bollards around the periphery of the site which are a height of 0.9m. The specification is included with the application, with their positioning highlighted within the supporting drawing package.

Access

Access to the site will be via the existing private road.