



DATE: 11th August 2023

OUR REF: R0333

P0: Draft issue for comment.

11.08.23

P1: Revised to planning issue.

17.08.23

DESIGN AND ACCESS STATEMENT

ERECTION OF INDUSTRIAL UNITS

AT

**GOODMANS METALWORKS LTD
COLWICK INDUSTRIAL ESTATE,
PRIVATE ROAD NUMBER 7, NETHERFIELD
NOTTINGHAM, NG4 2JW**





APPLICANT:

Mr R Goodman
Goodman Metalworks Ltd
Colwick Industrial Estate
Private Road Number 7
Netherfield
Nottingham
NG4 2JW

SITE ADDRESS:

Colwick Industrial Estate
Private Road Number 7
Netherfield
Nottingham
NG4 2JW

PROPOSAL:

Demolition of existing redundant buildings and construction of new industrial unit comprising 5no units for rental purposes on the site owned by Goodman Metalworks Ltd on Private Road Number 7, Colwick Industrial Estate.

CONTACT DETAILS:

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1.0 INTRODUCTION

- 1.1 Rees CM Ltd have been instructed by Goodman Metalworks Ltd to seek full planning consent for a new build industrial unit on their site on the Colwick Industrial Estate. The statement is to be read in conjunction with the Architectural drawings.
- 1.2 The proposal is for the demolition of 2no existing redundant buildings and the construction of a new industrial building comprising 5no units for rental purposes. The buildings to be demolished are currently only used for storage purposes and are not suitable for occupation due to their inadequate EPC rating.



View from Private Road Number 7



2.0 SITE DESCRIPTION

- 2.1 Colwick Industrial Estate is approximately 4km east of Nottingham city centre and is a large industrial estate with a variety of uses which are principally industrial or warehouse type facilities.
- 2.2 The proposed site is one of a number of sites owned by Goodman Metalworks to the north of Colwick Industrial Estate bounded by the railway line.
- 2.3 The site comprises 3no buildings two of which are redundant units used for storage purposes. These redundant buildings will be demolished, and the new building will take their place to the east side of the site with the remaining building occupying the west side.
- 2.4 The site is currently leased out to the company Jackson Keay.

3.0 THE APPLICANT: *Goodman Metalworks Ltd*

- 3.1 Goodman Metalworks Ltd were established in 1964 and are a metal fabrication company, specializing in large metal fabrications.
- 3.2 Goodman Metalworks Ltd pension scheme is the company's property arm, and the proposed site is currently leased out as part of the company's property portfolio.

4.0 THE PROPOSED INDUSTRIAL UNIT

- 4.1 The main purpose of the new building is to improve the rental capacity of the site by providing 5no new industrial units to suit a variety of industrial uses.
- 4.2 The units are single storey with their own ancillary areas, access and car parking facilities. The structure is a single span portal frame to allow maximum flexibility within the units.



- 4.3 The units vary in size with 2no units offering approximately 188 square metres of general-purpose floor space and the other 3no units offering approximately 305 metres squared.
- 4.4 The proposal is for a modern steel framed profiled metal clad building with low level areas of grey engineering brick and black framed windows and roller shutter doors.
- 4.5 Car parking is to be laid out to the front of the building with a total of 23no spaces including 5no EV parking spaces, 3no disabled parking bays and secure motorcycle and cycle parking. The anticipated number of employees per unit is 3.

5.0 THE PROPOSED INDUSTRIAL UNIT

5.1 Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account.

5.2 USE

- The use applied for in this planning application for the new industrial unit is classified as B2 'General Industrial' and B8 'Storage and Distribution'.

5.3 AREA

- The site area is 4452m².
- The new unit has a footprint of 78.8m x 20.5m
- There are 3no units comprising a floor area of 343m² including ancillary areas and 2no units comprising a floor area of 228m² including ancillary areas.

5.4 LAYOUT

- The layout of development is informed by the general form of the site and the access.
- The siting of the building corresponds to the broad parameters and areas of built development previously established.



5.5 SCALE

- The new building is considered to be of an appropriate scale for an industrial unit, being 6.8m high to eaves and 8.3m to ridge with a 7.5 degree roof pitch.

5.6 APPEARANCE

- The appearance of the development follows its industrial function and is in keeping with other new industrial units on the Colwick Industrial Estate.
- The wall cladding is vertical profiled metal cladding in a contemporary anthracite grey, with black framed glazing to the ancillary areas and grey engineering brick at low level.
- The windows, roller shutter doors and personnel doors in black will form a subtle contrast against the dark grey cladding and the grey engineering brickwork.

5.7 LANDSCAPE

- Landscaping will be provided along the site boundary to the rear of the site adjacent to the railway line.

5.8 ACCESS

- Access and movement into and around the site is informed largely by the main access to the site.
- There will be a turning area for HGVs at the rear of the site.
- There will be level access to all personnel doors.

5.9 SUSTAINABILITY

- Solar panels are proposed in order to comply with local planning policy guidance.
- The building will comply with the latest building regulations ensuring the highest level of thermal performance with minimal energy demands.



6.0 PLANNING POLICY CONSIDERATIONS

- 6.1 Paragraph 2 of NPPF states that 'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise'.
- 6.2 Paragraph 12 expands upon this statement confirming that the Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved.
- 6.3 Paragraph 80 of the NPPF highlights the importance of building a strong and competitive economy. This can be encouraged through planning policy and decisions which help to create conditions in which businesses can invest and expand.
- 6.4 Paragraph 82 of the NPPF states that planning policies and decisions should recognise and address the specific locational requirement of different sectors.
- 6.5 Paragraph 117 of the NPPF promotes the effective use of land and the preference to use previously developed land to meet needs.
- 6.6 Borough Council of Gedling, which forms part of the Greater Nottingham group. The Aligned Core Strategies - Part 1 Local Plan (adopted in 2014) and Gedling Borough Council Local Planning Document - Part 2 Local Plan (adopted July 2018). Informs the vision of Greater Nottingham, and how the proposal must adhere to this.
- 6.7 The Development Plan consists of the adopted policies of the Gedling Borough Council (LPD), Local Plan Part 2.

Policies CC1; CC3; EE3; DE1 have been considered as most relevant to this application.
- 6.8 Policy LPD 32 - Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.



- 6.9 Policy LPD 35 - Safe, Accessible and Inclusive Development. The layout, form, pattern and arrangement of development blocks, buildings and landscapes should contribute to the creation of quality design and healthy, safe and sustainable places for all users including those with mobility issues. It should make efficient use of land, provide inclusive access, and take account of local climatic conditions.
- 6.10 Policy LPD 44 - Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as shown on the Policies Map and the employment use is within Use Classes B1 – B8 and uses of a similar nature or is an employment use that is compatible with the nature of the employment site and the proposal would not cause a significant adverse impact on the amenity of nearby occupiers and cause detrimental effect on highway safety.

7.0 CONCLUSION

- 7.1 The development complies with local and national planning policy.
- 7.2 The proposal contributes to the growth of the economy.
- 7.3 The scheme will not negatively impact the neighbouring amenity.