

EDGEWORTH STREET CHARTERED SURVEYORS LIMITED

**UNIT 4
REDWOOD TRADE PARK
OLDBURY
WEST MIDLANDS
B66 1NJ**

**SUB DIVISION OF EXISTING 725 SQ. M B1, B2 & B8 UNIT TO FORM TWO 362.5 SQ. M B1, B2 & B8
UNITS**

DESIGN & ACCESS STATEMENT



For

**PLANNING AND BUILDING CONTROL
BIRMINGHAM COUNCIL**

**Ref: 20 – M9
Date: January 2021**

Introduction

Unit 4 Redwood Trade Park is located directly off the A457 in the area of Oldbury, West Midlands. The Unit forms part of a larger estate of similar properties all access via the private service roads.

Unit 4 currently comprises a 725 sq. m B1, B2 and B8 purpose built terraced warehouse being of steel portal frame, and enclosed in profiled metal roofs/rooflights, part profiled metal cladding and facing brickwork walls in stretcher bond, powder-coated aluminium windows and doors, powder-coated loading doors, and powder coated steel fire doors.

Policy Background

Sandwell Local Development Scheme 2020, Black Country Core Strategy.

Design Principles

The proposed works include minimal alterations of the external fabric to provide additional entrance, loading and fire door locations. All works will match in both material choice and colour to ensure a blended external appearance. Internally a dividing wall will be erected and additional welfare provision installed linked to the existing foul water drainage system. No alteration to the storm water system is proposed. All works will comply with all current statutory guides and standards.

Use

B1, B2 and B8.

Amount

Due to shifting market conditions the proposed works provide for the most practical option to improve the buildings marketability. This in turn, will improve the chance to secure a letting supporting future business growth, local employment and minimising the impact on the local landscape.

Layout

Refer to planning drawings.

Scale

The scale of the works is compatible in height, length and width of the existing site and buildings.

Landscaping

The proposed works to not present any alteration, loss and or gain to the existing landscaping.

Tree Survey

Not Applicable.

Biodiversity & Ecology

Not Applicable

Appearance

The works will match the material and colour choices of the existing estate.

Access

Level access is provided at all external access / egress points.

Vehicular & Pedestrian Access

It is not envisaged that the proposed works will impact on either vehicular or pedestrian traffic throughout the normal operational hours of use.

Designing out Crime

The site already benefits from CCTV provision with areas surrounding the building being controlled with sensor activated security lighting.

Mark John Downey MRICS
Chartered Building Surveyor

For and on behalf of
Edgeworth Street Surveyors Limited

January 2021