

**PROPOSED NEW UNIT
At
SIMONSTONE BUSINESS PARK
BURNLEY ROAD
SIMONSTONE
BURNLEY**

DESIGN & ACCESS STATEMENT.

USE:-

The existing site has been granted planning permission (ref:3/2017/0284) for the development of a business park of new units with general B2 light industrial and B1 office use.

AMOUNT:-

The new building will occupy an area of 403m² footprint, on an existing site of 1500m².

SCALE:-

The structure will be a steel frame with brick plinth wall, profiled metal cladding (flat panel / profiled and coloured aluminium glazing systems.

Profiled metal sheet roof coverings.

6.0m to eaves and 6750m to ridge.

LANDSCAPING:-

An existing area of landscape will remain as existing, adjacent to the existing access road. The remaining site area to be macadam roads, concrete yards and block paved parking areas, the perimeter of the site is to be generously landscaped (to be designed and specified at a later date).

APPEARANCE:-

The structure is to be finished with facing brick plinth wall, coloured aluminium glazing system with flat panel cladding to all elevations,

Profiled metal sheet roof covering with roof lights to warehouse area.

Colour coated shutter door will be fitted in the rear elevations and an emergency exit /

Personnel doors will be fitted.

The general appearance will be of a prestigious business park, to match the adjacent buildings.

ACCESS:-

The vehicular access is via the existing private estate road with direct access from Burnley Road A678.

All visitors parking areas are directly in front and adjacent to the buildings.

A level access will be provided into the building, allowing for both able bodied and less able bodied persons, with a maximum gradient of 1:12. A mobility W.C and lift will also to be provided within the ground floor area.

CLIMATE CHANGE & CRIME PREVENTION:-

The scheme as indicated will incorporate high security locking to all the doors and windows.

The new structure is to be of a high performance wall and roof construction with a very high thermal efficiency, exceeding the current building regulations requirements.

We believe that the structure will be highly energy efficient and cost effective.

CONCLUSION:-

We feel that the new unit within the business park will upgrade and complement the existing street scene and enhance the existing business facilities adjacent.

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Craven Design Partnership
Ribble Court, 1 Mead Way
Shuttleworth Mead Business Park
Padiham, Burnley.
Lancashire.
BB12 7NG
Tel 01282 778066

vic@cravendesign.co.uk