

Unit 4 Sidcup Logistic Park East, Sandy Lane



PLANNING STATEMENT

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Prepared by:

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Introduction

The application site relates to Sidcup Logistics Park, a recently constructed industrial development located on the southern side of Edgington Way, Sidcup (18/05599/FULL1 and amendments). The application site is Unit 4 a medium size warehouse unit located at the eastern side of the development

Proposal

The intention of the planning application submitted is to add mezzanine floors internally to existing warehouse space.

Layout

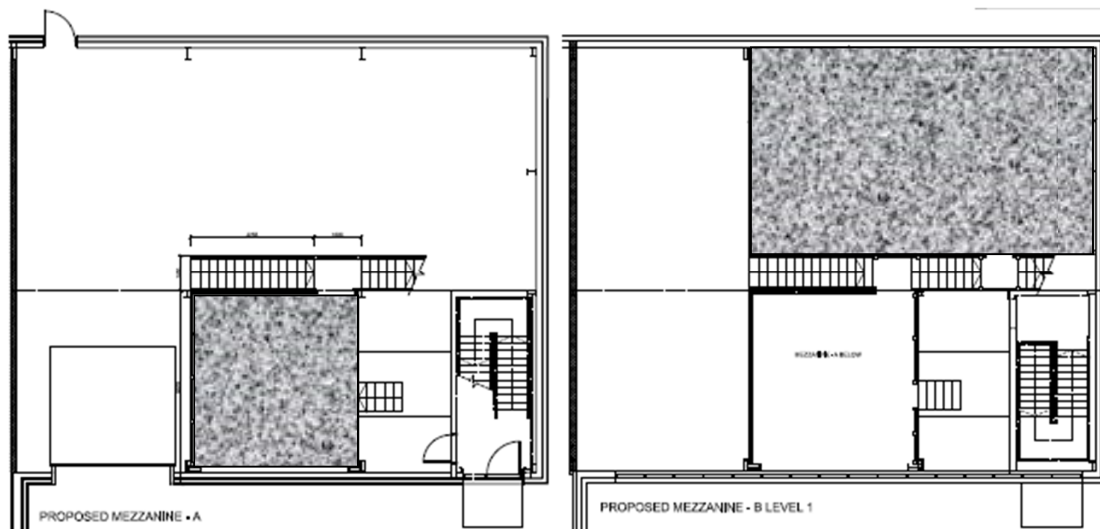
The proposal is to add 3 mezzanine level floors. The existing internal foot print is approx... 261.3 Sqm. It is proposed to add an extra 215.6 sqm area in total in three levels.

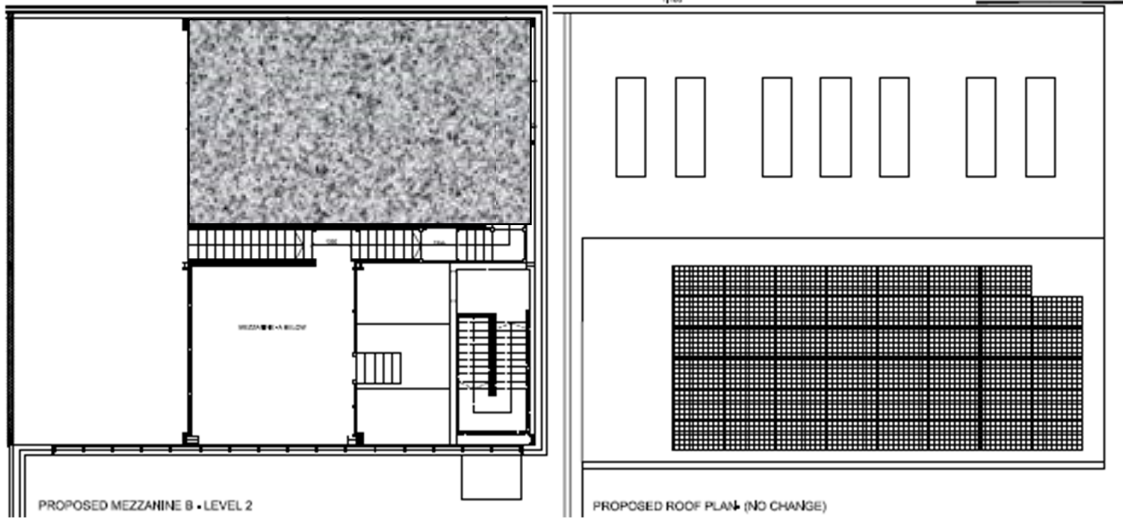
MEZZANINE A - 35.7 Sqm

MEZZANINE B - 91.6 Sqm

MEZZANINE C - 88.3 Sqm

The proposed Mezzanine floors will be used for storage purpose.

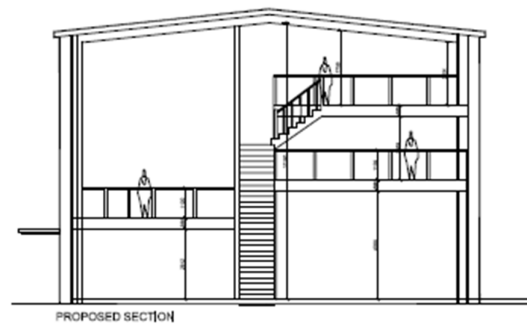
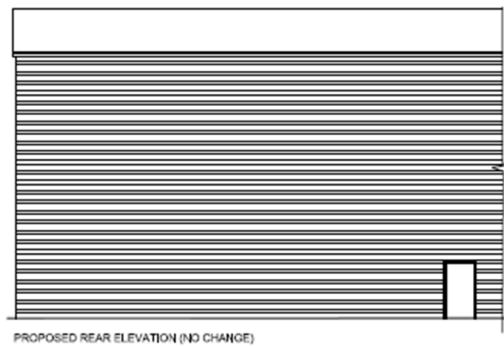
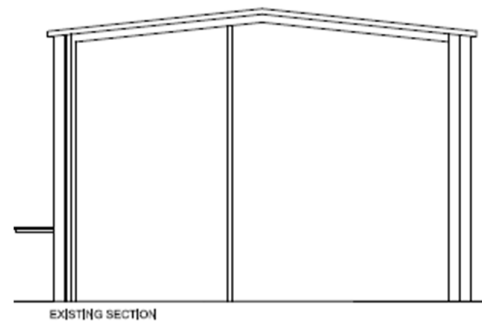
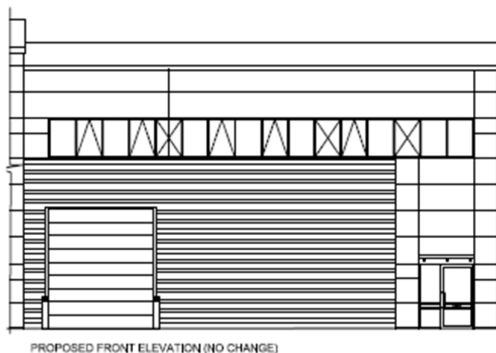




Appearance

The approved unit's outward appearance would remain unaffected by the plan. As previously stated, the proposal would not, by itself, modify the unit's permitted Use(s) or the nature of its or the SIL's broader role.

Below are proposed elevations and sections:



Access

The Unit will be accessed via the existing doors to the front elevation and the ground floor industrial element accessed by the existing roller shutters to the front elevation. Disabled door/access into the building will be via the existing entrance doors.

Security

It is considered that the premises and the unit is very secure.

Landscape

There will be no additional landscaping or car parking provided. There are 5 car spaces and 12 cycle parking as existing.

Flood Risk

Part of the application site is located in Flood Zone 2 (fluvial), which has a medium chance of flooding. However, the proposed development is covered by the Environment Agency Standing Advice and is categorized as "less vulnerable" with regard to flood risk. The external impermeable area would not be immediately impacted by this proposal, which is for interior changes.

Scale

All works are internal, hence no changes to the appearance and scale of the unit

Conclusion

Taking into consideration the aforementioned, the application's proposed and mezzanine level use arrangement and the mezzanine floor's provision would offer contemporary, superior business space and would not conflict with the unit's approved and accepted use(s) or the priorities of the larger SIL (Strategic Industrial Locations).