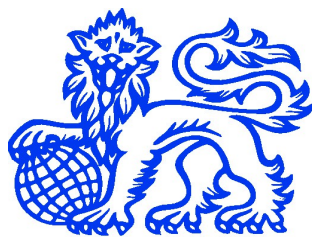


William Ossitt Surveying

William Ossitt FCIOB FASI



**Chartered
Building
Consultancy**

25th May 2016

DESIGN AND ACCESS STATEMENT

Proposed provision of storage building in lieu of external open storage for Heaton Green Dust Control Limited.

ASSESSMENT:

PHYSICAL:

The subject building group is an engineering works, consisting of industrial manufacturing buildings and a 2 storey office and production building.

The finishes to the existing buildings are generally a mixture of profiled metal cladding.

SOCIAL:

The proposal is planned to meet the requirements of a specialist manufacturing unit, due to the need for better quality control and reduction in waste.

The plan is to re-site the open stored finished goods and materials, constructing the building to the area currently used for car parking on the east side of the property.

The parking spaces will be placed where the current open storage lies, retaining circulation space and offloading areas for delivery of raw materials to the works building.

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ECONOMIC:

Reduction of waste and better quality control will enhance the economic potential for trading of the company.

PLANNING:

The store is set behind buildings fronting the main road, within the general massing of the industrial units and generally will not be noticeable from the main road.

INVOLVEMENT OF THE COMMUNITY:

It is considered that the extent of the proposed works preclude consultations with the local community.

EVALUATION:

The proposals are to meet the requirement for efficient storage space.

DESIGN:

The proposal is to construct a unit with a small massing, with an overall height of 6 metres to the ridge and an eaves height of approximately 5 metres.

The building will be clad in profiled steel sheeting in olive green to the walls and light grey to the roof slopes.

The loading from the works of finished goods into the store is via the company's fork lift trucks and circulation space is adequate for this purpose. The building is provided with 2 roller shutter doors to access the building, coloured to match the cladding.