Design & Access Statement

Proposed Lightweight Storage Building

James Lister & Sons Limited
21 Bartleet Road, B98 0DG Redditch

April 2024

RE DESIGN

The Existing Site

The existing site owned and operated by James Lister & Sons Limited at 21 Bartleet Road, Redditch, B98 0DG. James Lister & Sons Limited an Industrial equipment supplier and is a well known name in the Midlands, with a heritage over 145 years old.

The proposal

The proposal will involve the erecting of a lightweight storage building of 148 square metres (GIA).

The proposed building will be used as an extension to the existing facilities on site and the structure will be used for storage ancillary to the main business. The proposed building will provide much needed space to allow the business to function more efficiently. There is currently a storage container placed where the building is proposed to be erected.

The building will have an aluminium frame, trapezoidal steel walls and a twin layer PVC sheet roof with an insulated core. The company supplying the building have erected over 5000 of these structures all over Europe.

Layout

The layout has been designed considering the operation of the site as well as its wider context. The orientation of the building has been designed to reduce impact on the neighbouring properties by utilizing leftover space and maintaining the building line of the existing buildings on site.

Scale

The scale of the proposed building takes surrounding buildings into account. The buildings makes efficient use of the existing land available on the site whilst not being disruptive or overbearing. The height of the building is less than neighbouring buildings which also reduce impact.

Appearance

The buildings will be constructed of high quality materials and is in keeping with materials used on other buildings in the area. Please see images below.

Drainage

Rainwater will be dealt with by directing downpipes from the guttering systems into the existing sustainable urban drainage system. There will be no new connection to mains drainage or an increase in capacity.

Sustainability

The building is a light weight structure that uses the least material to create the required space as possible, significantly reducing the embodied energy of the structure. The walls and frame are also easily recyclable or reusable at the end of the life of the building. The transparent roof covering reduces the need for artificial light during daylight hours reducing the in use energy consumption of the building. At the end of the buildings life cycle the materials are easily recycled.

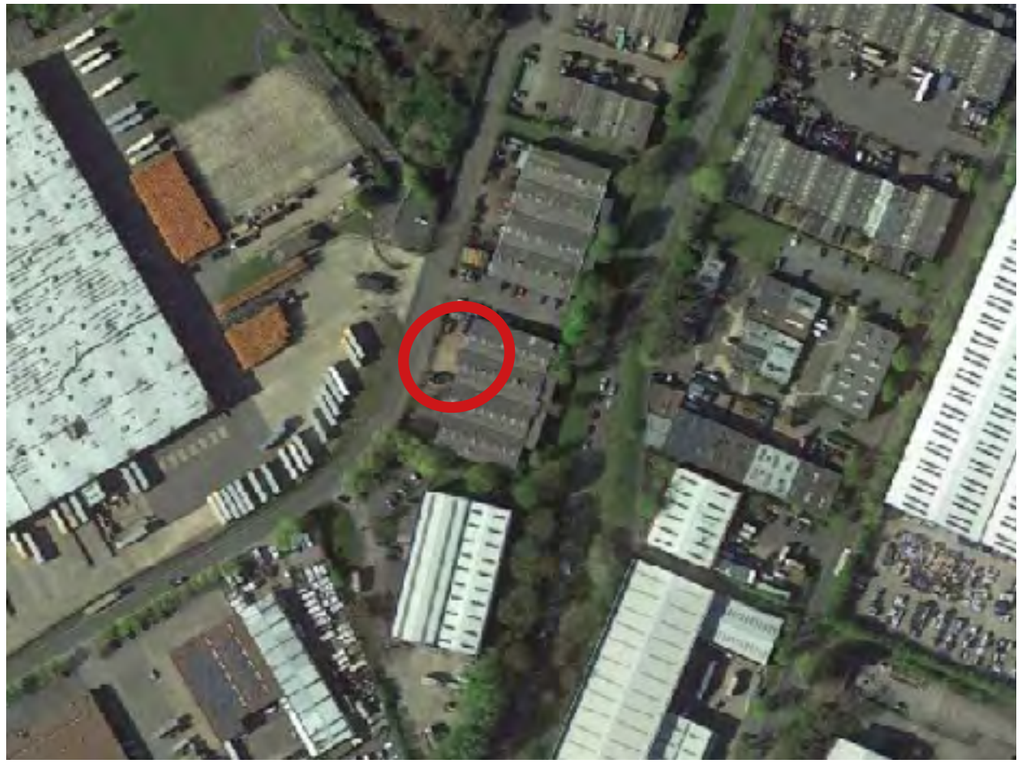
Access & Parking

The new units will be accessed from within the existing site, the existing site access will be maintained and no new access from the existing high way will be required for vehicles, cyclists or pedestrians.

Parking on site will remain unaffected. There is provision on site for up to 19 cars to be parked. There are 15 full time members of staff so there is plenty of parking available even if all staff members chose to drive to work. This is of course an unlikely / worst case scenario given the good public transport links to the site and other sustainable transport options available that staff are encouraged to choose.

All internal circulation around the site will be maintained and no additional barriers will be created to prevent disabled people moving about the site. New doors will be a minimum 850mm clear allowing wheel chair access if required. The existing disabled facilities, including parking and toilets, remain unchanged.

Existing access points serving the development will be maintained to a high standard. This will ensure that the vehicle access remains in good order to serve the commercial requirements at the site.



Existing site

Proposed Site, new structure shown maroon

Proposed Building Location

These images are examples of similar structures that have been erected all over the UK and Europe. The materials used are the same as the materials proposed in this application.

Example Images

RE DESIGN

RE Design Archtects Ltd
79 Orchard Avenue, Cheltenham, GL517LG
Company No: 13775448
Registered in England and Wales

info@re-dsn.com
www.re-dsn.com

arb Architects Registration Board