

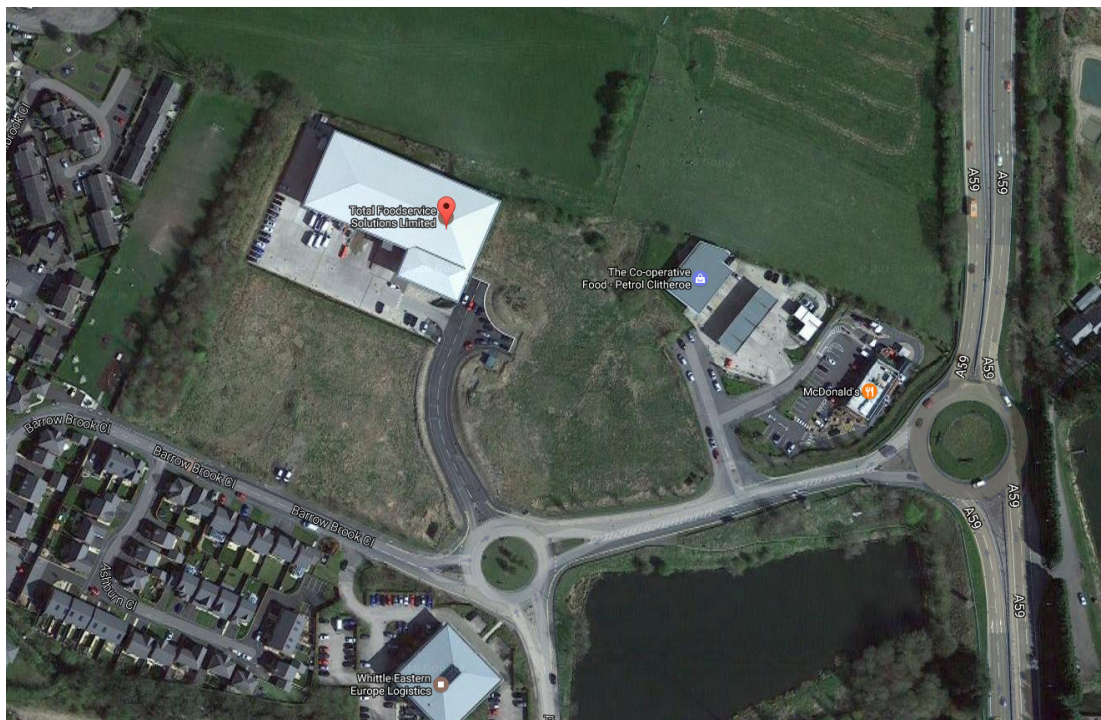
### DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

For

**Proposed New Industrial Units**

at

**Barrow Brook Enterprise Park,  
North Road,  
Barrow,  
Lancashire,  
BB7 9QZ.**



## **1.0 Introduction**

This Design and Access Statement has been prepared to accompany a Planning Submission for the erection of two proposed new industrial units located to land off North Road, Barrow Brook Enterprise Park.

Reference should be made to drawings that are accompanied to the Planning Application.

## **2.0 The Site**

The site is a vacant plot/site situated on the north side of Hey Road / Barrow Brook Close located within Barrow Brook Enterprise Park at the eastern side of the village of Barrow. Barrow Enterprise Park lies between Clitheroe, 2.5 miles to the north, and Whalley, approximately 2 miles to the south. The A59 running north-east between Preston and Skipton passes to the east of the enterprise park, with the application site lying just a short distance from the nearest access to the A59 along Holm Road.

The Enterprise Park comprises a large industrial building directly to the north of the application site, which is occupied by a commercial catering supplier (Total Food Services Ltd.). A commercial area including a McDonald's, KFC, Starbucks, Greggs, Subway, petrol station and food store to the east of the application site, and offices to the south-east comprising a multi-occupancy building known as the Printworks.

To the south of the proposed application site lies a small development of modern housing on Barrow Brook Close and Ashburn Close, while to the west there is a belt of trees/shrubs with a children's play area and further housing beyond.

The application site, approximately 0.11 hectares, forms the final phase (Phase 3) of the overall larger development site. Phase 1 development of the site comprised the "Construction of 9 light industrial units (use class B1)" with these units now complete. Phase 2 development was the construction of a Nursery building which has been completed.

The proposed application site will not be directly accessed of the public highway, but will be accessed via a shared entrance/access constructed as part of the previous Phase 1 & 2 developments (i.e. via North Road to the eastern boundary of the application site).

The site is currently a vacant plot which has previously been clearer and stoned up forming a site compound during the construction of the Phase 2 Nursery building. It is understood that a group of trees along the southern boundary of the site are protected by Tree Preservation Order (no 7/19/3/199).

### 3.0 Site Planning History

The site had a long standing and extant permission for the erection of a large three storey office building (Application Ref: 3/2007/1065).

The site currently has a planning approval granted for “Proposed New office Development” comprising of a two storey office building (Application Ref: 3/2019/0304), which was approved 31 May 2019.

The larger/wider site also has the following planning approvals:-

- Phase 1 – Planning Application Ref: 3/2016/1033 – Construction of 9 light industrial units (use class B1) with associated parking and landscaping) – now complete.
- Phase 2 – Planning Application Ref: 3/2016/1168 – Proposed Nursery Building – now complete.

### 4.0 Proposal

The proposal is for the erection of two new light industrial buildings (Use Class E), with associated, car parking etc.

The proposed new units are designed to reflect those constructed as part of Phase 1, and constructed of material to replicate those of the previously approved to the Phase 1 Unit/Nursery building thereby maintaining continuity of the site development.

### 5.0 Design

#### *Use*

The proposal is for two new units each providing 210 sq.m (2260 sq.ft) of floor space. The proposed unit will provide open plan warehouse/industrial space with associate ancillary accommodation including kitchen, toilets, entrance/trade counter space etc.

#### *Scale*

The proposed building will have a footprint approx. 26.5m in length x 16.5m in width to give a combined gross external floor area of 438sq.m.

The overall height of the building comprises an approx. ridge height of 7.6m with an eaves height of approx. 6.1m. providing an overall reduction in height to that of the previously approved office development.

#### *Layout & Access*

The siting of the proposed building is to be located centrally to south side of the site orientated North East/South West with the building backing onto Barrow Brook Close/Heyes Road to the South West.

Site access will be provided utilising the existing entrance point formed as part of the Phase 1 & 2 development/application, off North Road, and be design so that it will be safe for both pedestrians and motorists.

Unit 10 will front to the North East, accessed of existing/previously approved internal estate roads with associated parking areas fronting the unit. Unit 11 will front to the North West, again accessed off internal estate road and with parking areas provide to the West side.

#### *Appearance*

The design proposal seeks to utilise materials to match those of the previously approved industrial unit of Phase 1 along with the Phase 2 Nursery Building (i.e. draw on materials to form a balance between the adjoining/proposed industrial developments to the north/west of the site, and those of the existing nursery building to the east of the site.

External materials to comprise:-

##### Roof:-

Roofing sheets to comprise Kingspan KS1000 RW (or similar approved insulated cladding sheets) – colour to be Goosewing Grey (RAL 080 70 05), with contrasting polyester powder coated external soffit, fascia, gutter and rainwater pipes – colour to be Anthracite Grey (RAL 7016).

##### External Walls:-

Low level external brick plinth, extending up to ground floor cill level if to be faced with Tuscan Red Multi facing brickwork. Sample of brickwork can be provide to planning officer on request.

External wall cladding above is to comprise Kingspan KS1000 MR (or similar approved insulated cladding sheets) – colour to be contrasting panels of Goosewing Grey (RAL 080 70 05), and Anthracite Grey (RAL 7016) with contrasting polyester powder coated external corner/flashing cladding details to be Anthracite Grey (RAL 7016).

##### Doors:-

Main entrance doors/glazed screen are to comprise polyester powder coated aluminium – colour to be Anthracite Grey (RAL 7016), with double glazed A-Rated glazed screens.

Fire Escape doors will be steel security doors, polyester powder coated – colour to be Anthracite Grey (RAL 7016).

Large vehicular/loading bay roller shutter doors to be insulated polyester powder coated – colour to be Anthracite Grey (RAL 7016).

## **6.0 Planning Considerations**

The key issues in the consideration of this application are the principle of the proposed development in this location, any associated impact on the surrounding highway network, the appropriateness of

the proposed design as well as all other material considerations as required in the determination of this application.

#### Principle of the Development

The principle of the development has already been established via the surrounding enterprise park and previous industrial/retail uses approved to units elsewhere to Phase 1 of the development. In addition the current site has approval for B1 office use. The Council has therefore in the recent past considered similar development at this site acceptable and in terms of considering the principle of the proposed development this application can be seen to be a variation of the existing permission.

As referred to in Ribble Valley Core Strategy Policy EC1 directs employment development towards the main settlements of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise. The site therefore forms part of one of the boroughs principal employment sites. Similarly Policy DMB1 further supports proposals which will promote business growth and stimulate the local economy within the borough.

In addition to promoting the growth of businesses already established within the borough the proposed development will create a number of jobs in the area.

Overall the current proposal is considered to be consistent with aims of both local planning policy which encourages the uses at this site and surrounding area for compatible employment opportunities, and national planning policy which supports sustainable economic development to help deliver the business and industrial units needed. Furthermore the proposed development will contribute to the overall regeneration of the wider surrounding area.

#### Highways Considerations

Access to the site will be provided via a shared entrance established and approved in conjunction with 'Phase 1 & Phase 2' development, comprising a entry point accessed off North Road, leading from the roundabout on Hey Road/Holm Road, which in turn provides convenient access to the A59 roundabout.

A Transport Assessment was previously prepared in conjunction with the Phase 1 Site Development refers to the number of vehicle trips associated with the previous extant permission for office use (4662sq.m) to be a maximum of 85 two-way vehicle movements in the peak hours with around 560 movements over the day.

Taking into consideration the previous Phase 1 & Phase 2 developments along with these additional proposed industrial units the combined total will result in a significantly less number of vehicle movements for both peak period and total than the previously approved extant

permission, and indeed the approved office use. As such there should be no highway related concerns associated with the proposed development.

With respect to parking provision, the Joint Lancashire Structure Plan indicates a maximum level of parking of 1 spaces per 35sq.m of gross floor space. This equate to a maximum requirement of 12 spaces. There are 6 parking spaces for cars (or which 2 No disabled spaces) and 8 spaces for large light goods vehicle equating to a total of 14 spaces accommodated within the site proposals.

### *Other Material Considerations*

#### *Neighbour Amenity:*

The reduced height of the proposed industrial building (approx. ridge height 7.6m) in comparison to the current permission (approx. ridge height 8.3m) and the separation distance of over 24m along the southern boundary means that there will be no associated impacts on the residential amenity of the nearest neighbouring occupants.

In addition the removal of any windows to this elevation, along with the positioning/separation is considered to be entirely appropriate considering the nature of the use and particularly so given the scale of buildings previously approved at this site.

#### *Trees & Landscaping:*

It is understand that the recently planted trees along the southern boundary of the site are protected by a TPO. A tree report was undertaken as part of the Phase 2 development/application, and the associate tree impact assessment and root protection areas have been taken into consideration. This report is considered to be directly comparable and applicable to the new proposed development with the same root protection areas applicable.

The pre-existing tree protection fencing/root protection zone remains in-situ from the Phase 2 development and is to be retained and maintained throughout the construction phase of the proposed new office development, and indicated on the accompanying site plans.

The position of the proposed building is such that there will be no impact on the protected trees, and associated paved/parking areas are outside of the root protection zone and therefore considered to have minimal impact.

#### *Site Drainage:*

The site is situated within Flood Zone 1 according to the Environment Agency Flood Maps and as such Flood Risk Assessment is not required to be submitted for the scale of development proposed.

The site drainage outfalls to existing foul and surface water drainage systems situated in the Phase 1 development site which in turn discharges to public sewer system located in Heys Road/Barrow Brook Close.

As part of the Phase 2 (Nursery) development, the surface water drainage system was designed taking into consideration the future development of the proposed site and has already been approved and implemented.

The surface water drainage system, design as submitted will restrict outflow to a maximum of 5.0 l/s and provides sufficient attenuation to accommodate storms up to a 1 in 100 Yr 600 minute event, inclusive of climate change allowances, without any surface flooding. Full details of the drainage design/calculations etc. previously submitted and approved and already implemented at included as part of the application.

Surface water drainage and attenuation has already been implemented and installed onsite, as illustrated on site plans.

## **7.0 CONCLUSION**

This statement has been prepared to accompany a Planning Submission for the erection of two proposed new units to land off North Road, Barrow Brook Enterprise Park, which forms Phase 3 of the development of a larger/wide site context.

The site has a historic and extant permission for the erection of three storey commercial office buildings, along with a current approval for a smaller two storey office development. The subject of this proposed application, being smaller in terms of scale, with a proposed use suitable to the surrounding site context is considered appropriate and have no detrimental impact on neighbourhood amenity/residential properties.

The proposed application both in isolation, and taking into account the previous Phase 1 & Phase 2 applications has considerable less impact in terms of vehicle/highway movements, than the previous extant application and utilise a combined highways access considered acceptable by the County Highways Engineer.

The proposed building has been designed and is to be constructed in materials to match that of the completed Nursery, and surrounding units be sympathetic to those of the surrounding buildings, thereby reducing and having minimal impact, to the surrounding area.

Although every effort has been made to provide a full account of the proposed development within this Statement, the applicant would be happy to discuss the proposal with the planning authority, and provide an additional information as required to assist with the consideration of the application.