

Tim Erkiert Architectural Services Ltd

Design and access statement

Property

Mylockup.com, 16, Barrys Lane, Scarborough, YO12 4BU

Project

Proposed 3no. external doors and 2no. external staircases.

Use

The UK storage sector has seen significant growth and evolution in recent years, driven by factors such as e-commerce expansion, urbanization, changing consumer behaviours, and advancements in technology. Additionally, the COVID-19 pandemic has influenced storage needs, with increased demand for e-commerce fulfilment centres and storage solutions for businesses adapting to remote work models.

The facility is owned and operated by MyLockUp.com and consisted of a warehouse with numerous self-store units.

Amount

Previous applications 17/01373/FL | Proposed extension to front elevation and raising roof height of existing warehouse & 15/02557/FL Insertion of mezzanine level to create additional floor space secure the uses of this building and have been implemented.

This application for 3no. external escape doors and 2no. external escape stairs. The proposed doors and stairs are to reduce internal fire escape distances and provide dedicated fire escape routes from the first floor.

Layout

New external door to the front – This will be provided on the front elevation and will be within 4.5m of internal stair 1. This allows for a shorter route between stair 1 and the proposed door. The door will be installed adjacent to a variety of roller shutter doors and external doors on this elevation.

New external escape stair A is located on the West elevation and set back from the highway. The position was chosen to reduce impact on the existing building.

New external escape stair B is located to the rear of the building. External emergency lights provide a lit access to the front of the building on hardstanding.

Appearance/Scale

The external doors will be powder coated steel and will match the appearance of the existing external fire doors.

The proposed external staircases will be galvanised steel to protect from the environment conditions and reduce ongoing maintenance. There will be a translucent covering to the staircase to reduce algae and moss build up, and limit ice build up in winter.

Vehicular and Transport links

Vehicular and Transport links will remain as existing.

Services and Refuse

Services and Refuse will remain as existing

Access

The proposed stairs will be compliant with AD/M. The doors will be installed to provide level access from internal floor areas.

Tree

There are no trees within the proximity of the development areas. The bases of the stairs are being installed to area which already have hard standing present.