

DESIGN AND ACCESS STATEMENT

For
The Retrospective/formalisation
For the Construction of a Replacement Building
And Change of Use to A Commercial Joinery Workshop
Located at
Edisford Bridge Farm Caravan and Camping Site
Clitheroe
Lancashire

Date: April 2017
Job ref: 5357

from concept to creation...



1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Client Mr John Knowles, as part of a full planning application for the Retrospective/formulation of an existing steel framed workshop unit that was construction 18 months ago prior to planning approval, for use as a commercial joinery workshop. The unit was constructed on the site of an existing wooden framed agricultural unit, similar in size and height to the steel framed unit erected in its place. Since the unit was constructed it has been extended due to the requirement for additional workspace for the joinery business.

Once our client was instructed that planning approval was required the appropriate action has been taken to rectify the misunderstanding and gain approval.

It is to be read in conjunction with planning drawing Nos:

- 5357-01
- 5357-02

2.0 SITE CHARACTERISTICS



The site is relatively flat and consists of one access road, grass areas to accommodate caravans/camp site to the west and areas of hard standing throughout. The west of the site is used as a caravan and camping area and to the north of the site industrial units are situated. A private dwelling is located to the South East of the site along with a building housing an indoor swimming pool. Toilet and washroom facilities are located on the site serving both the caravan/campsite and the units.

3.0 DESIGN STRATEGY

The unit incorporates an open plan work area to enable the safe woodworking operations within. Material storage areas and the provision for the adequate refuse and recycling storage are located to the side and rear of the unit providing ample space to safely store materials prior to them being used in the workshop. In keeping with the previous existing wooden framed agricultural building and surrounding units the steel framed unit is externally clad in corrugated tin, ensuring minimal changes to the appearance of the previous wooden framed structure.



4.0 ACCESS

The site is located on the B6243 New Lane which is accessed off Edisford road. The site features wide roads with good visibility splays to enable the safe movement of vehicles and members of the public in and around the site. Existing parking spaces are provided for by the unit with adequate turning spaces to ensure vehicles can exit the proximity of the workshop in a forward gear.

5.0 CONCLUSION

In summary, the scheme seeks approval to gain planning permission for a previously erected commercial joinery workshop. the proposal which forms the basis of this full planning application is in keeping and harmony with surrounding units with materials selected to match the existing units. The amenity of adjacent units are not compromised and the unit does not cause any significant or detrimental factors to the local environment or vicinity.