

# Plan:8 Town Planning Ltd

## Design and Access Statement

Proposal: Proposed new pavement crossover

Site Address: Buckley Road Industrial Estate

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Prepared for Ahmed Noor



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## Design and Access Statement

### Introduction

This statement responds to the Design and Access considerations as suggested appropriate in best practice guidance issued by CABE.

### Existing site and its location

The existing site comprises an existing previously developed site off Buckley Road. The site, viewed from Buckley Road, is shown below on the left hand side of the road.



The site is flat. There is an existing access to Buckley Road, the architects plans show improved manoeuvring as a result of the proposed crossover.

The site is surrounded by other industrial buildings and uses to the south, north, east and across Buckley Road to the west.

The location of the site is shown in the aerial image below where it is noted within the magenta edged area.



Buildings in the immediate vicinity of the site are predominantly commercial uses constructed in the modern commercial style of cladding finish with high eaves to allow for warehousing. Most sites are enclosed by railings and metal fencing, this site is no different. The site is not situated adjacent to any Heritage Assets such as a Listed Building, Locally Listed Building and it is not located in a Conservation Area; so the proposal does not affect the setting of heritage assets.

### Proposal

The proposal involves a new vehicle access in connection with the site frontage onto Buckley Road. The proposed site layout is shown in the submitted architects plans, detailed crossover plans are provided by the architect.

### Scale

The scale is limited to the works to the footpath and within the site. The scale, in terms of crossover, will not change the character of the site or wider area.

### Appearance

The crossover will be no different to other crossovers and hence the character of the street scene will not change. Therefore, overall the visual appearance of the site will not change.

### Landscaping

The proposal for a new crossover does not include soft landscaping. Hard landscaping is specified by the architect.

### Site Accessibility

Access to the site will be improved, the layout provides for parking and manoeuvring space within the development.

### Context and Use

The site is within an established employment area, the new crossover will facilitate the employment use.

### Conclusion

The proposal, to facilitate employment use, is in accordance with adopted local plan policy. The context of industrial uses of neighbouring sites will be maintained by the introduction of the crossover. The applicant respectfully requests that the application is approved.