



ARCHITECTS

DESIGN AND ACCESS REPORT

Unit 10, Darton Business Park

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1. Introduction

- 1.1. This statement has been prepared in support of the full planning application for the demolition and rebuild of Unit 10 at Darton Business Park.
- 1.2. The proposal is to rebuild the existing unit and increase the height to match the existing high loading bay.
- 1.3. This report addresses context; use; amount; layout; scale; landscaping; appearance; and access.

2. Design and Access

2.1. Context

- 2.1.1. The site sits amongst approximately 42 hectares of land predominantly occupied by Warehouse and Storage buildings.
- 2.1.2. Unit 10 is the end part of a terrace of units in the retail/commercial park.

2.2. Use

- 2.2.1. The application proposes no change of use.
- 2.2.2. The current use class is B1/B2 and will remain.

2.3. Amount

- 2.3.1. The proposed development is for the demolition and rebuild of Unit 10.
- 2.3.2. There will be no change to the existing floor area.
- 2.3.3. The rebuilt unit proposes to increase the height of Unit 10 to match the existing loading bay adjacent the proposed unit.

2.4. Layout

- 2.4.1. The internal layout will be reconfigured to be an open plan space with the removal of timber stud walls.
- 2.4.2. The existing toilet block will remain.

2.5. Access

- 2.5.1. The application proposes no changes to the existing access and fire exits.

2.6. Scale

- 2.6.1. The proposed increase in volume will not exceed the existing height of the adjacent loading bay.
- 2.6.2. The proposed massing will remain in keeping with the existing context.

2.7. Landscaping

- 2.7.1. The application proposes no changes to the existing landscaping.

2.8. Appearance

- 2.8.1. The materials of the proposed rebuilt unit will match those of the existing as far as possible: corrugated profile composite metal cladding, colour to match existing; brickwork to match existing; and standing seam metal roof.

2.9. Boundary Treatments

- 2.9.1. The application proposes no changes to the existing boundary treatments.

3. Conclusion

- 3.1. The Applicants seek approval for the demolition and rebuild of Unit 10, Darton Business Park.
- 3.2. The proposal complies with local planning guidance in respect of Use; Amount of development; Layout; Scale; Landscaping; Appearance; and Access and as such we ask the local Planning Authority to assess the application and offer its support for the proposal.