

8527 – Design & Access Statement

New Industrial Units

Eg(iii), B2 & B8 use classes

Crown Business Park

Old Dalby

Melton Mowbray



General Information

HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
Leicestershire
LE13 0PB

01664 563 288
info@hssparchitects.co.uk
www.hssparchitects.co.uk

Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

Issue Record

Revision	Date	By	Checked	Admin	Note
0	28 Feb 2022	BF	RC	SAM	First Issue

Contents

1.0 Introduction

1.1 Brief and aspirations

2.0 Site Assessment

2.1 Site location

2.2 Site description

2.3 Site context

2.4 Site history

2.5 Local character

3.0 Planning Policy

3.1 National planning policy framework

3.2 Local plan

3.3 Neighbourhood development plan

3.4 Application site planning history

4.0 Consultation

4.1 Design guidance

4.2 Professional consultation

4.3 Community involvement

4.4 Outline application

4.5 Pre application advice

5.0 Design Concept

5.1 Opportunities and constraints

5.2 Client brief

5.3 Proposed design strategy

6.0 Proposed Design

6.1 Use

6.2 Amount

6.3 Layout

6.4 Scale

6.5 Appearance

6.6 Masterplan

6.7 Site plan

6.8 Floor plans

6.9 Elevations

7.0 Access

7.1 Design and policy approach

7.2 Consultation

7.3 Vehicular access

7.4 Pedestrian access

7.5 Site and building entrances

7.6 Inclusive design

7.7 Public/private space

7.8 Emergency service access

7.9 Sustainable travel

The format and content of this statement has been based upon the guidance supplied by CABE in their publication “Design and access statements - How to write, read and use them”

1.0 Introduction

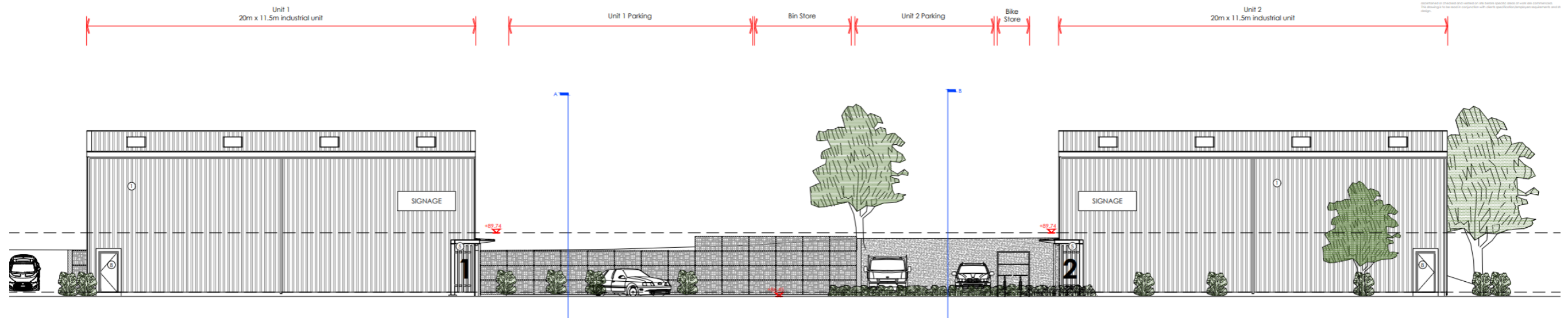
1.1 Brief and aspirations

This Design and Access Statement is submitted in support of an Application for Planning Permission for the provision of two new industrial units replacing unit 23 which is proposed to be demolished.

The site is located at the centre of the Crown Business Park, Old Dalby.



Unit 23 to be demolished



Proposed street elevation of new scheme to Enterprise Way

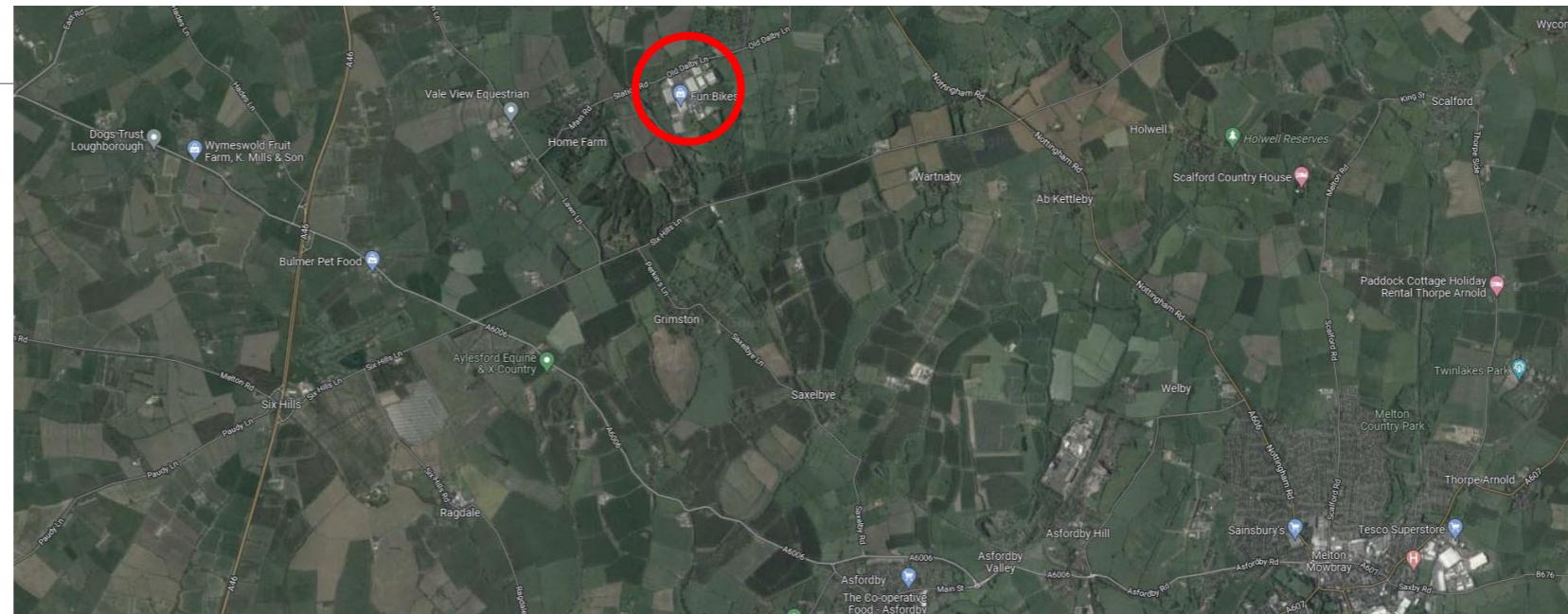
2.0 Site Assessment

2.1 Site location

Located within the centre of the Crown Industrial Estate – former MOD Royal Ordnance site.

2.2 Site description

- Topography – rises north to south – part retaining wall on southern boundary – approx. 1.5m level difference.
- Land Use – existing building to be demolished.
- Existing buildings – adjacent metal clad industrial.
- Vegetation – self set trees on either end of existing building.
- Water – none.
- Former water storage tank (to east of site) now disused.
- Boundaries – estate access roads and embankments.
- Access – existing site access road through Crown Business Park.



Site location North West of Melton Mowbray



2.0 Site Assessment

2.3 Site context

Wider context

- Northern edge of the Leicestershire Wolds and to the west of the Vale of Belvoir.
- 8 miles northwest of the market town of Melton Mowbray, 11 miles east of Loughborough, 15 miles northeast of the City of Leicester, and 16 miles southeast of the City of Nottingham.

- Local context
- No views either in or out of existing developed industrial area.
- Site if unit 23 – brick building with concrete flat roof.

2.4 Site history

- Former undeveloped sloping embankment part of MOD Royal Ordnance works.

2.5 Local character

- Large industrial units – roof-scape widely visible from surrounding higher ground.



View of unit 23 to be demolished.



Bank and retaining wall to southern boundary



View eastern edge of site, existing self set trees & former water tank



View western end of site – secure compound

3.0 Planning Policy

3.1 National planning policy framework

NPPF policy issues were examined in detail on the original in principle outline application.

This Design Statement therefore examines local and neighbourhood plan policy issued relating to the detailed design of the proposal.

3.2 Local plan

Policy EC2

A) new employment land to be provided in rural settlements; and/or;

B) rural employment proposals which create or safeguard jobs.

The following types of rural employment development are acceptable:

5. Small scale employment development to meet local needs;

Policy EC3

The following employment sites and industrial estates across the Borough will be retained for employment uses (within Classes B1, B2 and B8 of the Use Classes Order).

Employment facilities listed for retention;

EC3 (vi): Crown Business Park, Old Dalby

3.3 Neighbourhood development plan

The Nether Broughton and Old Dalby Neighbourhood Plan was made on 6 June 2018 and forms part of the planning policy against which the application should be judged.

With respect to this application the following policies are applicable;

POLICY ENV 8: PROTECTION OF IMPORTANT VIEWS - Development that adversely impacts significantly on the identified locally important and valued views (see Figure ENV 10 and Table ENV 3) will be strongly resisted other than in exceptional circumstances.

POLICY BE1: BUSINESS DEVELOPMENT. - The Neighbourhood Plan supports the continued retention of the existing business parks within the plan area (as shown in Figures 3 and 5) and any development within these areas should be restricted to employment uses within the Use Class B1, B2 and B8 as well as within Use Class D2 or uses ancillary to their primary use as employment areas.

The release of further land for business purposes will be supported if it is shown that there is local need, especially for accommodation for small scale enterprises.

3.4 Application site planning history

- None relating to this section of the Crown Business Park.

4.0 Consultation

4.1 Design guidance

- Not applicable at this stage.
- Leicestershire Highways Design Guide in relation to provision of parking numbers.

4.2 Professional consultation

- Tree survey prepared by AT2.
- Protected species survey is not deemed to be required due to the construction of the existing building to be demolished – this does not meet trigger requirements as outlined in Leicestershire ecology guidelines.

4.3 Community involvement

- Not applicable

4.4 Outline application

- Not applicable

4.5 Pre application advice

- None

5.0 Design Concept

5.1 Opportunities and constraints

Opportunities

- Form new employment opportunities in underused existing site.

Constraints

- Narrow site – retaining wall to adjacent plot.

5.2 Client brief

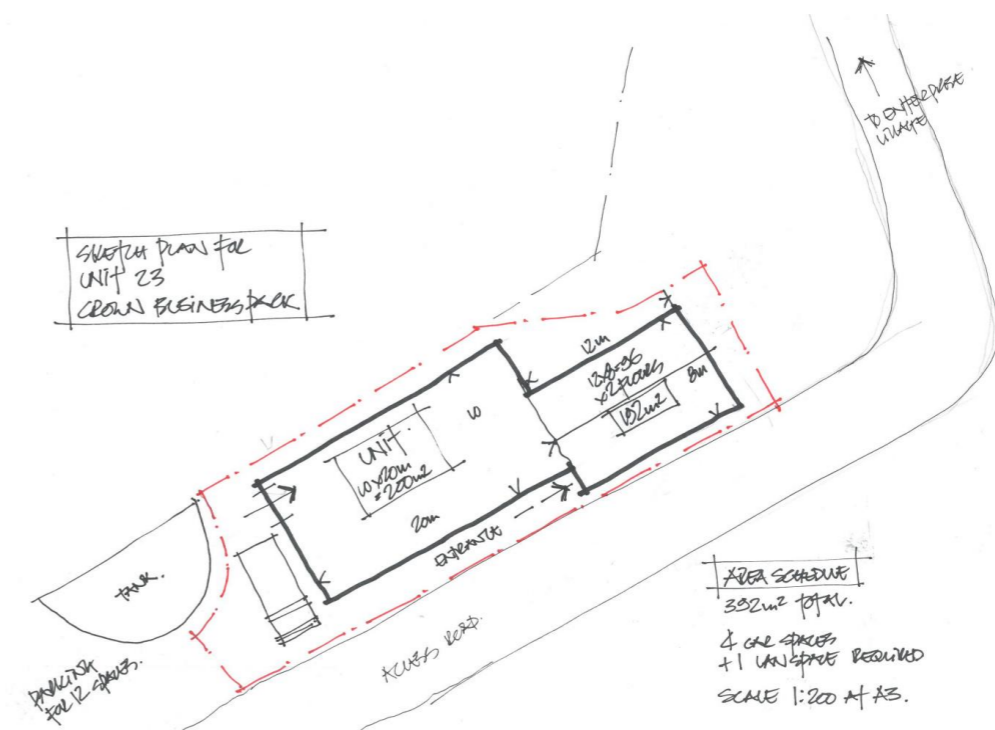
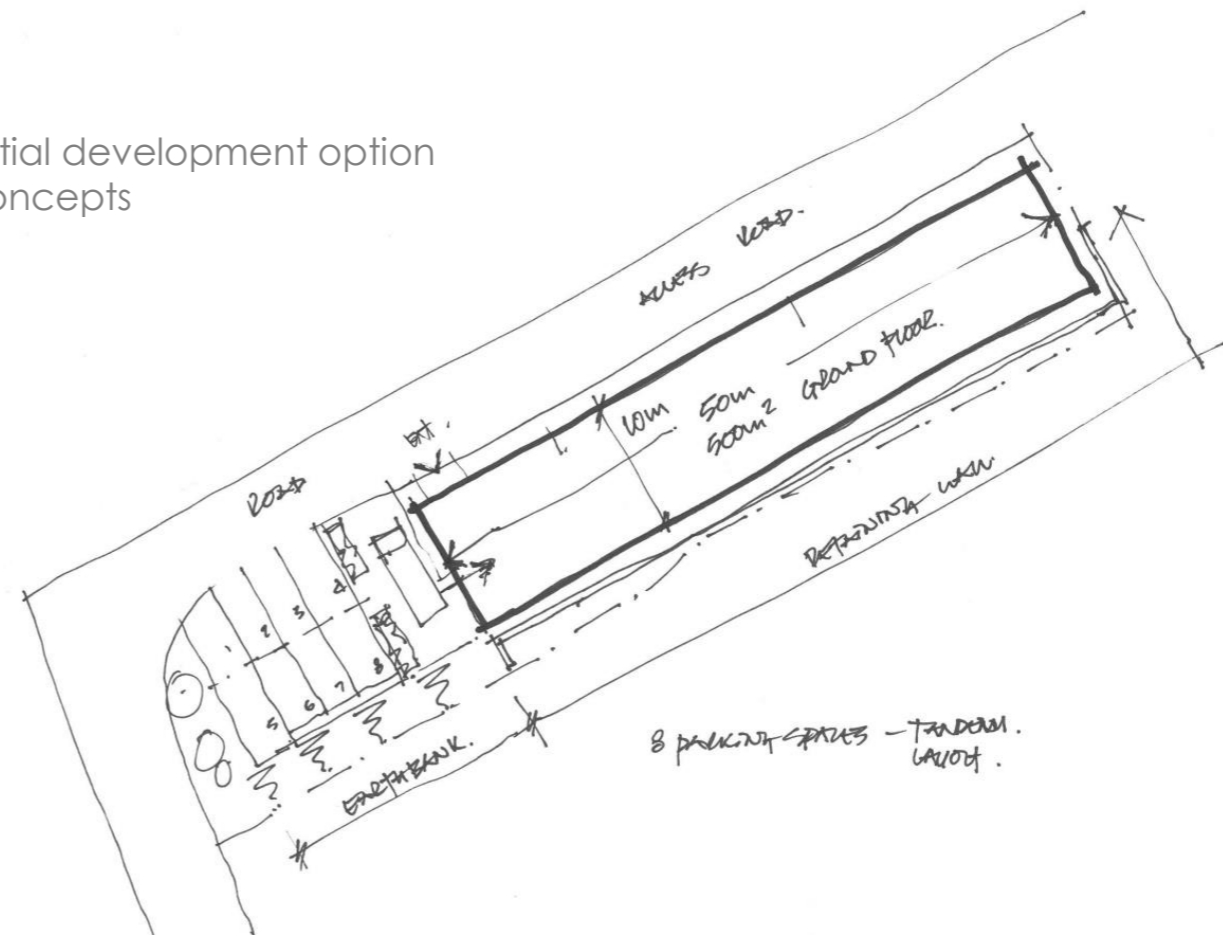
Maximise site development potential for established need of smaller industrial units.

5.3 Proposed design strategy

Look at options for:

- Full planning application.
- Maximising development opportunity of the site.

Initial development option concepts



6.0 Proposed Design

6.1 Use

Eg (iii) light industrial, B2 (general industrial) and B8.

Flexible uses are to allow for as yet unknown tenants.

6.2 Amount

The proposal consists two units of external dimensions

Unit 1 - 11.5 x 20m

Unit 2 - 11 x 20m

6.3 Layout

The proposed site layout includes a shared parking, delivery and turning zone to maximise developable area for the unit.

The existing retaining wall to the south of the plot will be extended to cover the full width of the plot.

6.4 Scale

Both Units are set to have an industry standard height of around 7m to the underside of steel rafter (excluding haunch).

Ridge heights are 8.365 above FFL.

The scale of proposed development within the Enterprise Village is very much smaller than many of the existing buildings in Crown Business Park and Old Dalby Trading Estate.

6.5 Appearance

The 2 buildings are clad in dark coloured cladding and will merge into the background setting when viewed from afar.



Site block plan – not to scale

6.0 Proposed Design

6.6 Masterplan

Not applicable

6.7 Site plan

See plan previous

6.8 Floor plans

All 2 units are provided with core facilities relating to “entry level” accommodation.

The core plan has office, welfare and WC facilities, suitable for the size / use of the building.

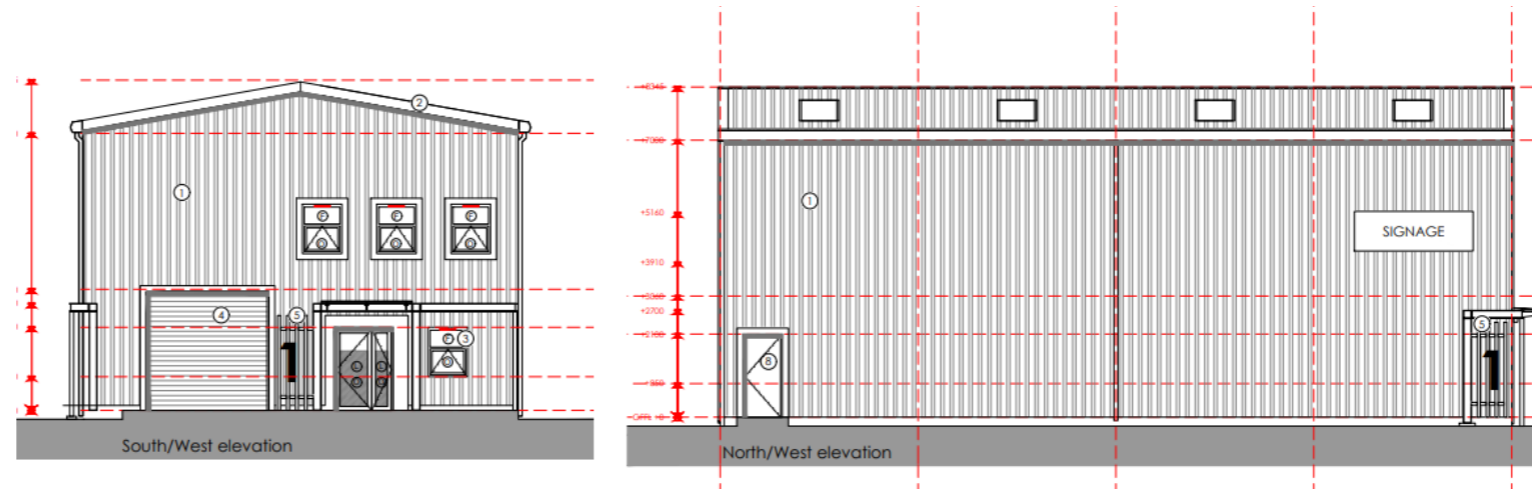
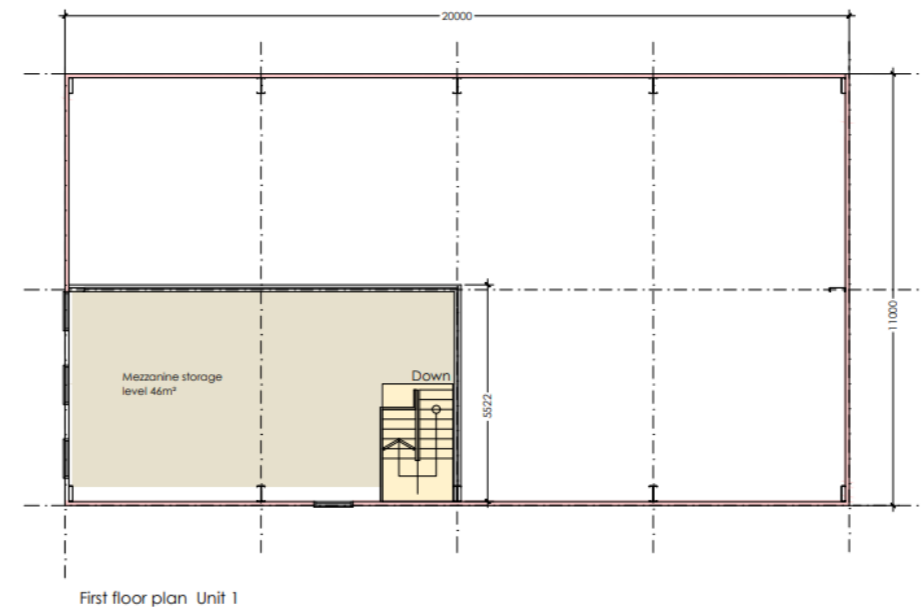
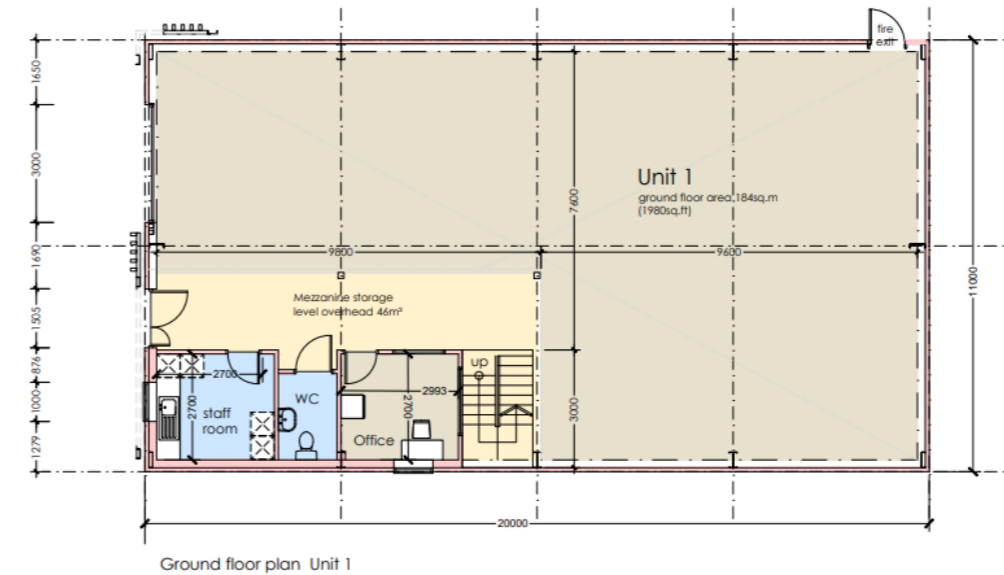
Specific users requirements will be picked up at detailed design stage.

Each core has a small mezzanine area over the ground floor core accessible via staircase – this area is to be used as storage.

6.9 Elevations

Elevations are intended to facilitate economical construction with detail added to key components – such as the office cores.

The office areas are located within the grouping to signify presence on the road frontage.



7.0 Access

7.1 Design and policy approach

- Leicestershire Highways Design Guide.
- Private industrial estate – no adopted road network past the site access on Station Lane.

7.2 Consultation

No consultation has been carried out at this stage.

7.3 Vehicular access

Each building makes provision for cars and service vehicles appropriate to its size.

7.4 Pedestrian access

There is no direct pedestrian access to the site.

7.5 Site and building entrances

A shared use parking and services court is formed off the main access road.

7.6 Inclusive design

Level thresholds will be provided to the main building entrances.

7.7 Public/private space

Not applicable

7.8 Emergency service access

Fire brigade access is available direct from the main site access road.

7.9 Sustainable travel

Units area under the threshold for provision of EV charging points for commercial premises.

