

DESIGN & ACCESS STATEMENT

PROJECT: Change of use of car breakers yard to new Industrial units



View of Car Breakers Yard, Access from Netherfield Road

Current Use:

The site is currently used as a car breakers yard

Layout:

Refer to drawing number 17.2152.01(rev) indicating the site arrangement. There is an existing access from both Netherfield Road and Calder Road. Site area of approximately 1916m² secure by fencing. To the west of the site is a large storage building with access doors from each gable elevation.

Proposed Design:

The proposal is to change the use from car breakers yard to industrial units, as shown on drawing number 17.2152.03(rev).

Access:

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M where they can be reasonably achieved and where the requirement exists. It is our aim to adapt/design buildings for optimum ease of use by their occupants and visitors.

Landscaping:

The landscape arrangement is to remain as existing.

Evaluation

We believe the change of use proposals will improve the aesthesis and quality of the area by providing new purpose built units, this reflective of the industrial character of the area.

The proposals are in keeping with the materials, scale and mass of the existing buildings / area and will ensure the site remains in occupied use.