DESIGN AND ACCESS STATEMENT

for

THE CONSTRUCTION OF OFFICES

at

UNIT 9, VAUGHAN INDUSTRIAL ESTATE, VAUGHAN STREET,

WEST GORTON.

Bradley Building Design Ltd.
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DESCRIPTION OF THE SCHEME.

The site lies to the East of the client's existing offices and engineering workshop facilities and boundaries the railway embankment.

The client owns the estate road providing access to the other unit owners.

USE

The proposal is to provide additional office space required as a result of expansion.

AMOUNT

The extent of the proposal is to extend the clients existing building (subject to a separate approval in 2006), and run parallel with the railway embankment and fall short of Unit 9A with disabled Parking and retaining parking for Unit 9A.

The design of the amount takes into account the adjoining land owned by the client and the open area available for the parking of employee's vehicles.

LAYOUT

The proposed layout is to generally adjoin the free access to the industrial site with vehicular accesses into the building being provided on the South and East facing elevations, which will allow vehicles to enter and leave in a forward gear.

The layout would complement the existing adjoining office and other buildings in the ownership of the client with additional parking being provided to the West of the existing offices and if required South of those parking bays.

The rear layout has been set back 1200mm from the railway embankment for engineering reasons to ensure that there is no effect to the stability of the retaining wall.

SCALE

The scale of the proposal is in contrast to the other more modern units on the industrial estate.

The scene as you access the main body of the industrial site, will be to view the proposed warehouse on the right hand side with unit 9A immediately. The size of building will be similar to the newer adjoin Units.

LANDSCAPING

The landscaping will take the form of tarmacadam surfacing to match the adjoining area with car parking bays clearly depicted.

The ground has a gentle undulation and it is intended to level the site by reclaiming materials, with the use of a crushing plant, from the existing buildings and materials excavated from the ground.

APPEARANCE

The design rationale has been to create a warehouse unit that will be in keeping with a well-maintained modern industrial estate.

The appearance of the proposal will generate a vision of total uniformity along the South and East facing elevations of the industrial estate matching Units 2, 7, 12, 13, 14, 15 and 18 as well as the existing offices that we are to extend..

ACCESS

The site is generally level with only a shallow increase required to gain access to the new building.

Access within the building is available to all persons regardless of their potential disabilities.

Building regulation Approved Document M will be complied with in all respects and certification of compliance will be sought and displayed in a prominent position within the entrance.

The internal layout of the building accommodates wheel chair users requirements in accordance with Building regulation Approved Document M in respect to access, door openings, corridor widths, W.C. and kitchen facilities.

A level access will be provided to the front entrance, with all facilities being provided without segregation.

The site has a general open aspect and so can be viewed openly from the access onto the industrial estate.

REFERENCE

should be made to;

Location plan.

Drawing number 4092/1 – Existing floor plans.

Drawing number 4092/2 – Proposed floor plans.

Drawing number 4092/3 – Existing elevations.

Drawing number 4092/4 – Proposed elevations

Drawing number 4092/5 – Site plan.

Drawing number 4092/6 – Location plan