



Proposed Redevelopment

Building 17 and Building 18
Stanmore Business Park, Bridgnorth, WV15 5HP

For Stanmore Properties Ltd

Design and Access Statement

February 2024

INTRODUCTION

This statement has been prepared on behalf of Stanmore Properties Ltd in support of the Planning Application for proposed redevelopment at Stanmore Business Park, Bridgnorth WV15 5HP.

In addition to the statement and drawings, the following documents are submitted as part of this application.

- Drainage Strategy

Location



The site is located on land adjacent to the Estate Road, within the Stanmore Business Park, and referred to as Building 17 and Building 18.

THE PROPOSAL

This application seeks approval on the proposal to redevelop approximately 0.52 hectares of land at Stanmore Business Park, comprising of open land and a storage building with canopy for external storage and yard. With the erection of three new portal framed buildings, comprising of five units, for flexible B2, B8 and E(g) use.

DESIGN

The proposed new portal framed buildings consist of -

Building 17: with a total gross external area of 695m², formed of three units with gross internal floorspaces of 281m², 187m² and 186m².

Building 18 Unit 1: with a total gross external area of 130m² and gross internal floorspace 115m².

Building 18 Unit 2: with a total gross external area of 130m² and gross internal floorspace 115m².

Layout

The layout of the development has been designed to allow for both the best use of the available area while maintaining easy and functional access to all units, via existing and approved (23/03353/FUL) estate roads; with provision for loading and turning for deliveries and parking for staff and visitors.

Scale

The size of the proposal is in keeping with the existing surroundings / buildings within Stanmore Business Park.

Appearance

The visual impact of the proposal is in keeping with the existing surroundings / buildings within Stanmore Business Park; with the overall appearance of the development / buildings being modern and functional, allowing for a range of businesses to occupy the units.

Landscaping

The application proposes repositions six of the fifteen approved (23/03353/FUL) replacement trees; to allow for erection of two of the three new portal framed buildings.

Access

Access to and from the proposed new portal framed buildings will be via existing and approved (23/03353/FUL) estate roads; with provision for loading and turning for deliveries.

SUMMARY

The proposal is in keeping with the existing surroundings / buildings within Stanmore Business Park; with proposed new portal framed buildings having no adverse impact and the development providing modern and functional units, increasing business / employment opportunities for the local area.