Abbey Metal Finishing Co. Ltd.

Design and Access Statement

Application Ref: 11/00304/FUL

Dodwells Bridge Industrial Estate, Dodwells Road,
Hinckley, Leics, LE10 3BZ

Industrial premises refurbishment

August 2011

Contacts

Produced on behalf of

Abbey Metal Finishing Co. Ltd.

by

Davis Langdon
Colmore Plaza, Colmore Circus Queensway,
Birmingham, B4 6AT
Tel: 0121 710 1100
Email: christopher.coleman@davislangdon.com

Contents

- Introduction 4
- Summary of Proposal 6
- Assessment of Context 12
- Involvement 13
- Elevation 13
- Access 14

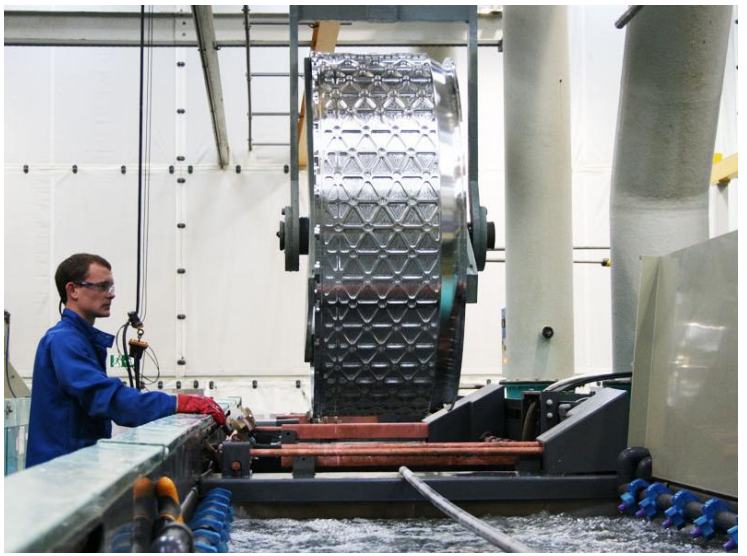
1.0 Introduction



- This Design and Access Statement, is submitted on behalf of Abbey Metal Finishing Co. Ltd, hereinafter referred to as AMFin as a wholly owned subsidiary of Camellia plc, in support of a detailed planning application for the refurbishment and extension of an existing industrial unit at Dodwells Bridge Industrial Estate, Dodwells Road, Hinckley. The Proposals comprise alterations to the existing premises, including installation of external plant, environmental protection to the rear boundary and new company signage.

- AMFin are relocating to the premises following fire damage to their previous property and have undertaken extensive works to the internal of the property to re-mobilise their operational activities following acquisition of the property in March 2011.

- This statement is submitted in accordance with the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and DCLG Circular 01/2006. This statement illustrates the process that has led to the development proposals, and explains and justifies the proposal in a structured way. The statement shows how AMFin are committed to achieving good design and ensure accessibility.



- This Design and Access Statement is one element of the planning application package and should be read in conjunction with information already submitted, as listed below, and referred to in the subsequent text.

  In support of this application the following documentation is to be read in conjunction with this Design and Access Statement:

- Forms
- Planning Application Fee
- Application drawings comprising:
  - Location and Site Plans
  - Site Survey Drawings
  - Existing Floor Plans and Elevations
  - Proposed Floor Plans and Elevations
- Supplementary Statements:
  - Design and Access Statement
  - Flood Risk Assessment

2.0 Summary of Proposal



Location

- The unit forms part of the Dodwells Bridge Industrial Estate, situated off the A5 approximately 2km from the centre of Hinckley (north east) and 3 km from Nuneaton (south west). Primary motorway access is via the M69, which provides excellent transport links to both the M1 and M6.

- The site is accessible from Dodwells Road at the north, with a one way system in operation for both visitors / staff and goods vehicles, with the exit to the south of the site. The property is bounded by Dodwells Road to the west, neighbouring premises to the north and south respectively and by the Harrow Brook to the east. With the exception of the west elevation, which is essentially open, all parts of the property are provided with palisade fencing and gates for security.



Location Continued

- The building comprises approximately 60,000 sq ft of warehouse floor space arranged over ground level between the two warehouse areas. Office accommodation is provided along the west elevation providing an additional 5,000 sq ft of useable space. The first section of the warehouse was constructed in 1986, with further development undertaken in 1991 and 1993, with no subsequent developments that we are aware of.

- Pedestrian and vehicular access is afforded at the north west corner of the site with parking available for approximately 50 cars. The property operates a one way system, primarily for goods and haulage vehicles to the rear yard. External areas are primarily formed with a combination of concrete hardstanding and tarmacadam, however, soft landscaping is present along the boundary with Dodwells Road.

Use (Existing)

- Based on the Town and Country Planning (Use Classes) Order 1987 (SI 1987/764) the site is currently use class B2 and B8 (General Industrial and Distribution). The premises was previously occupied by Siemens, for the storage and distribution of electrical components. It is understood the property was vacated early in 2011.

- The existing warehouse footprint is arranged over ground and mezzanine levels, with an open plan warehouse at ground level. The mezzanine is limited in size and occupies a small area of the larger southern warehouse area. Office areas are fitted out at both ground and first floor levels with basic office finishes.

- Toilet facilities are currently provided at both ground and first floor levels. A wheelchair accessible disabled W.C. is situated at ground level off the main reception area, whilst an ambulant disabled toilet is provided within the warehouse space. These both comply with guidance principles set out in BS8300:2009.

- The building currently has no passenger lift and as such no provision is made for wheelchair users or others not able to negotiate stairs to access first / mezzanine floor levels, however, a platform lift is provided off the main reception to provide access to the entire warehouse space. There are no facilities to mezzanine or first floor levels, which are not also provided to ground floor.

Use (Proposed)

- We propose to retain use class B2 (General Industrial) for the activities proposed for the site when occupied by AMFin. Our proposal will see the existing building footprint, structure and fabric retained, albeit refurbished and redecorated to bring back into a condition suitable for continued occupation, with approximately 35m^2 of floor space to be lost at mezzanine level.

- The existing warehouse footprint will be retained, albeit provided a new amenity block facility (note works proposed to commence September 2011). Office spaces will also be retained in full.

- The primary warehouse area will be used as a metal finishing shop, including the following processing applications:
  - Non destructive testing and etch inspection;
  - Anodising;
  - Electro-plating;
  - Bonding and assembly;
  - Plasma spraying; and
  - Painting and associated oven treatments.

- All equipment at the site is state of the art and has been installed to deliver metal finishing services to customers from a diverse range of industries including Aerospace, Defence, Medical, General and Specialist Engineering.



Environmental Impact

- Given the importance of the local environment and that of the working space for staff, the property is provided with processing plant that recycles process water, a fully enclosed solvent vapour degreasing facility and a modern extraction system. It is understood that following extensive consultation with the Environment Agency (EA) they are considering utilising the site as an exemplar of safe environmental practises for similar facilities in the country.

- One part of the application is for the construction of a cast in-situ concrete external tertiary bund wall, along the rear boundary. This is designed to ensure that hazardous substances used in the manufacturing processes at the plant do no discharge into the adjacent Harrow Brook, which is to be installed in addition to the cast-in situ bund containment wall internally. The wall has been designed by Peter Brett Associates in accordance with EA requirements.

- Furthermore, the manufacturing process has also necessitated the proposed installation of 3.no galvanised steel chimneys to a height of approximately 9m to ensure gases are deposited a suitable distance from operatives. This is again in accordance with EA requirements.

Rear Plant

No floor space is to be added as part of the works. Areas marked red on the previously issued Proposed Roof and Floor Plan (068306-01/004) and Proposed Elevations drawing (068306-01/002/revB) highlight the items of plant to be installed to the rear service yard.

The plant includes compressor housing, boiler house, scrubbers and associated extraction stacks, and chiller units. The full extent of mechanical and electrical equipment is shown annotated on the Proposed Roof and Floor Plan.

Signage

We propose the installation of the 3.no advertisements to various elevations. The positioning of signage is shown on the Proposed Elevations drawing (068306-01/002/revB).

Sizes of signs are detailed in the previously issued planning application form. We confirm that none of the signs will be lit and will incorporate the AMFin corporate logo of blue text on a white background.

Assessment of Context



Physical and Social

- The site is situated on a small industrial estate between Nuneaton and Hinckley. Primary access to the site is via the A5
- The only part of the buildings structure that is proposed to be altered is part of the existing warehouse mezzanine floor, which is being reduced in size to accommodate sections of internal plant and equipment within the main warehouse area.
- The site is surrounded by other industrial warehouses.

Involvement

Pre-Application Consultation

- Initial enquiries were made in March 2011 with Ebbony Mattley and Debbie Phillips. This centred on understanding the how to address the complexity of documents required to assist the application process.

Evaluation

Key Opportunities

- To facilitate a process of renewal and improvement of the building fabric within the site
- To create a well designed building
- To enable a safe and comfortable working environment

Access

Site Access

- Level pedestrian access is provided across Dodwells Road Industrial Estate.
- The car park is to the west of the building and dropped kerbs with the appropriate tactile paving and signage will be utilised, in addition to the existing ramped access to the main entrance doors.
- 4.no disabled parking spaces will be retained.
- Vehicular access is provided by the retained infrastructure.
- Internally, changes in floor levels will be transitioned by ramps and platform lifts.