

Proposal for 10no. Small industrial units

**To be located on land adjacent
Skyways Commercial Campus,
Amy Johnson Way,
Blackpool
FY4 3RS**

Design and Access Statement

On Behalf Of

Mr Atif Malik

Prepared by



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This Design and access Statement accompanies the full planning application for the proposal.

Contents

- 1. Introduction**
- 2. Design**
- 3. Access**
- 4. Conclusion**

1 Introduction

The following document has been prepared by Philip Lambert Architecture, its intended purpose is to identify the design strategy behind the proposed development situated on land off Amy Johnson Way, Blackpool.

This Design and Access statement accompanies the planning application submitted for the building of ten new industrial units.

The development is to be a flexible use development allowing B2, B8 or class E use. The details of the development will be explained within this document.

The Site to which the works are proposed is currently a vacant site.

This document shall demonstrate the currently underutilised site use is not being used to its full potential. The proposal illustrates that there is an exciting opportunity to utilise this site far greater to the benefit of local business and the wider community.

This Design and Access statement has been prepared concurrently with the design of the scheme, allowing the contents of this document to inform the design and development process; from the initial massing and intended uses for the space through to the more detailed design elements to which make the scheme accessible by all.

2 Design

USE AND AMOUNT OF FLOORSPACE

The application is for one building segregated into 10 separate units (Use Class of B1 / B2 or B8) with associated access road, car parking, hard standings for deliveries as well as a shared cycle store and bin store.. The proposal will have a shared access road.

The proposed internal floor space of the 10 units is 96 Sq.M. (1033 Sq.Ft.)

The units have been designed to offer flexibility and versatility to businesses so they can be tailored to suit their individual needs, the standard box created can be altered to suit the needs of individual businesses.

EMPLOYMENT

The proposed building will create addition jobs, the number of which will be defined by the occupying businesses, but by introducing multiple opportunities for small expanding business owners it will create opportunities for employment

The new opportunities created will clearly be attractive and ideal to nearby local residents.

LAYOUT

The proposed buildings are to be along the south and east sides of the site, creating a courtyard effect around the site entrance for parking, deliveries and refuse.

Through discussions with the existing businesses in the area and also commercial agents, it has been recognised there is a high demand for this type of unit in the area.

The Carpark and yard have been designed to allow the turning of a large van as is illustrated on the site plan.

SCALE, MASSING AND APPEARANCE

The format and scale of the building derive directly from discussion with commercial agents on what is desirable for small businesses. The possible need for high-bay racking along with large vans dictates that the structure must be of a minimum height to full fill the minimum requirements. Along with that the height allows for future proofing in case future occupants wish to apply for a mezzanine level to be introduced.

The highest part of the building is to be the ridge running From the South West to the North East, from ground level this ridge will be no higher than 7500mm high, with the eaves being no higher than 5500mm high.

The incorporation of roof lights will provide a natural lighting solution which will assist with the reduction of ongoing energy consumption and the associated costs.

We bring to this the experience gained on developing similar types of developments to which have been so successful they have been sold or pre-let before the completion of the works.

We have developed a simple but attractive design solution that will meet the needs of all occupants but also provide an attractive building also.

MATERIALS

The materials palette for the new building will be as follows:

External Walls

All elevations to be a combination of composite insulated panel with factory-finished coated steel facing with vertically laid profiled metal sheet cladding, (colours to be Merlin Grey and Anthracite)

Roof

Profiled metal sheet cladding (Merlin grey).

Doors and Shutters

Polyester powder-coated frames (Antracite).

3 Access

The site is ideally placed for good transport links. It is on the edge of an established industrial estate with established infrastructure.

Principal vehicular access to the site is from an existing vehicular access.

To open opportunities to all able and disabled occupants, these units have been designed as standard with Part M compliant WC facilities, and all units will have level access for wheel chairs.

4 Conclusion

Through extensive research and analysis of not just the site in question but the surrounding context, it is clear this site is currently being underutilised.

This proposed development has been designed to enhance the site, encouraging investment and growth of both the immediate area and the surrounding areas.

The proposal will be finished to a high level of quality to emphasise the future prosperity and increase desirability of the units.