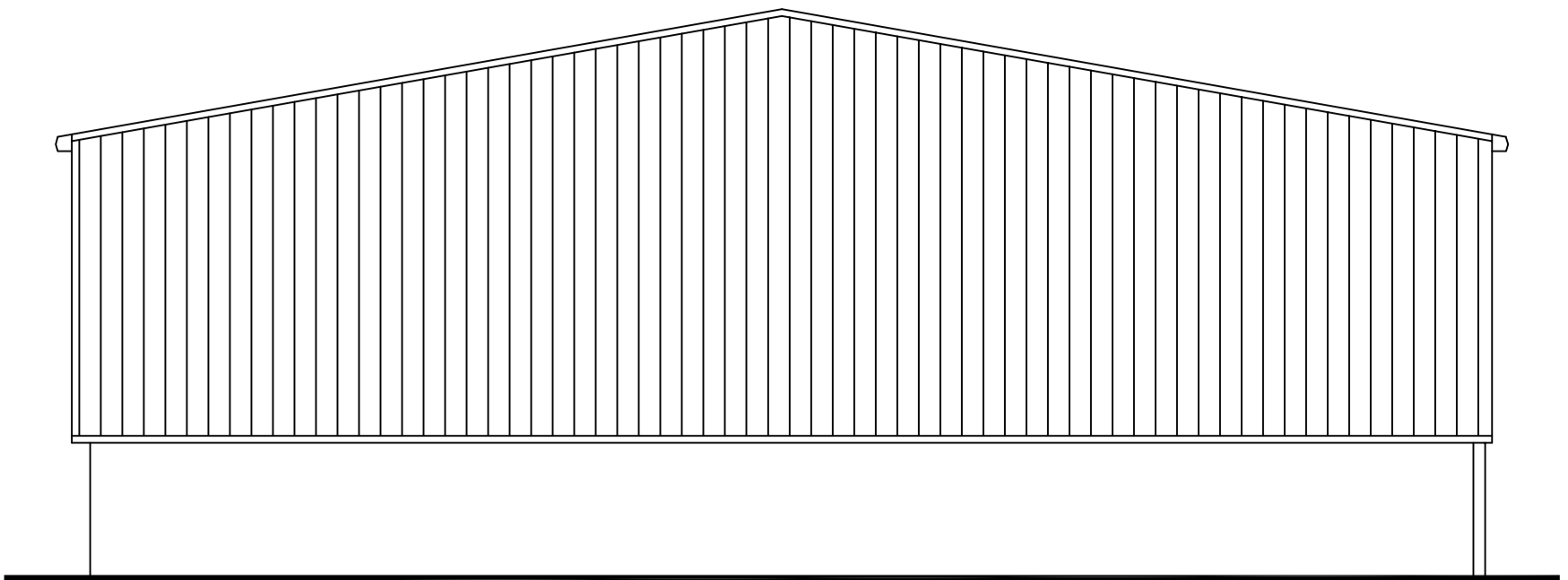
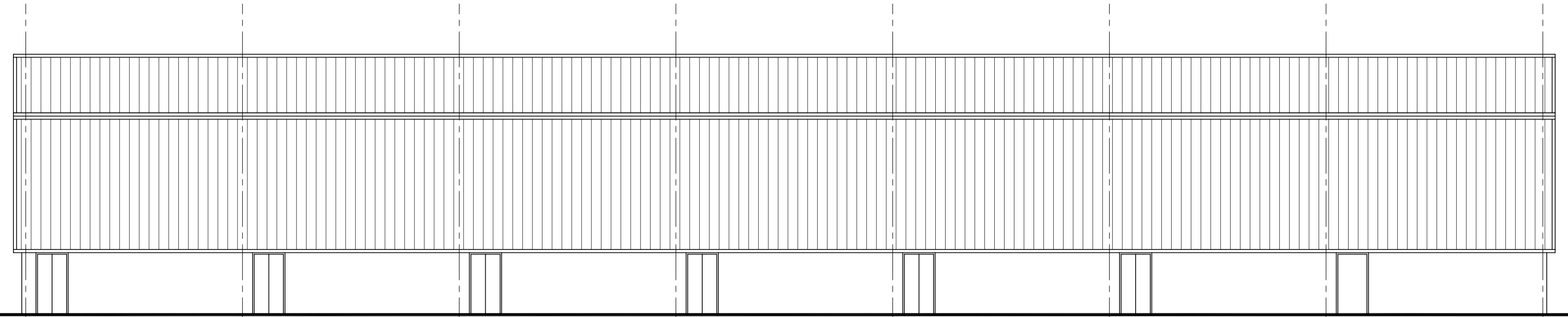


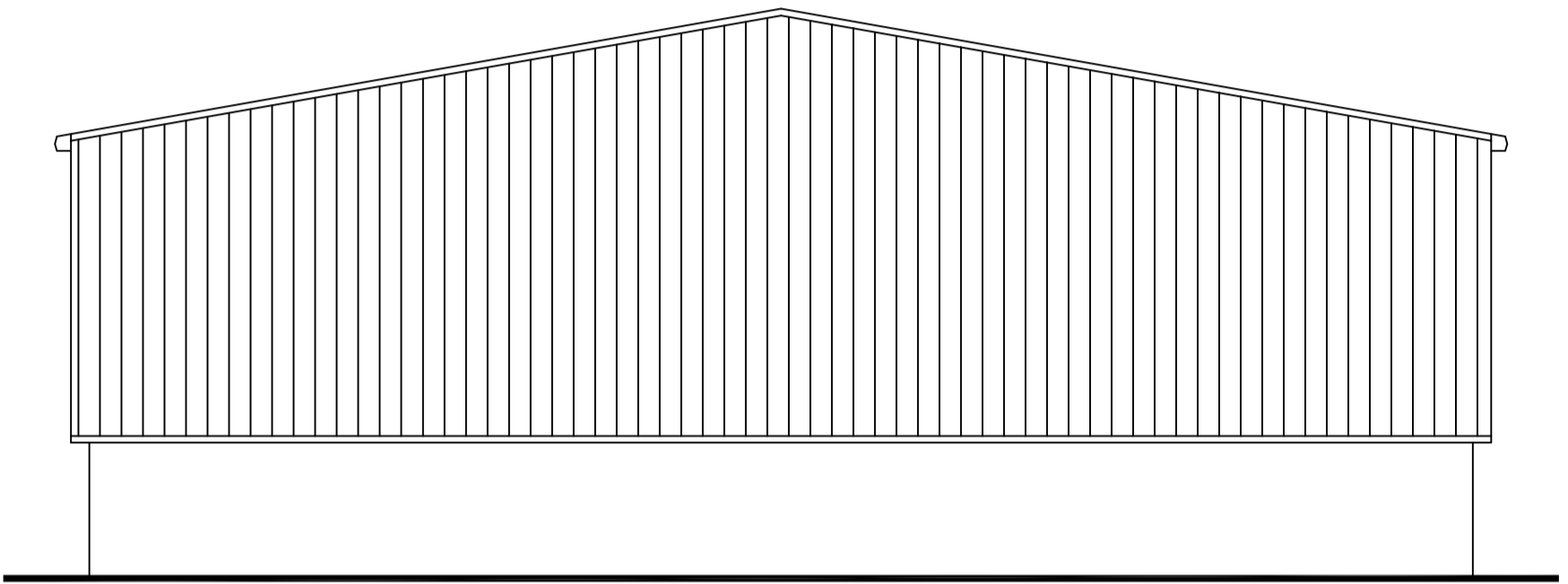
South West Elevation 1:100



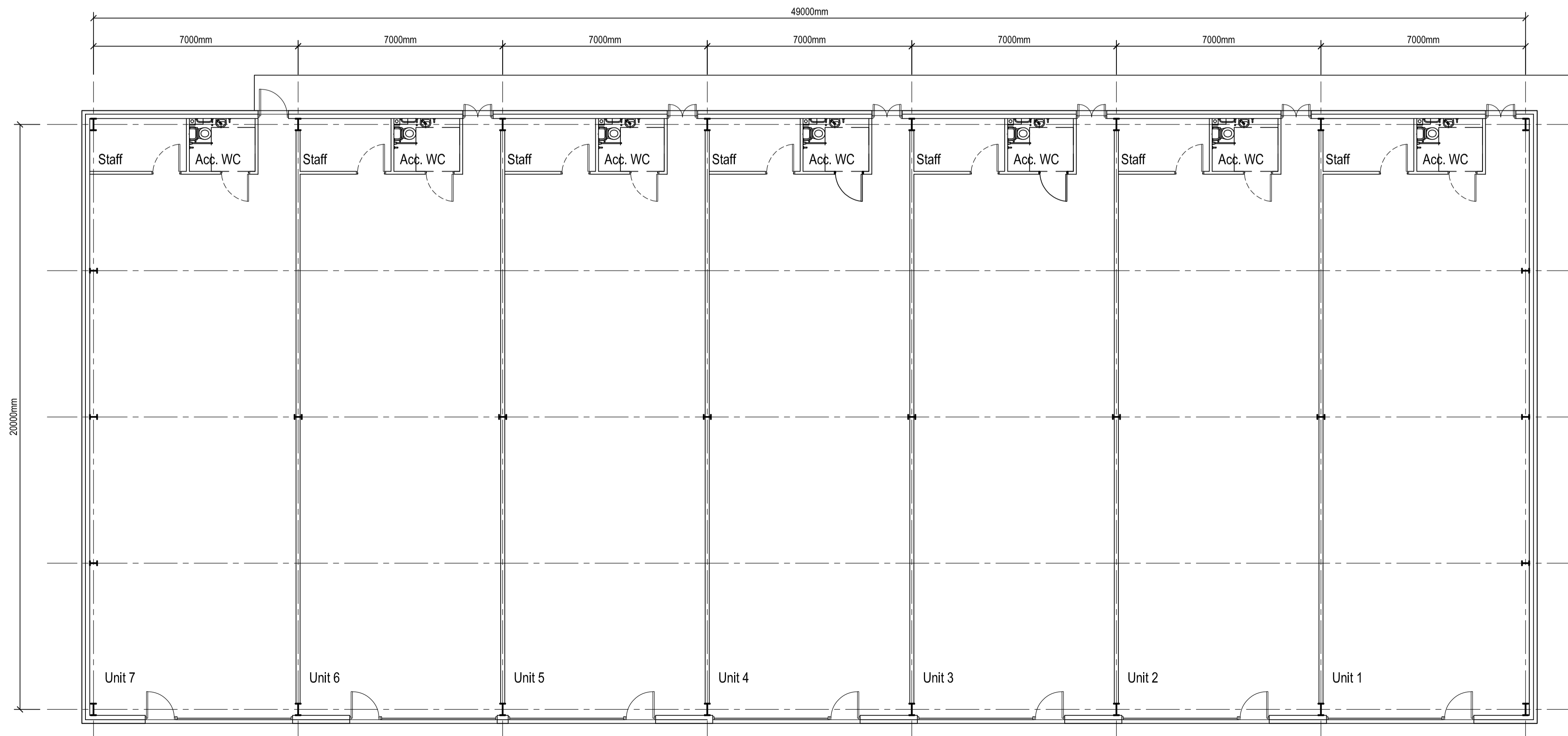
North West Elevation 1:100



North East Elevation 1:100



South East Elevation 1:100



Proposed Floor Plan 1:100

Design & Access Statement incl. works description.

Proposals : The application project comprises the erection of a single building incorporating seven separate units for use as warehouse / storage purposes, each with its own toilet & staff facilities. The proposals also include security fencing and all required accesses & ancillary works.

Location : The site is within the existing Willowyard Industrial Estate and on Lochview Road which is a private, non-adopted road.

Design & Construction : The proposed structure will be steel framed. Ground preparation, foundations and sub-structure will be in accordance with structural engineers' requirements. Ground floors shall be reinforced concrete and roof and walls cladding of Plastisol finished profiled steel composite panels incorporating a sandwich fill of fire resistant insulation (mineral wool or equal and approved). Accessories (guttering, ridge, cappings, flashings, rainwater goods etc) shall match sheeting finishes. External base walls (to 2.0m) to be pre-cast concrete panel system or masonry to suit. Internal separating walls to be fire resistant to latest Technical Standards. The roof shall include rooflights located to retain separation fire resistance. Pass doors including fire exits shall be steel security doors. Vehicular access doors will be either heavy duty galvanised steel roller shutters or sectional overhead opening. Refer to note on drawing indicating fire resistance required to NW & NE elevations. Internal staff accommodation & toilets shall be separately insulated to comply with Technical Standards.

Access : The entrance from Lochview Road and formation of road and footpath etc within the site will be in accordance with or in excess of local authority specifications. Existing compliant visibility splays will be retained. Road width within the site is 8 metres and storm drainage from accesses shall be treated via the proposed SUDS arrangement.

Services / utilities : Storm water drainage, foul drainage, water, BT and electricity are all available for these proposals. (Scottish Water PDE applied for.)

SUDS : Storm water attenuation will be u/g grate type and will serve both roof and road storm. Outfall will be to existing 225mm VC pipe located in footpath.

Landscaping : Existing mature trees adjacent to footpath in south corner of the site will be retained. Existing vegetation incl. small trees and shrubs on the north west boundary will be removed. Remaining boundary tree belts are outwith the site.

NOTES:
Site Area - 0.51ha
Building Footprint - 1005m²

REVISIONS

No.	Description

Jas G. Aitchison & Son
Chartered Architects
7, Stonebyres Court,
Hamilton.
ML3 9NW

tel: 07711 393735
email: jim@aitchisonarchitects.com

PROJECT
Proposed Development of 7 Warehouse /
Storage Units at
Lochview Road, Beith, KA15 1LY.

CLIENT
Michael Goldie XPS SLP
Scotia House, Castle Business Park,
Stirling, KF9 4TZ

date April 2022

scale As Shown

job no. 2080/H drwg 08

description
Planning Proposals.
Proposed Floor Plan & Elevations.

