

## **Design and Access Statement**

*For proposed application for a lawful development certificate for B1 (a,b,c) building at Fairfield Business Park, Longsight Road, Clayton Le Dale, Blackburn, Lancashire, BB2 7JA*

Application to confirm permitted development rights to erect a building to provide light industrial B1 a,b,c including office space and parking within the curtilage of existing B1/B8 buildings.

### **Design summary**

To create a light industrial/office building on the site to complement the existing mix of light industrial buildings which provide both premises and storage for a variety of local businesses (shown as A on the site plan). The proposed building is going to be set behind four existing buildings on site. Two of the older buildings towards the road, the large building (shown as B on Plan 2) to the south and the recently completed building adjacent to the east (3/2017/1178). The proposal will not affect the overall visual impact of the existing site as it provides a clean modern structure which will be obscured by existing buildings. A 2015 office approval has also been completed and provides further screening of angles to the road frontage.

The proposed building comprises two small units offering light industrial space with the option of incorporating a proportion of office space. The size will enable two recently established new small businesses on site to move from temporary accommodation and grow within the new premises more suitable to their needs. The businesses currently employ two staff and are only predicted to grow to employ four between them.

The introduction of high speed fibre optic broadband to the site has provided an added stimulus for the high tech businesses to remain on site and expand markets. The proposal should keep tenants with links to existing local rural businesses. The businesses have thrived using the good road links available to reach existing and new customers in the borough and in the region.

By including the option of office space, this will help create a modern and better working environment. The proposal is limited in size and number of employees so retains the appearance of the business park.

### **Suggested use of permitted development**

Having considered carefully the various planning options for the proposed new building it is understood that the proposal falls under the remit of permitted development rights. The building at 4 metres height to ridge falls under the 5 metre limit. The building is not higher than the highest building adjacent or on site. The proposed new building gross floor space is of 144 square metres (under the 200 sq m limit). The proposed development is within the curtilage of an existing building in the same use class and the land has an established lawful use in connection with units comprising the existing building. No part of the proposed new building is within 5 metres of the curtilage boundary. The proposed building site is not designated land nor within the curtilage of a listed building. Adjacent parking is provided so there is no impact on other on-site parking provision/existing turning areas. The proposed new building relates to existing uses within existing buildings and may include research and development of products or processes. The proposed building is not for sole use as staff facilities.

### **Transport, site access and access for the proposal**

Access to the site is very good, with good local bus links from all local towns. With such good links the site will be able to promote the use of public transport. The existing road network is exceptionally good to the location; this development will create limited further road traffic. Cycle stands are to be provided on site for employees and visitors.

The applicants and their agent have met the previous highways officer on site and agreed the nature and layout of traffic flows within the site in order to avoid conflict between the various types of trade vehicle, employees and visitors to the site. Given the recent alterations in the structure of some of the businesses on site no net additional traffic flows are anticipated. However for ease of access five parking spaces will be reserved adjacent to the north side of the building for employees and visitor (shown on the Parking Layout Plan). Trade vehicles can be locked within the buildings overnight if required.

Access doors are located on the north elevation, together with fire exits as required. Parking will be provided adjacent to the building thus providing safe access to the entrance doors and minimal interaction with the designated internal traffic flow for the business park. Access to and around the single storey building is to be disability friendly, with a designated disabled parking space adjacent.

### **Appearance**

The materials for the building are going to match the recently completed new unit on the site. Due to the size of the existing adjacent buildings the proposed unit will not be dominant from most angles including the road frontage.

The existing Hornbeam hedge beyond the proposed site will be retained (shown on the site plan between the points D,E & F).

### **Appraising the Context**

The building of the proposed premises will complement the other businesses on the site to create a rural business park serving the local and surrounding communities for both business and rural trades. Suitable tenants have provided substantiated intention to rent the premises on a long term basis commencing occupation immediately on completion of the works. In the future these businesses are hoping to create a number of new trainee jobs in the Ribble Valley. It is anticipated in the prospective tenants' business plans that the existing and a number of new jobs will total 4 employees.

### **Summary**

This application for a certificate of lawful development comprises a modest proposal under permitted development to create a modern unit including some office premises, utilising the recently provided high speed fibre optic broadband, sustainable use of the existing site and transport links.