

8602 – Design & Access Statement

New industrial unit
(E(g)iii, B2, B8 use classes),
The Enterprise Village,
Old Dalby,
Leicestershire



General Information

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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

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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"

0.0 Executive Summary

This request for detailed planning approval relates to a prepared development site being part of The Enterprise Village, Old Dalby.

The Enterprise Village is a serviced business expansion area offering freehold development sites to new and expanding businesses.

The proposal offers a new building covering use classes:

- E(g)(iii) (previously B1(c)),
- B2,
- B8,

with necessary parking and servicing facilities.

The unit is approx. 1317m² GIA. It is to be developed by Dalby Land and Property for the use of a curtain wall glazing company, who are looking to move and expand their business from elsewhere in Leicestershire to purpose built premises.

The proposal accords with previous approvals given for this site and is in accordance with the original Enterprise Village Design Guide, which was a condition of the original outline planning application setting the principle for development.

The proposal is supported by National, Local and

Neighbourhood planning policies.

This document sets out:

- The principle of design for the site
- The proposed development layout
- Compliance with design specific local and national plan policy



Site Location

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 1 no. new build industrial unit at The Enterprise Village, Old Dalby.

The Enterprise Village at Old Dalby is a freehold commercial development site of individual serviced plots. Applications are made by individual businesses after agreement to purchase the land plots.

The Enterprise Village site obtained outline planning permission in 2013 ref: 13/00128/OUT.

Formation of the plateaus commenced in 2015 and plots have been sold freehold to new and expanding companies. Serviced development plots are provided with infrastructure such as electricity, water, foul and surface water drainage and telecoms provided for connection by plot occupiers.

Development plateaus 1 and 2 are now fully occupied, or have planning application in progress for new buildings. Development plateau 3 has been partially sold.

Enterprise Village Estate Design Guide

As an integral part of the original application for outline planning approval, an 'Estate Design Guide for Old Dalby Enterprise Village' was created and submitted with the application.

The Design Guide describes the development structure into which future proposals for individual buildings and their surroundings would fit and would assist in shaping a successful and attractive development.

The vision for the development was set out in a statement provided to the planning authority by Haywood Estates (UK) LLP, as the site developers. It was explained that the Enterprise Village was specifically aimed at both start-up and growing micro and small to medium sized businesses, with differing requirements for a range of varied sized freehold plots to accommodate their widely differing business operations.

The Design Guide refers to the development areas on the lower and middle plateaus, in particular, as benefitting from the screening already provided by existing developments within the adjacent Crown Business Park

and Old Dalby Trading Estate, plus the addition of newly established strategic landscaping to be introduced during a five year period of the development project. Developers of the individual plots are expected to also put forward their own site landscaping proposals in accordance with the requirements set out in the plot design section of the Design Guide.

Within the Design Guide is an 'illustrative layout plan' of how the Enterprise Village might be subsequently developed, with an accompanying statement that; "the precise size of each plot is not known at present". Requirements for plot sizes are negotiated with each prospective purchaser on a bespoke basis, rather than conforming to any specific pre-determined plot boundaries, but always with appropriate regard to fitting in with the aims of creating an attractive, professional and successful commercial development.

Since the earliest stages of design and planning for development of Old Dalby Enterprise Village, Haywood Estates (UK) LLP and the Estates' architects, HSSP Architects Ltd of Melton

Mowbray, have liaised with the Planning Officers, Economic Development Officers and Strategic Director of Melton Borough Council on a frequent basis.

During the most recent meeting in January 2019, with Sarah Legge, Senior Planning Officer, and Maria Ramshaw, Economic Development Officer, the experience over the last three years of the requirements and aspirations of prospective small and medium sized business customers seeking to invest in their own commercial properties and business futures was described. This discussion included explanations of the 'scale' of proposed land plots and buildings. Both senior officers were extremely supportive of the concept of Old Dalby Enterprise Village and the current expansion of business opportunities, including inward investment and employment retention/recruitment. Indeed, they fully appreciated why there were differing requirements for size and scale of commercial properties within the Enterprise Village and they were extremely complimentary in their supportive comments.

2.0 Site Assessment

2.1 Site location

The Enterprise Village is attached to the southern edge of the Crown Industrial Park which itself is accessed from Station Road. The industrial parks are approximately three quarters of mile to the east of Old Dalby.

The application site is a 856m² plot on the middle plateau of the Enterprise Village.

2.2 Site description

- Section of upper development plateau.
- Topography – E to W fall - approx. 1m.
- Land Use – prepared development area.
- Existing buildings – adjacent metal clad industrial units.
- Vegetation – planted embankments to N, E and S to be maintained by owner.
- Water – none.
- Boundaries – embankments and security fencing (concrete posts, with wire mesh and barbed wire, approx. 2.5-3m high) to N, E, and S. Development site to W.
- Access – existing site access road through Crown Business Park and Enterprise Village to W edge of application site.



2.0 Site Assessment

2.3 Site context

- The upper plateau is currently occupied by a single unit at present – Seal Calibration (ref: 20/00368/FUL).
- Overall, The Enterprise Village is nearly fully developed. The lower plateau is completely developed. The middle plateau has only two small plots remaining to be developed, with three plots currently under construction.
- This application will see the development of half of the upper plateau, leaving only one small plot left to be developed.

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

- The industrial estates between the Queensway settlement and the village of Old Dalby represent an incongruous and

prominent feature in terms of their size and impact on vehicle traffic.

- An additional unusual feature in this area is the presence of a railway test track, which runs for 13 miles between Melton Mowbray and the outskirts of Nottingham with the control centre near Old Dalby.

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.

2.0 Site Assessment

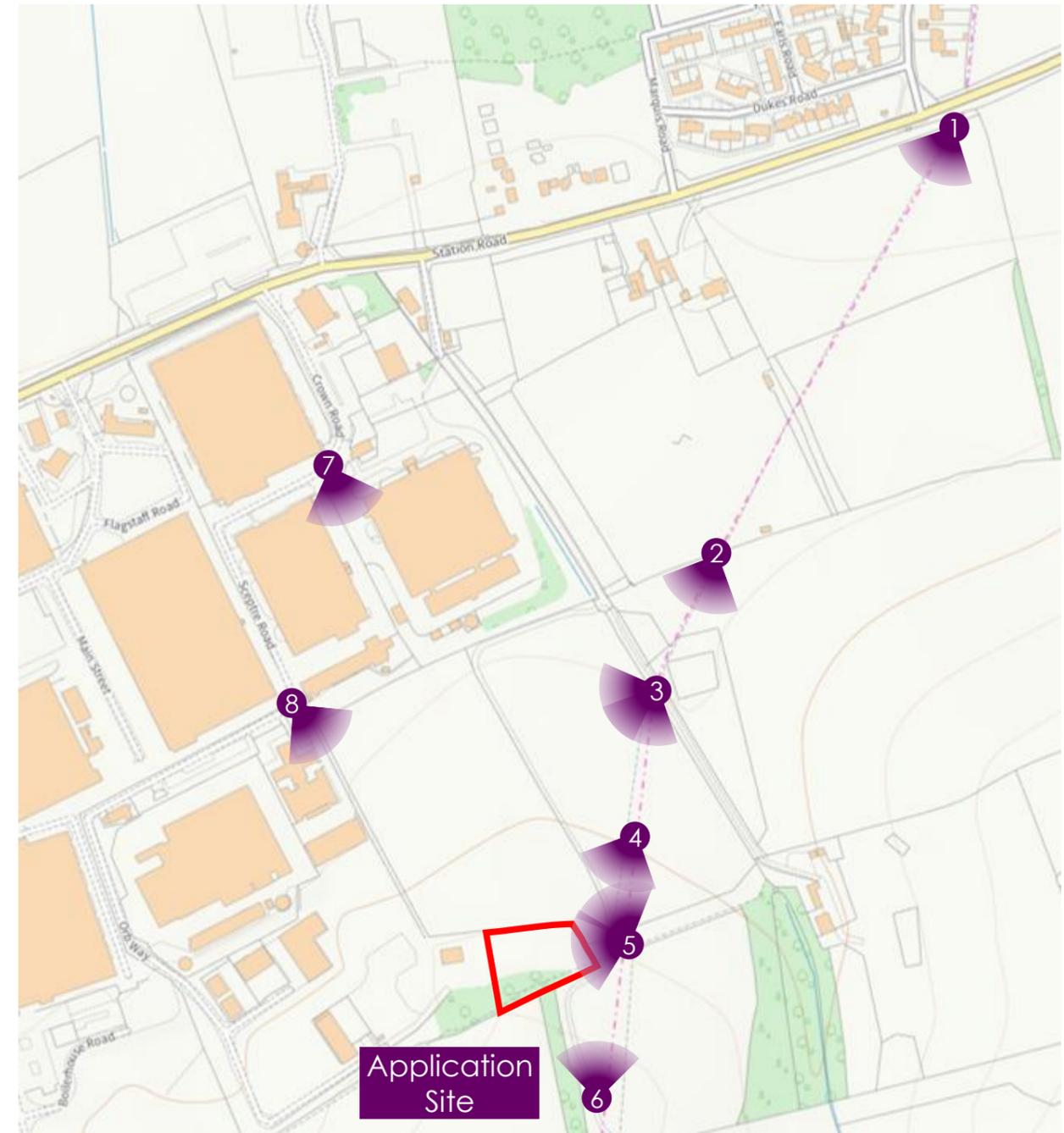
2.5 Local character

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

Views of site

- Despite its apparently prominent position, the application site is hidden from view from most public routes around the area.
- The application site can be seen from the public footpath leading from Queensway south towards Grimston.
- There some narrow vistas to the application from within the Crown Business site.
- There is a very long distance view of the site from Debdale Hill, Old Dalby, one of the identified locally important views from The Nether Broughton and Old Dalby Neighbourhood Plan (2018).

These views will be examined on the following pages.



2.0 Site Assessment



View 1 - from footpath just south of Old Dalby Lane looking SW, Upper Plateau area is mostly obscured from view even in winter by tall hedgerows in the foreground



View 2 - from footpath looking SW, this is the first time the Upper Plateau and woodland behind are clearly visible, existing Seal Calibration building is visible to the right of the image



View 3 - from footpath looking SW, Upper Plateau and woodland behind are clearly visible, existing Seal Calibration building is visible to the right of the image



View 3 - some of the existing units at The Enterprise Village and Crown Business Park are also visible from this viewpoint.

2.0 Site Assessment



View 4 - from footpath looking SW, any proposed building on the application site will be seen against a background of existing trees



View 6 - from footpath looking N, the application site will be seen within the wide view of the Vale of Belvoir



View 5 – from footpath looking W, this is the closest the footpath gets to the site,



View 5 - from footpath looking NW, other existing units at The Enterprise Village and Crown Business Park are also clearly visible from this viewpoint.

2.0 Site Assessment



View 7 – from Crown Business Park access road looking S, Upper Plateau and application site visible against the background of woodland at the top of the hill



View 8 – from Crown Business Park access road looking S, Upper Plateau and application site visible



View of application site from east, Deddale Hill. Important View 5 from the Neighbourhood Plan



Magnified View of application site from east, Deddale Hill. View 5 in Neighbourhood Plan

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 Plan 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



Enterprise Village Marketing Plan – March 2021

Developed units/plots (green)

- Lower plateau fully developed
- Middle plateau - 4no. Units
- Upper plateau - 1no. Units

Planning approved/under construction units/plots (yellow)

- Middle plateau - 4no. Units

The remaining 2no. plots are at various stages of sale and development of planning applications

3.0 Planning Policy

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 ENV8: 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

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

- The Enterprise Village site obtained outline planning permission in 2013 ref: 13/00128/OUT.

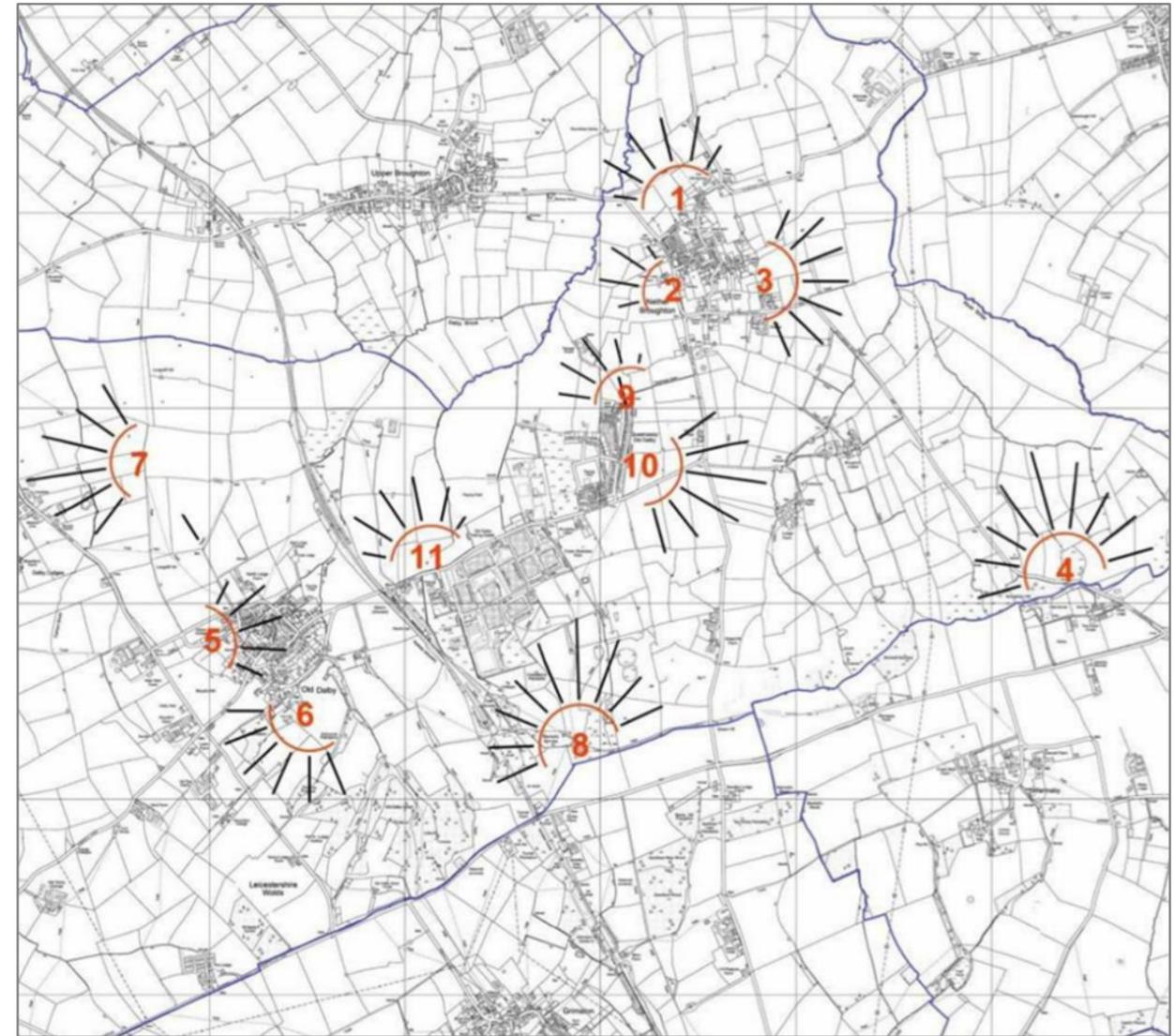


Figure 22: Valued, Important Views in the Plan Area (Policy ENV 8)



View 5

East from Debdale Hill (common land) onto Old Dalby village, over open country including Queensway and Nether Broughton and toward the Belvoir Escarpment

4.0 Consultation

4.1 Design guidance

- Enterprise Village Estate Design Guide – Haywood Estates.
- Leicestershire Highways Design Guide in relation to provision of parking numbers.

4.2 Professional consultation

- This document and associated plans are not accompanied by specific reports – these matters were addressed in the formation of the serviced development plateau.

4.3 Community involvement

- Not applicable.

4.4 Outline application

- Not applicable for this detailed design.
- Proposal references The Enterprise Village Design Guide as per condition of the outline approval.

4.5 Pre-application advice

- Previous discussions with Melton Borough Council planning officers on other development proposals for the middle plateau.

5.0 Design Concept

5.1 Opportunities and constraints

Opportunities

- Preformed development plateau
- Expansive views to the W, N and E over the Vale of Belvoir

Constraints

- Proposal must comply with Enterprise Village Design Guide referenced by site owners and initial approval ref: 13/00128/OUT.
- Design sensitive to views of application site

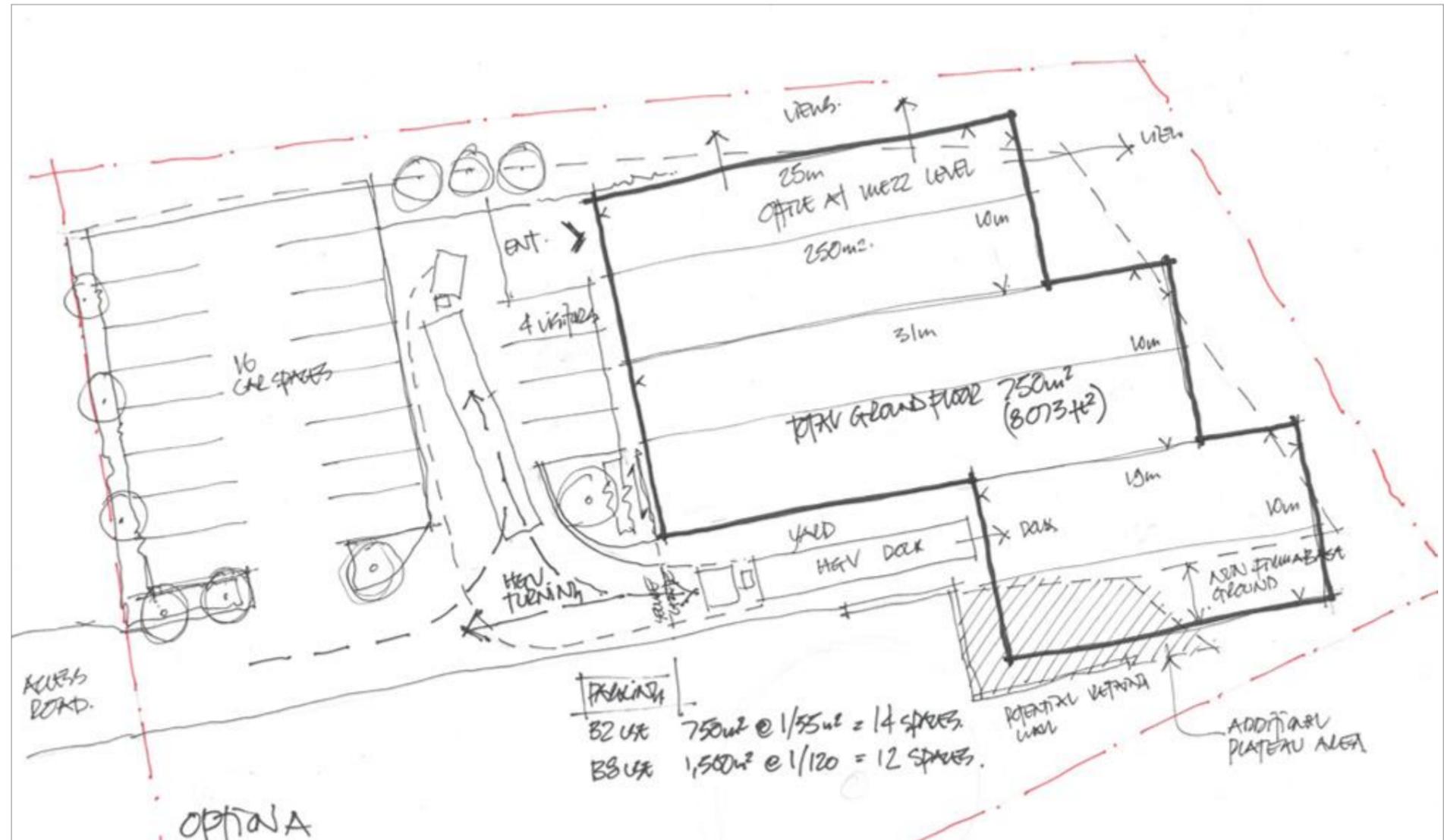
5.2 Client brief

- 1 no. New light industrial / storage / distribution building.
- Initially designed to suit business flow of the glazing company to occupy the building, but also flexible for other users in the future.
- Approx. 1310m² building, approx. 430m² office, approx. 880m² workshop / storage

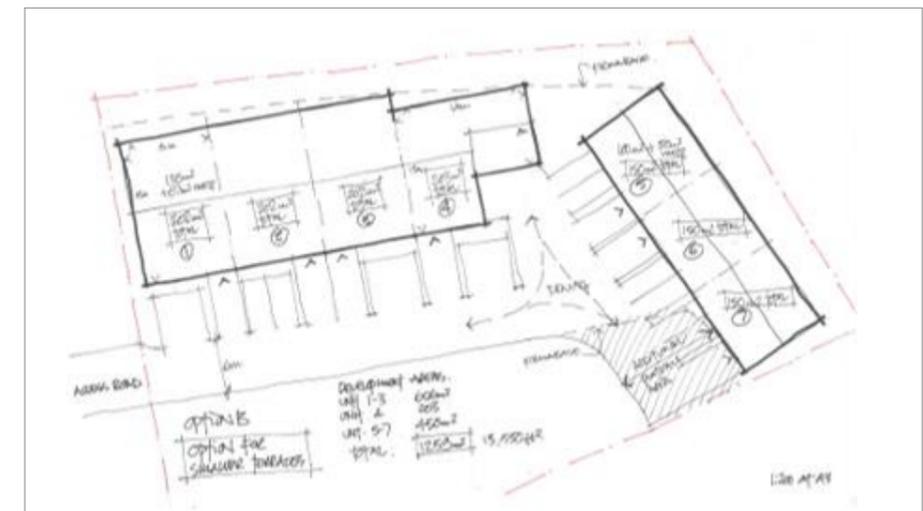
5.3 Proposed design strategy

Look at options for:

- Full planning application
- Building using a cold rolled steel portal frame construction.



Initial concept sketch



Other early options exploring subdividing the site with a number of smaller units

6.0 Proposed Design

6.4 Scale

- The building is designed to have an industry standard eaves height of 7m, with a ridge height is 9.0m.
- The scale of proposed development within The Enterprise Village is very much in keeping with many of the existing buildings in Crown Business Park and Old Dalby Trading Estate.
- Views of The Enterprise Village upper plateau are possible from the public footpath to the east and at a distance from an elevated position, e.g. Debdale Hill to the west of Old Dalby.
- From the footpath the units on the plateau will be seen in the context of the wider industrial estates. The units will also be seen against a backdrop of trees along the landscaped bank and the woodland to the south of the site which sit much higher than the plateau.
- From the distance of Debdale Hill, the units at the Enterprise Village appear very small compared to the wider views. The form and scale of the individual units is not easily perceptible.

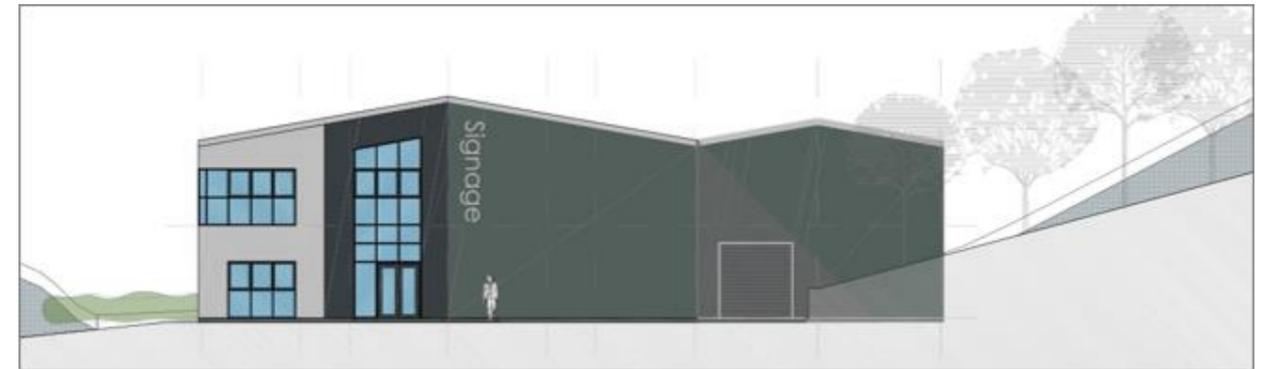
The Parish Council previously expressed concern at the scale and visibility of the previous Seal Calibrations development on the adjacent upper plateau. However it can be seen that the constructed building has an insignificant impact on the important view highlighted in the neighbourhood.

The Enterprise Village is not visible from Old Dalby village itself.

6.5 Landscaping

The landscaped banks along to the north and east boundaries will have additional planting to soften the form of the building when viewed from the public footpath.

Trees will be maintained on the landscaped bank to the south of the building. This combined with adjacent woodland to the south of the site will reduce the apparent impact of the building on near and far views.



Proposed West Elevation – Wooded bank to the south of the unit shown



Proposed West Elevation



View of application site from east, Debdale Hill. Important View 5 from the Neighbourhood Plan

6.0 Proposed Design

6.6 Appearance

The building is to be of a similar scale and appearance to the other units already constructed at The Enterprise Village.

The building is to be finished in profiled metal cladding with changes in cladding colour/texture defining the office and building entrance areas. Curtain wall glazing features will be incorporated around the office to enable the glazing company to demonstrate their product.

Overall, these features will break up the apparent mass of the building and add visual interest.



View from site entrance – double height curtain wall glazing feature at office entrance, changes in cladding break up the mass of the building



View of proposed unit from west

6.0 Proposed Design

6.7 Masterplan

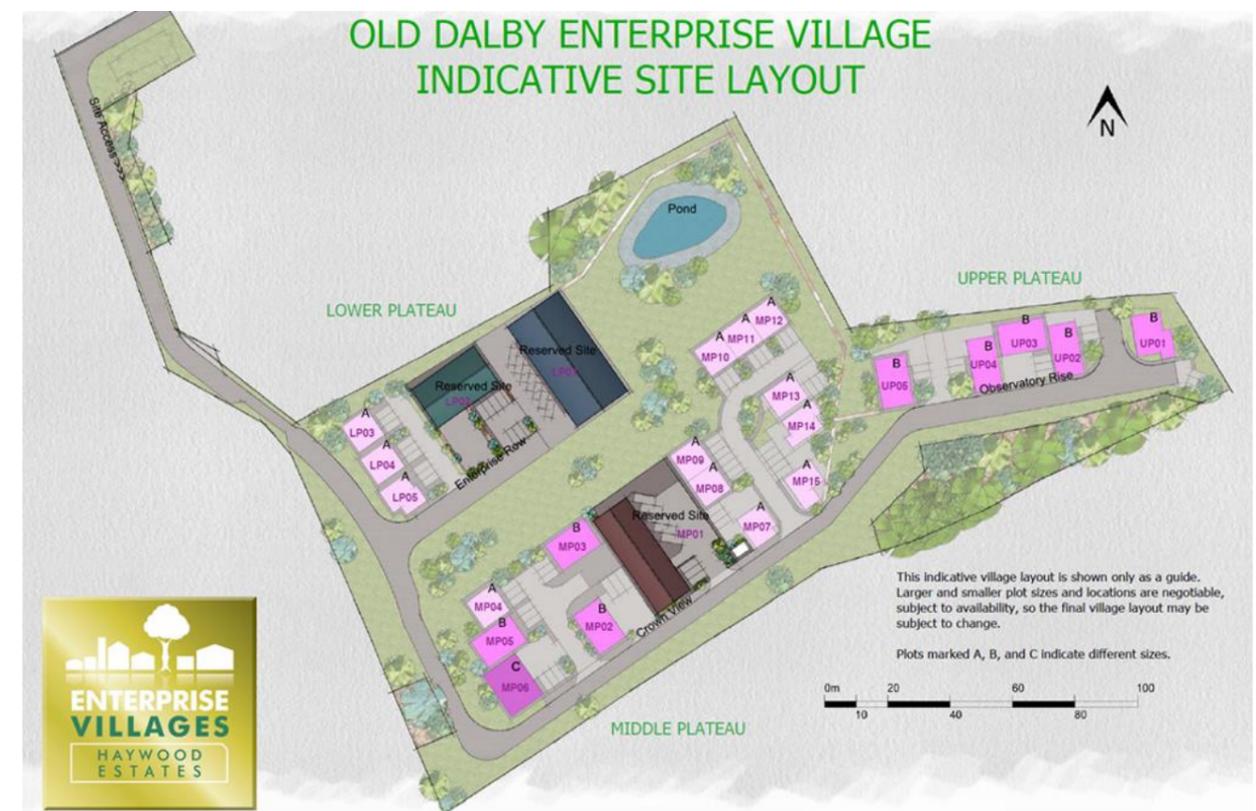
- The Enterprise Village masterplan was designed to allow for the development of a range of plot sizes suited to emerging requirements of local businesses.
- The proposed unit aligns with the pattern of development across the Enterprise Village of small and medium sized buildings.

6.8 Site plan

- See section 6.3 for notes on the site plan.



Site Plan



Enterprise Village Masterplan – early indicative layout

6.0 Proposed Design

6.9 Floor plans

Ground floor

- Main office entrance, meeting room and staff room are located to the north west of the plan to benefit from views over the Vale of Belvoir.
- The workshop spaces have been designed around the flow of curtain wall glazing manufacturing processes.
- Loading doors are located to the south.
- Access doors on the east elevation serve small external storage areas.

First floor

- Open plan and individual office spaces are provided along the north elevation with extensive views over the Vale of Belvoir
- Mezzanine workshop and storage spaces



Ground Floor Plan



First Floor Plan

6.0 Proposed Design

6.10 Elevations

- The building is to be constructed of a cold rolled steel frame system with profiled insulated cladding. This allows for an economical and flexible building.
- This simple construction will be augmented with a range of cladding colours/textures and curtain wall glazing features to add visual interest.

West Elevation

- Main office entrance with double height curtain wall glazing and contrasting cladding
- Surface fixed business signage

North Elevation

- Contrasting coloured cladding highlights the volume of the office area and breaks up the mass of the building.
- Surface fixed business signage
- Mixture of curtain wall glazing and individual windows, providing views over the Vale of Belvoir.
- High level glazing at ground floor level to provide daylighting to workshop.



Proposed Elevations

East Elevation

- Contrasting coloured cladding to office area
- Glazing to provide daylighting to workshop areas
- Access doors to external storage areas

South Elevation

- Relatively simple elevation facing on the landscape bank
- High level glazing to provide daylighting to workshop areas

7.0 Access

7.1 Design and policy approach

- Access via Enterprise Village and Crown Business Estate access road.
- Parking provision to comply with Leicestershire Highways design guidance.

7.2 Consultation

- No consultation has been carried out at this stage.

7.3 Vehicular access

- Clear vehicular access at front of site.
- Turning area provided for HGVs which can also serve refuse and emergency vehicles.

7.4 Pedestrian access

- There is no direct pedestrian access to the plateau.
- Paths are provided around the site to enable pedestrian movement around parking area and building.

7.5 Site and building entrances

- The building entrance faces towards service road. Signage and cladding features clearly indicate business entrances.

7.6 Inclusive design

- Accessible parking sited within 10m of the unit entrance.
- Level thresholds will be provided throughout.

7.7 Public/private space

- Visitor parking and building entrance at front of site.
- Loading and storage areas are located to the rear of the site.

7.8 Emergency service access

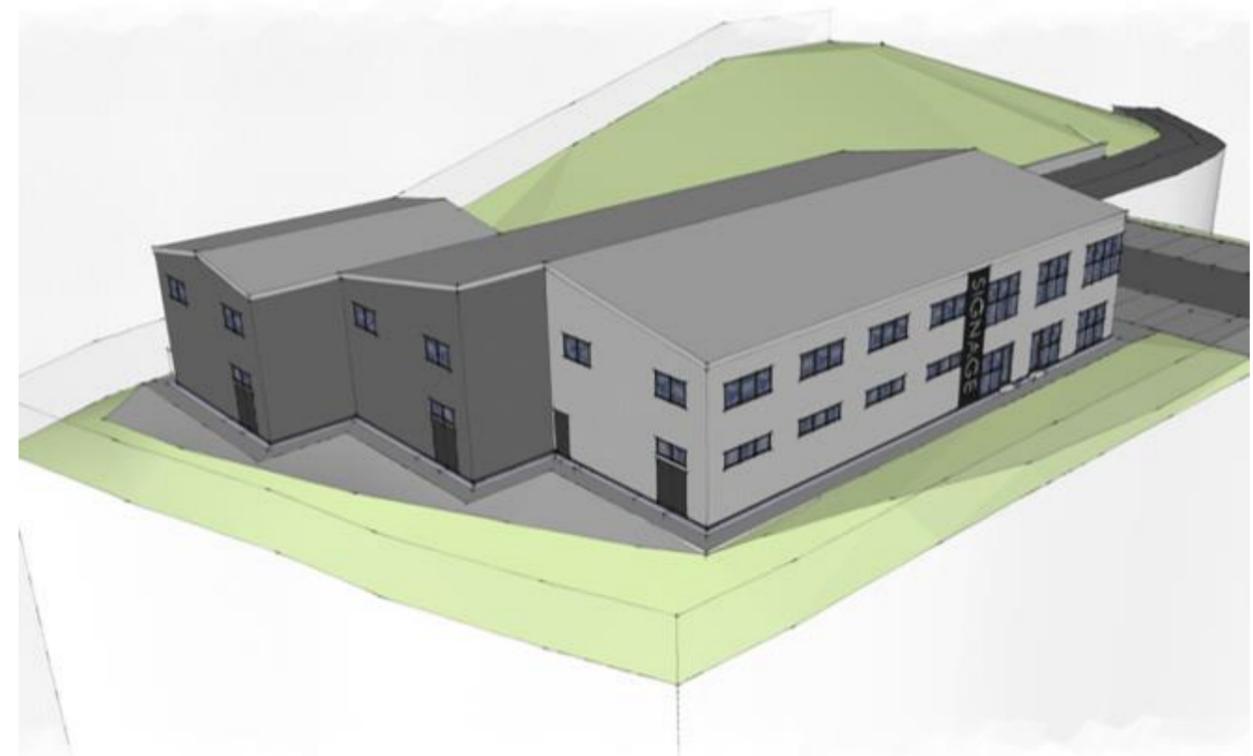
- Emergency vehicles have full access to the building from the service road.

7.9 Sustainable travel

- Not applicable



Aerial view from north-west



Aerial view from north-east