



## **Design and Access Statement:**

### Use:

The existing site will be used for a new industrial unit that will replace an existing unit that burnt down in a fire. The old unit has been taken down and removed.

### Amount:

The proposal is to use the existing footprint to replace the old unit for a new one, this has associated access and curtilage.

### Layout:

It is proposed that access will be taken via the highway (that leads down through an internal drive) this access has good visibility onto the highway.

The unit is to be constructed on the existing footprint with the main elevation facing North East, with vehicle parking to the front.

### Scale:

The principle elevation is 5.5 metres wide x 9.8m deep with a height to eaves of 4.3m and an overall height of 5.3 metres.

The footprint of the building is approximately 53 square metres.

### Landscaping:

No landscaping is being proposed.

### Appearance:

The unit will have a contemporary look with the use of vertical Larch weatherboarding on recessed front and rear elevations of the building. The roof and walls of the unit will be clad in metal profile sheeting or VM Zinc TM/ Colorcoat Urban TM. The proposed materials include uPVC/ Metal (or similar) windows and doors.

### Access: