Design & Access Statement

Land At
Willow Park Industrial Estate.
Upton Road, Stoke Golding.

January 2009

The site lies on the eastern fringes of Stoke Golding, to the North of Upton Lane within an existing industrial estate. Historically the area was rail yards and sidings. The area has been developed over the last 30 years has been used as light industry, storage and manufacturing.

There are a variety of current uses within the existing industrial estate, ranging from small manufacturing and mechanical companies occupying blocks of small industrial units & temporary buildings constructed approximately 20 years ago, along with various containers and larger agricultural/industrial units being used for other storage and industrial uses.

Beyond the existing industrial estate lies open agricultural land to the East & North. A canal and basin stretch along the Western boundary protected from view by mature hedges and trees. The Southern boundary meets Upton Lane.

The proposed industrial unit involves the demolition of several older prefabricated units and also the clearance of many old shipping containers. The redevelopment of the land in question and the construction of the unit will undoubtedly improve the appearance of the industrial estate a view shared with the local Planning Dept.



The scale and proportion of the proposed building are in keeping with those surrounding, the overall height and footprint are similar to existing railway buildings and industrial units. The proposed building will be wrapped in proprietary cladding of a colour to be approved by the Local Authority. The external openings will mainly be white UPVC along with glazing, pre-finished sectional roller shutter doors are also proposed, the colour is again to be approved.

DEVELOPMENT
SERVICES

- 8 JAN 2009

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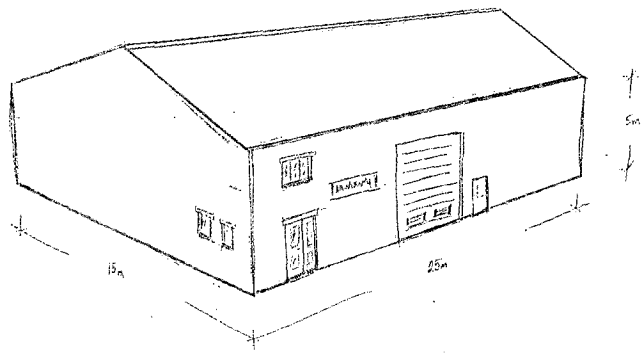

The areas to the front and side of the building will be mainly hard-landscaped for parking and vehicle manoeuvring with some areas laid to turf and soft landscaped. To the east of the land there is an existing ditch. The proposed building will be positioned at least 2m away from the ditch for future maintenance to be carried out.

An Ecological Survey of the area and exisiting buildings has been carried out, no evidence of any protected species have been found in the area, furthermore the development will not affect any surrounding areas that may be used as wildlife habitat.

The perimeter of the land subject to planning will be demarked with a 2000mm galvanised vertical pale security fence with double entrance gates to match. It is proposed that the development will also include a small outside seating area for the use of staff for lunch and breaks.

The land is being purchased and developed by a company specialising in the servicing and manufacture of wash facilities for the transport sector. They have for over 10 years occupied several other premises on the estate.



The existing industrial estate accesses and spine road etc. are currently serving the estate successfully. The proposed premises constitute no more than a reshuffle of existing facilites, it is envisaged therefore that the traffic flow and use will remain unaffected.

The proposed unit will be accessed on a day to day basis by the Company's small fleet of transit type vans. From time to time deliveries and despatches will involve larger vehicles, this will again not affect traffic flow given that these already access the site and the companies. Accessibility has previously been discussed with the Highways Dept and considered satisfactory.