



**Keystone**  
Design Associates Ltd.

Design & Access Statement

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**LAND OFF HILL HOUSE INDUSTRIAL ESTATE.  
THORNTON-CLEVELEYS**

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December 2023

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## DOCUMENT ISSUE RECORD

| Revision | Date          | Details           |
|----------|---------------|-------------------|
| Full     | December 2023 | Issued for action |

**LAND OFF HILL HOUSE INDUSTRIAL ESTATE.  
THORNTON-CLEVELEYS**

Report Approved by D.W.Hadwin B.Eng(Hons) C.Eng MICE  
For Keystone Design Associates

Signature.....

Date.....11<sup>th</sup> December 2023.....

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## **1.0 INTRODUCTION**

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- 1.01 This statement is being made in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and accessibility.
- 1.02 The application is for the development of the site at land off Hill House Industrial Estate, Thornton-Cleveleys with the erection of an industrial unit. Planning consent is being sought for the industrial building and associated works. The works for the development would comprise the building of the unit and installation of the new infrastructure.
- 1.03 The site is a brownfield site located adjacent to Hill House Industrial Estate, Thornton-Cleveleys. This statement seeks to support the planning application.

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## 2.0 SITE ASSESSMENT

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### 2.01 Context of Town

- 2.01.01 The site is located adjacent to Hill House Industrial Estate, Thornton-Cleveleys. This site is not included in a Conservation Area.
- 2.02.02 The site is situated Thornton-Cleveleys; Thornton-Cleveleys is in the borough of Wyre, 4.8 miles north of Blackpool and 3.4 miles south of Fleetwood.



**Photograph no01: Aerial View of Land off Hill House Industrial Estate, Thornton-Cleveleys**

### 2.02 Current Land Use

- 2.02.01 The site is currently a brownfield site adjacent to Hill House Industrial Estate, Thornton-Cleveleys. The site is located in Flood Zone 2/3. The site is accessed directly off Bourne Street.

### 2.03 Neighbouring Properties

- 2.03.01 The site is surrounded by land to the north and east, commercial/industrial buildings to the south and a residential development to the west. The site is situated in Thornton-Cleveleys.

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## 3.0 PROPOSAL

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### 3.01 Description

- 3.01.01 The application is for the development of the site at land off Hill House Industrial Estate, Thornton-Cleveleys with the erection of an industrial unit. Planning consent is being sought for the industrial building and associated works. The works for the development would comprise the building of the unit and installation of the new infrastructure.
- 3.01.02 The unit will include office space, workshop, kitchen and w/c's.
- 3.01.03 The proposed unit is to be under Use Class E(g).
- 3.01.04 The proposed unit will be constructed at, or close to, existing levels & it is not anticipated that major retaining structures or significant changes in levels will be required.
- 3.01.05 There are electric, gas and water services already connected to the site. As the proposal is a replacement unit, it is assumed that there will not be any significant increase in gas and electric consumption.
- 3.01.06 The proposed development will be insulated to comply with Building Regulations.
- 3.01.07 Energy efficient gas boilers and central heating systems will be installed. Low energy lighting will be fitted throughout the proposed development to minimise energy demands.

### 3.02 Amount & Scale

- 3.02.01 The plot area is 4254 sqm with the unit being 280m<sup>2</sup>.
- 3.02.02 The development will be contained wholly within the site.
- 3.02.03 The proposal will consist of the erection of one industrial unit which will consist of office space, workshop, kitchen and w/c's with access to the site being provided off Bourne Street, Thornton-Cleveleys.

### 3.03 Site Layout & Landscaping

- 3.03.01 The site layout is shown on drawing A023/236/P/101.
- 3.03.02 The site is located adjacent to Hill House Industrial Estate, Thornton-Cleveleys. The site is accessed directly off Bourne Street.
- 3.03.03 Landscaping is not proposed for this development.

### 3.04 Appearance of Development

- 3.04.01 The proposed building will be constructed with rough faced red brickwork and Kingspan insulated panels in anthracite grey to the external walls with the roof to be Kingspan insulated panels in goosewing grey.
- 3.04.02 All windows are to be double glazed with anthracite grey UPVC frames.
- 3.04.03 Rainwater goods will be black aluminium guttering and downpipes.
- 3.04.04 The development will be contained within the site boundary.

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## 4.0 ACCESS & TRANSPORTATION STATEMENT

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### 4.01 Access to Development

- 4.01.01 The site will be accessed from Bourne Street, Thornton-Cleveleys.
- 4.01.02 The access way has adequate space for cars and light goods vehicles servicing the site to turn around and exit in forward gear.
- 4.01.03 The visibility is not obscured by any boundary hedges or other treatments.
- 4.01.04 There is room for two cars to pull into the access road, without having to wait on the highway.

### 4.02 Adjacent Road Infrastructure

- 4.02.01 The site is located off Bourne Street which leads to Amounderness Way, A585 which leads to Mains Lane, Garstang New Road and Fleetwood Road, A583 which connects to the motorway infrastructure.
- 4.02.02 The motorway serving Blackpool is the M55 which connects to the national network at Preston linking to the M6 national north/south corridor.
- 4.02.03 Speed limits are 30mph to Bourne Street and surrounding roads, some being 20mph.

### 4.03 Transport Links

- 4.03.01 The site is located within the settlement of Thornton-Cleveleys, and Thornton-Cleveleys, Blackpool and Fleetwood can be accessed on foot by well lit pedestrian footpaths.
- 4.03.02 Within walking distance of the site, there are schools, convenience stores, churches, as well as the array of public amenities in Thornton-Cleveleys and Blackpool.
- 4.03.04 There are bus stops located near to the site, the closest being approximately 0.9 miles from the application site. Bus service 14 route is Fleetwood to Blackpool via Layton, bus service 21 route is St Annes to Cleveleys, bus service 74 route is Fleetwood to Preston via Poulton & Lea, bus service 525 route is Fleetwood to Preesall St Aidans CETC, bus service 568 route is Cleveleys to Thornton Millfield SPAC and bus service 648 route is Fleetwood to Poulton Schools.
- 4.03.05 The tram network is located at Rossall Road. This provides access along the entire Fylde Coast frontage from Squires Gate to Fleetwood in the north. This network is currently being extended as part of the regeneration works of Blackpool and will link with the new transport hub at Bickerstaffe Square.

### 4.04 Consultation

- 4.04.01 **Council Officers**  
No consultation has been undertaken.
- 4.04.02 **Resident Associations**  
No consultation has been undertaken.