

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

For

**Proposed Development of Two Mixed Use Workshop/Storage Units
(Class B2/B8)**

at

**Land off Percliffe Way,
Philips Road,
Blackburn,
BB1 5PF**



1.0 Introduction

This Design and Access Statement has been prepared to accompany a Planning Application for a new Industrial Development comprising a terrace of two mixed use Workshop/Storage Units, (Planning Use Class B2 and B8) together with associated access and parking areas, to the land off Percliffe Way, Blackburn. The larger of the two unit will also include a small number of low occupancy offices.

Reference should be made to drawings that are accompanied with the Planning Application.

2.0 The Site

The proposed development site is located within an existing and well established industrial area, sited close to the centre of Blackburn. The site is accessed from Percliffe Way, and onto the existing, private, one-way road system that serves the other units on the site.

The existing site is predominantly used by Percliffe Plant hire, for the storage of construction waste (soil and masonry debris), to be screened and recycled back within the construction industry. The other buildings on site are largely tenanted, with a small number privately owned.

Good transport and connection links serve the site, with Junction 6 of the M65 motorway and Blackburn Train station both within a mile. A regular bus service also stops close by.

3.0 Planning History

The site has been the subject of a previous Planning Approval:

- 14/11/2013 – Use of site as a waste transfer station.

The proposal was granted consent and the use has been implemented, which is still in full use.

4.0 Proposal

The proposal is to provide a single detached building comprising of two self-contained workshop/storage units. The units will be independent from Percliffe Plant hire's existing industrial operation and the existing industrial units within the blue edge of the location plan.

Car parking provisions have been provided to serve each unit, located to the front of the building adjacent the one-way road. A small yard area is also provided to each unit, for the loading / unloading, and storage of any materials, so to prevent obstruction of the private access road.

5.0 Design

The proposed building is a standalone facility, but will draw from the materials used on the existing industrial buildings within the site, to match the appearance.

Use and Amount

The new development utilises undeveloped space to the land off Percliffe Way, Blackburn.

The proposal is for one new detached building, with a total internal ground floor area of 754m². The building will comprise of two new Workshop/Storage units, accommodating equal Warehouse/Storage space with toilet accommodation. The right-hand side unit, "Unit D2" will also include a small number of low occupancy offices to the ground and first floor.

The new building will have an overall length of approximately 42.6m x 18.6m wide, with an eaves height of 6.3m and a ridge height set at 7.66m.

Layout & Access

It is considered that the siting and scale of the building responds appropriately with the location and space required. The layout and siting of the building is consistent with that of the existing units on the site, enabling the use of the existing private, one-way access road.

Due regard has been given to access, manoeuvring, and parking of vehicles.

Appearance

The proposed building will be formed from a steel portal frame, clad with profiled steel to the roof, with masonry and cladding to the walls. Openings to be provided for vehicular and personnel entry, along with windows to the gable elevation. The accompanying drawings that form part of the planning application highlight the proposed design.

Roof coverings are to be profiled steel cladding, Goosewing Grey in colour to match the existing units. Rooflights to be included to each bay of the steel portal, profile to match steel sheets with translucent finish.

Walls are two-part: Masonry cavity walls will be formed from external ground level up to approximately 3.0m high, consisting of buff facing brickwork by Hanson, extending. Wall cladding will then extend up to eaves/ ridge height, formed in profiled steel cladding, in alternating colours of Merlin Grey and Goosewing Grey. All perimeter cladding and trims to be blue. All colours and styles to match existing units.

Vehicular entry provided via a large roller shutter door to each unit, with galvanised shutters.

White uPVC windows are to be provided to "Unit D2", with double glazed units. All personnel doors are to be plywood faced, painted black. To all ground floor windows and doors, in the interest of security, galvanised roller shutters will be provided.

Externally, hardstanding to be provided to match existing. Concrete vehicular parking and yard areas, with pedestrian pathway to the perimeter of the building.

6.0 CONCLUSION

This statement has been prepared to accompany a Planning Application for the erection of two industrial units (B2 & B8), located to the undeveloped land off Percliffe Way, Blackburn.

The proposed building has been designed and is to be constructed in materials to be sympathetic to those of the surrounding area and has been positioned appropriately to make best sensible use of the site. The development would sustain a number of jobs through the construction phase, followed by employment opportunities when the units are completed.