

GMS/MW/02/35189

7 November 2013

**Planning Statement**

**E V Waddington Ltd**

**Shortwood 2 – Buildings 1 & 2**

This statement is to be read in conjunction with Eastwood and Partners drawings 35189/011A, 012A, 013A & 014A.

The proposed buildings are a speculative development, each capable of being let as a whole or sub-divided and let individually. The overall building footprint areas are 2300m<sup>2</sup> and 1600m<sup>2</sup>, each with associated external works, hardstandings, landscaping and a shared substation. The floor area of Office/Amenity use which is ancillary to the main usages of the individual units is a potential maximum of 1000m<sup>2</sup> provided by two storey accommodation if necessary, depending upon the prospective tenants requirements.

Construction is currently underway of approved developments on the adjacent Shortwood 1 site. The proposed buildings will be similar in size and appearance.

The building construction will comprise typical portal frame lightweight metal clad construction and a ground bearing slab. Any Offices/Amenities that are required will be constructed using load bearing walls supporting timber floors.

The development will be designed to achieve a BREEAM very good rating, using good quality and energy efficient materials.

Traffic generation is not expected to be significant during peak flow periods so there is not an implication for the local highway network.

Extensive landscaping will be provided to enhance the development environment.

HGV vehicles are accommodated within the Service Yard, allowing all necessary turning manoeuvres within the site boundary

72 Car parking spaces will be provided for staff and visitors, including 7 disabled spaces. These are indicated adjacent to the potential individual Office locations.

Covered areas for bicycles and motorcycles will also be provided.

Shower and drying facilities will be provided for staff.