DESIGN AND ACCESS STATEMENT

Clients Brief

We were asked by clients from Ashtead Plant Hire Company Limited to carry out alterations to the vehicle access of a warehouse and also install a palisade fence around the perimeter boundary of the site in which the warehouse is situated, on Sharston Industrial Estate. This document is intended to accompany a full planning application in which all of the above development will apply. The plans for the work are to be part of a larger scheme which will occur across the country where the overall plan will be to improve Ashtead Plant Hire Company Limited's sites.

Location

At present the warehouse is currently vacant, Ashtead Plant Hire Company Limited are proposing to move into the unit as part of there company improvement and growth which is occurring across the country. The proposed site is situated in the area of Greater Manchester, upon an industrial estate which is located just a short distance away from other areas of Manchester such as Cheadle and Northenden. Within the immediate area are other warehouses forming the industrial estate, but around the extent of the Industrial estate are residential areas made up of houses, school and local amenities such as shops.

Design Proposal

The proposal for the existing warehouse from the clients brief will be to alter the existing access to the site to improve the vehicle access and circulation upon the site; this will be done by moving the access form the Harper Road to Sharston Road. At the same time we will also install new palisade fencing to the boundary of the site, including gates positioned over the proposed site entrance.

The plan to carry out these works will both increase the security on the site and also improve the means of vehicle access to the site and circulation on the site, as well as the surrounding streets

The proposed alterations will serve the existing building by improving current situation of the warehouse and the site.

The client sees the work as a required development for both the present use and proposed uses of the site within the future.

Assessment of the Site and the Surrounding Areas

The whole of the proposed site is contained within boundary which has no fencing and has footpaths around the perimeter. The extent of the site is indicated by the footpath which currently highlights the boundary of the site. Bordering the site are the following:

- West of the site – industrial estate
- East of the site – industrial estate
- South of the site – industrial estate
- North of the site – industrial estate

Extending further past the points around the existing area are residential estates.

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The view of the warehouse can only be seen from the access roads to site within the industrial estate. The new site access will not be visible from any surrounding residential areas.

The proposed development will use the existing site to install the new facilities for the warehouse and client. This will improve the existing site for any occupants to use.

Scale

The proposed access and fencing will not increase the site in any way but will be used as a clear indication of the site area and improve the current site in ways of vehicle use and security. The works that will be carried out will only be minor and of a small scale. The main work will be the alterations to the access of the site which will affect the vehicle/pedestrian access.

Layout

The proposed layout is based on client needs and requirements for the site. The proposed alterations to the layout utilises the existing layout of the site using the current car park as access the access point. The boundary of the property will then see new palisade fencing to the perimeter.

Landscaping

Landscaping will be limited to the external the entrance of the new access to the car park and alterations to the footpath as required. The surface to the access will be of concrete and be hard standing which will link into the existing car park. Where the existing footpath is to be altered in order to install the access, the footpath will be re-surfaced with tarmac along with drop kerbs either side for ease of crossing the access point by pedestrians (both disabled and able bodied). Other landscaping will include alterations to the existing landscape within the site to gain access; this will be altering the grass area to the west side of the site.

Appearance

The design of the proposal will be to blend in with the existing aesthetics of the warehouse and landscape. Although the works will only by minor we will aim to install the facilities without making a large impact on the current aesthetics. Materials will match existing materials as far as reasonably possible e.g. the access surface will match the road and car park surface. Also the new fencing will match that of other fencing on the site and the area that surrounds.

Disabled Provision

Around the new access of the site we will install new drop kerbs with tactile paving either side of the access which will create a level crossing for the use of pedestrians (both disable and able bodied). The design and construction of which will comply with any regulations regarding access to and from a building and across hard landscaping.

Important Information

This document is to be read in conjunction with all drawings which accompany the application.