DEVELOPMENT SERVICES
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DESIGN AND ACCESS STATEMENT

PROPOSED RETENTION OF STORAGE CONTAINERS AND ERECTION OF 2 WORKSHOP/STORES AND A TOILET BLOCK FOR MR. W. DAWSON

THE YARD, REAR OF 7 NAILSTONE ROAD, BARTON IN THE BEANS, LEICESTERSHIRE

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1. Introduction

1.1 This Statement is submitted in support of a Planning Application for the retention of 5 storage containers, the erection of 2 Compton buildings to be used as storage and or as B1 workshops, and for the erection of a toilet block.

1.2 The site extends to 0.15 ha and occupies a backland site to the north and rear of 5, 7, and 7A Nailstone Road, Barton in the Bens (see Location Plan on Drawing 3866 – loc).

1.3 Access to the site is obtained via a drive between 7A and 7B Nailstone Road. There are residential properties around the site fronting Nailstone Road to the south and Odstone Road to the west. To the northeast and east are open fields.

2. History of the Site

2.1 The site gained Planning Consent in 1953 for a builders yard (Ref. 3919/1953 – Market Bosworth RDC).

2.2 In 1984 planning consent was granted for a block of 3 garages/workshops/stores (190 m^2). The foundations were built (Ref. 84/052/A/4). This consent has been renewed on several occasions, the last time being in 1995 (95/00896/FUL). The Borough Council concedes that a start has been made.

2.3 In 2003, the builder (the owner, Mr. W. Dawson) ceased using the yard, having retired. Since then, the yard has been used for a variety of low-key B1 and B8 Storage uses.

2.4 More recently 5 containers have been placed on the site. These are used for storage and have been painted dark green to blend in with their surroundings. (see Site Plan 3866 – loc.).

3. The Proposal

3.1 This planning application is to regularise the placing and storage use of these containers and also for the erection of 2 Compton buildings in the northeast corner of the yard, where the previously approved (but unbuilt) workshop/garage/store was located. (see Site Plan 3866 – loc.).

3.2 Since the builders yard use ceased, the owner (applicant) has been regularly approached by small-scale local businesses to make low-key use of the site.

3.3 One of the proposed Compton buildings is intended to be used by a packaging firm engaged in assembling hand held blister pack machines. The other building would be used by a local carpenter as a workshop.

3.4 The existing mix of run down timber and corrugated sheet buildings along the eastern boundary of the yard would be demolished to make way for the 2 Compton buildings and the proposed toilet block.

3.5 The 1.8 – 1.9m high concrete and timber panel fencing around the site would remain.

3.6 The existing access 4m wide hardcore access would continue to serve the site. This has in excess of 2.4m x 90m visibility to the east and west along Nailstone Road as the applicant controls Nos. 7, 7A, 7B, and 7C Nailstone Road and ensures that the front hedges are regularly trimmed.

3.7 The alignment of the access ensures that drivers can wait for approaching vehicles off the highway at both the southern and northern ends.

3.8 Within the site, the yard is covered in hardcore, providing ample parking in front of the units and containers.

3.9 In response to Question 11 on the application form, the existing and proposed parking is estimated at 15 spaces, suitable for small (Transit/Escort) vans and cars. These can enter and leave the site in a forward gear.

3.10 The site currently contains a mix of Nissen huts and steel containers.

3.11 The Nissen huts are painted black with dark green doors. The containers are painted entirely dark green.

3.12 The new Compton buildings would be located at the top of the yard, facing south down the access. The run down buildings along the eastern boundary and also in full view of the access would be demolished. The proposals would, therefore, significantly improve the visual appearance of the site, albeit that it is low key and non intrusive.

3.13 The plan and elevations of the 3 proposed buildings are shown on drawing 3866–1. These show 2 Compton buildings measuring 7.36m x 6.4m and 2.9m to the ridge. The buildings are prefabricated with red brick effect panels to the walls, cedar gable ends and a pitched roof with cement fibre corrugated roof sheets. The doors would be steel.

3.14 The toilet block would be of a similar style Compton building measuring 3.3m x 2.6m x 2.6m and 2.65m to the ridge.

3.15 The building has prefabricated concrete blockwork walls and a pitched roof in corrugated cement fibre roof sheets. The doors and door frames would be in softwood.

3.16 The boundary fences would remain as existing. These screen the site from the neighbouring properties.

3.17 The mature Oak and Ash trees at the entrance to the site would remain.

3.18 In answer to Question 19 on the Application Form, we have calculated the existing floor area of the Nissen huts, storage buildings and containers to be about 400 m^2. 120 m^2 is used by a local builder and carpenter, the rest for storage of classic cars (280 $m^{2)}$. There is the equivalent of 2 part time jobs on site.

3.19 In respect of the proposals, 90 m^2 of dilapidated buildings along the eastern boundary would be removed to be replaced by one Compton building (47.5 m^2) to be used for the assembly of hand held blister pack machines and one to be used as a carpenters workshop and store (47.5 m^2). This would give 167.5 m^2 of light industrial (B1) use and 237.5 m^2 of storage (B8) use; 405 m^2 in total.

3.19 The blister pack company would employ 2 full time and 1 part time people and the carpenter 1 full time person, in total equivalent to 3 full time and 3 part time employees.

3.20 The very low level of activity on the site would, therefore continue.