SAVAGE HAYWARD
ARCHITECTS

Proposed industrial units
plot 8, 9 & 10
former EMEB site
off Nutts Lane
Hinckley

A R Cartwright Ltd

Design & Access Statement

August 2008
02/100

1 Introduction

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1.01 Savage Hayward Architects have prepared this Design & Access Statement in support of the Planning Application by A R Cartwright Ltd for the erection of three industrial units at the site of the former EMEB site off Nutts Lane, Hinckley

1.02 This Statement is prepared with reference to:-

DCLG Circular 01/2006
CABE: Design & Access Statements
Hinckley & Bosworth Local Plan 2001
Disability Discrimination Act 1995
Building Regulations Approved Documents

1.03 This application is a progression of the Outline Consent granted 5th July, ref:04/01316/OUT. As a consequence this statement does not consider the wider contextual issues which have already been addressed.



aerial view

2 Contextual Analysis

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Site And Location

2.01 The site is part of a 7 acre industrial development site with approval for B2 and B8 principle uses and B1 ancillary to the main use.

2.02 The overall site arrangement and general road layout has been established with the original Outline Consent referred to in the introduction.

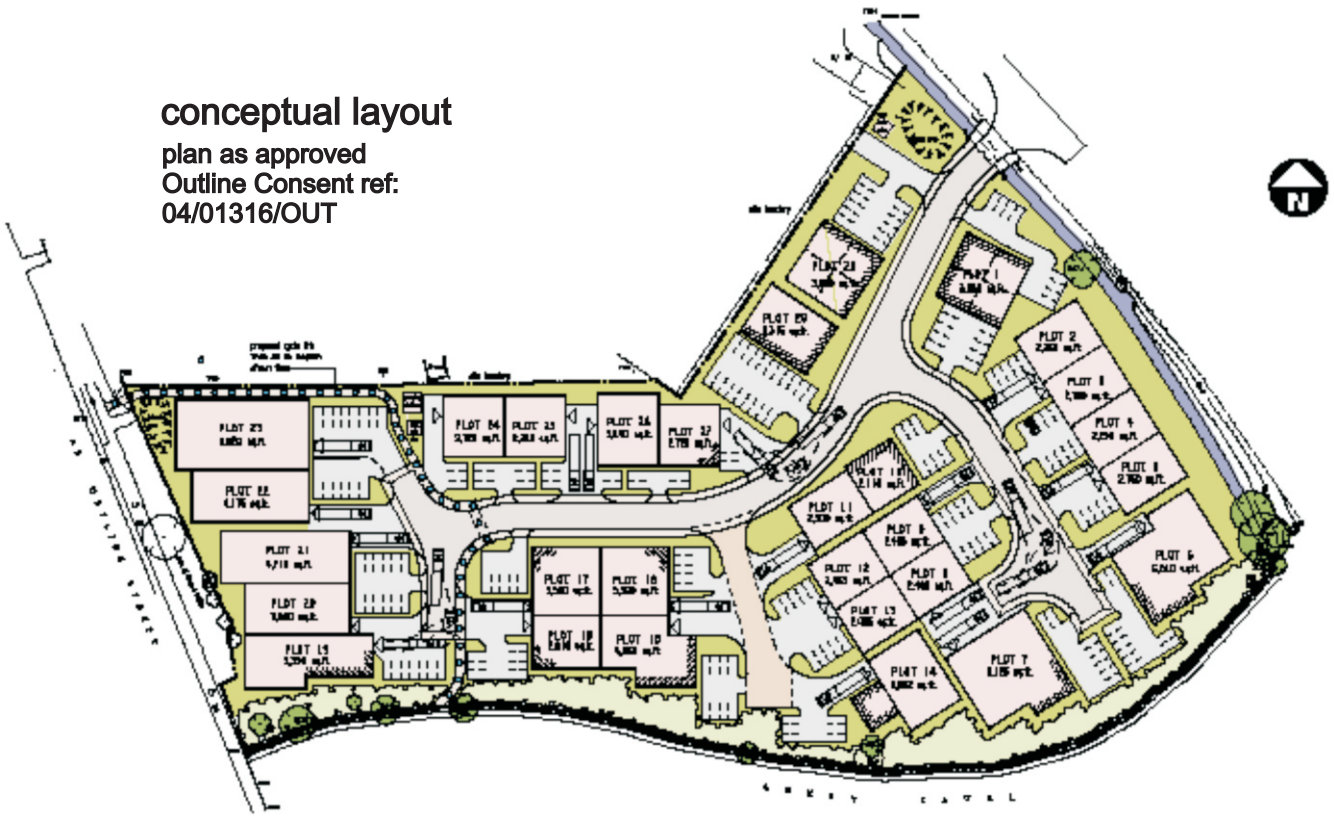
2.03 The first cul-de-sac on the site includes plots 1 - 10 and units 2 - 6 inclusive have now been constructed and detailed planning permission has been obtained for unit 1.

Topography

2.04 The general topography of the site and area immediately surrounding is flat.

Communications

2.05 The first phase of the estate's road system is complete providing access to these plots. Direct access is therefore available to the A5 and Coventry Road via Nutts Lane.



2a site photographs

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view 1
from site entrance
corner of unit 2 on the left with the line
of trees defining the canal boundary





view 2
up the new cul-de-sac with units 2 - 6





view 3
part front elevation of unit 6 showing
quality of materials used

3 Design Principles

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The Building

3.01 The scale and mass of the building is governed by its function which is storage and/or light industrial with ancillary office accommodation.

3.02 The proposal to incorporate 3 separate units in a single block provides flexibility where any combination of units can be considered to provide fewer larger units if demand dictates.

3.03 The main office accommodation is suggested at the end of the block. This enables a more interesting elevational treatment to the part of the building which is the focal point when entering the development.

3.04 The two main elevations are broken up with office windows and entrances and service doors. It is therefore appropriate to use brickwork as the primary material for the relatively smaller areas of solid wall. This will add to the variety and interest in the units as the overall development evolves.

3.05 Simple functional cladding is proposed for the other elevations which will be concealed by future buildings as indicated in the overall concept plan.

Servicing

3.06 The main service areas are directly accessed from the new road keeping the areas to a functional minimum.

3.07 Car parking is in accordance with current standards.

Landscaping

3.08 The service and parking areas have been designed to incorporate soft landscaping which will break up the hard paved areas.

3.09 A detailed landscaping scheme will be reserved for future approval.

4 Access

The Access Statement relates only to “access to the development” and does not extend to internal aspects of individual buildings. Internal access is covered by Part M of the building regulations and will be dealt with at that point in the development of the proposals.

Access To Site

4.01 All users will have equal and convenient access to the site by means of a comprehensive network of roads and footpaths.

4.02 Access to the proposed development is via a new vehicular and pedestrian access off Nutts Lane. This will be adopted and maintained by the Highway Authority.

4.03 Additional access for pedestrians and cyclists will also be provided directly onto the A5 and canal towpath.

Access Within The Site Area

4.04 Access up to and within the building will be in full compliance with the Approved Document Part M, Access to and Use of Buildings, 2004 Edition. The areas that will be designed in line with Part M are:

1. The approach to the building.
2. Access into the building
3. Entrance doors, corridors, passageways, and internal doors within the entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the building.
6. WC provisions in the entrance storey of a building

4.05 The buildings will be designed to ensure the Fire Safety of all occupants. This will include maximum distances the fire tender vehicle shall be located from the proposed new building in line with the Approved Document; Part B.

4.06 The proposed parking and access layout has been designed to compliment the development and is in accordance with Local Authority Planning Guidance.

4.07 A suitable external lighting system will be implimented to ensure safe movement for all pedestrians and vehicles using the site.