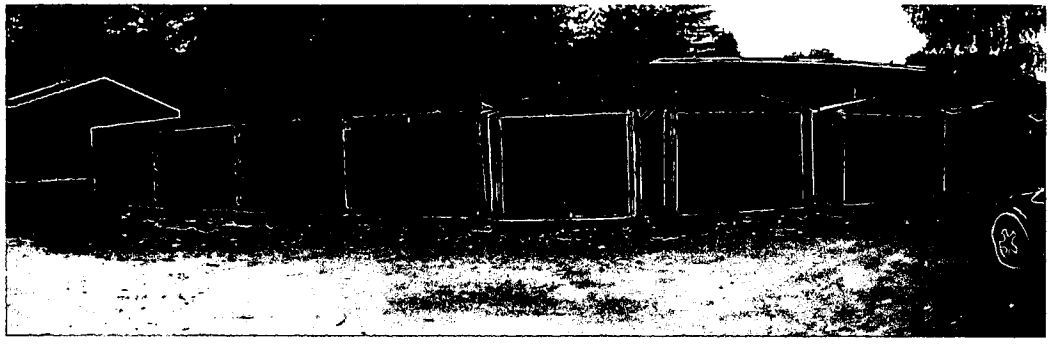
NEW FACTORY UNIT at SAPCOTE ROAD INDUSTRIAL ESTATE
DESIGN & ACCESS STATEMENT

1. This proposal is to construct a new small factory on the existing Sapcote Road Industrial Estate in Burbage.

2. Apart from the relatively large former engineering works on the frontage, this long established small industrial estate has a central unadopted access road serving small units on either side. Over recent years certain sites have been redeveloped to provide better facilities and various other units have been given a face-lift.

3. The site is identified in category B of Local Plan Policy EMP 1. It is also identified as site EL19 in the recently published Site Allocations Consultation Report, where it is recommended that the site retain that status with 100% employment use.

4. The only exception to employment use within the estate is a line of 9 garages close to the middle of it. These are in a generally poor and run down condition and few are in use. This proposal relates to the terrace of 4 garages at the southern end of the group, immediately adjacent to one of the existing factories that has been given a facelift.



The existing garage site

5. The site measures approximately 22.0m x 11.0m. There is a bank behind it, occupied by a number of self-seeded trees and shrubs. The site is well screened from the development along Hinckley Road.



The proposal relates to the terrace of 4 garages



Facing materials will match those of the adjacent factory

6. The proposal is to construct a small factory of 129.5m²(1395ft²) set back slightly from its neighbour to the south. It will be 4.60m high at the ridge, with external materials to match the adjoining factory in the same ownership.

7. Three off street parking spaces are available at the front of the unit in line with appropriate highway authority requirements.

8. All internal access arrangements will satisfy all relevant legislation and regulations.

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