

DESIGN AND ACCESS STATEMENT

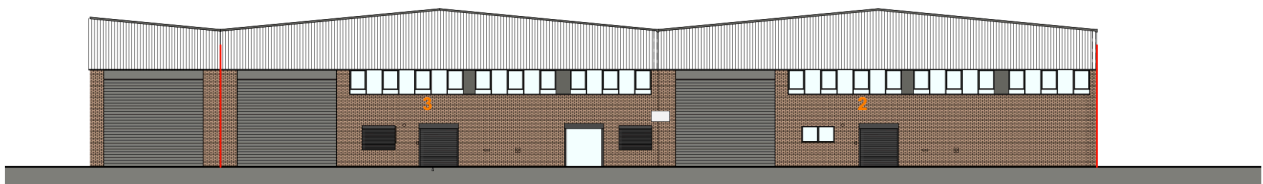
1. INTRODUCTION

This Design and Access Statement accompanies a full planning application for a canopy structure at KCS Cash & Carry, Unit 2 & 3 Silverdale Industrial Estate.

2. SITE CONTEX

The site forms part of a Strategic Industrial Location comprising warehouse units with associated servicing yards.

The building is constructed in brick and profiled metal cladding (see Existing Elevations 2608 PL1/06



1 Existing Front Elevation(South)
Scale: 1:100

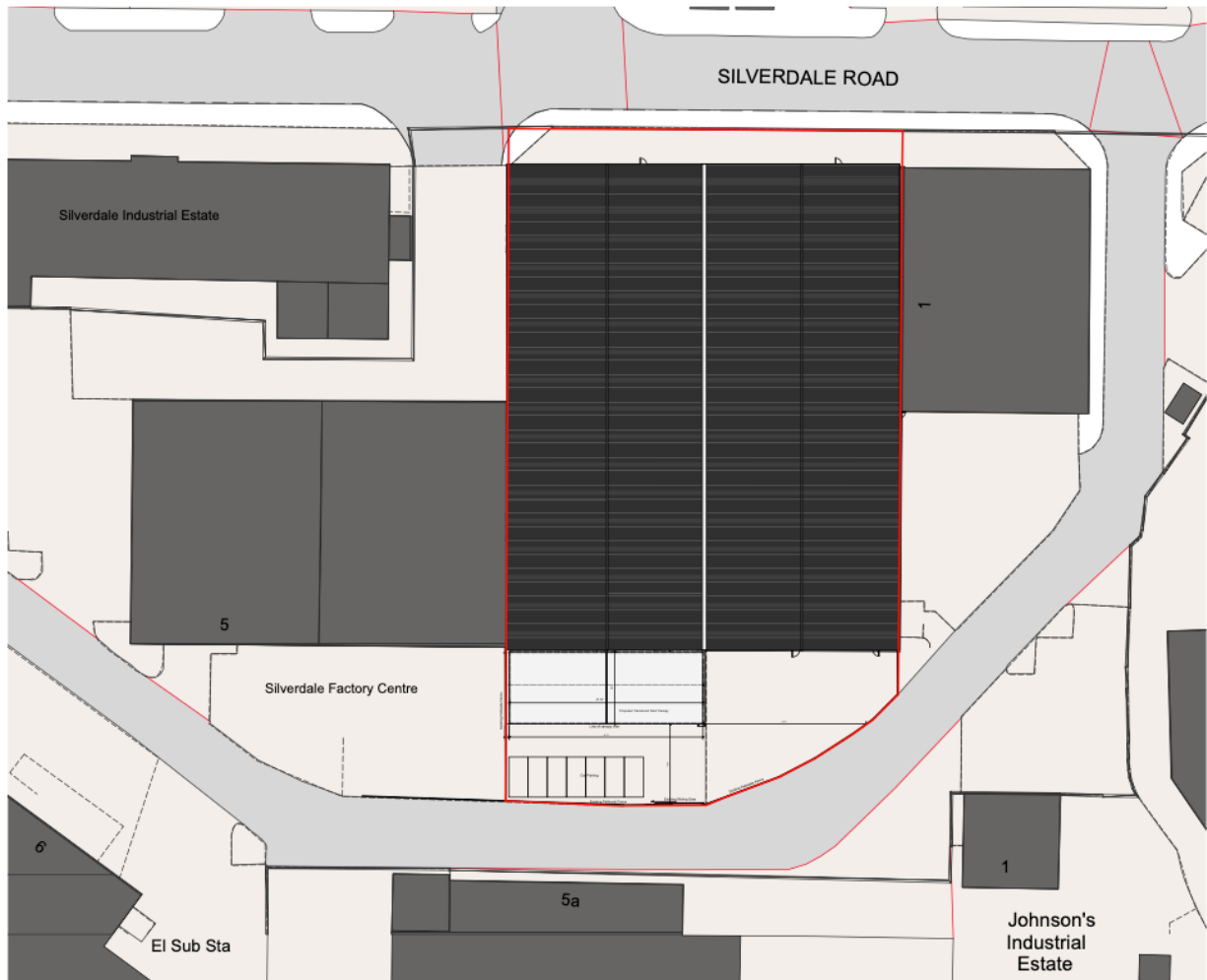
3. DESIGN PRINCIPLES

3.1 Amount

No additional floorspace is created.
The canopy is ancillary and open-sided.

3.2 Layout

The canopy aligns with the frontage and sits within the existing forecourt (see Proposed Block Plan 2608 PL1/03



1 Proposed Block Plan
Scale: 1:250

3.3 Scale

The structure is subordinate to the main building and remains below the existing roof ridge (see Proposed Elevations 2608 PL1/08)



1 Proposed Front Elevation(South)
Scale: 1:100

3.4 Appearance

- Steel frame
- Translucent roof covering
- Profiled metal cladding to match building
- Open front elevation

The industrial aesthetic is maintained.



4. ACCESS

4.1 Vehicular Access

No change to existing access arrangements.

4.2 Servicing

Existing loading arrangements remain.

4.3 Inclusive Access

The proposal improves accessibility by providing sheltered access for customers and staff.

5. SUSTAINABILITY

The canopy:

- Protects goods from weather damage
- Reduces waste
- Extends service life of building frontage
- Uses lightweight construction

6. CONCLUSION

The proposal is a proportionate, policy-compliant improvement to an established industrial unit within SIL designation.

It:

- Enhances operational efficiency
- Improves customer safety
- Preserves character
- Has no adverse impacts

Planning permission is respectfully sought.