Enabling Works

Design And Access Statement

7295 Revision (01) May 2025

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Project information

1.0 | Project Information

1.1 | Revision history

Revision	Details	Prepared By	Checked By	Date
Rev 01	Draft Issue	OH	KC	2025 05 01

1.0 | Project Information

1.2 | Introduction

This Design and Access Statement has been prepared in support of a planning application for enabling works that will facilitate the future development of a manufacturing facility on the wider client-owned site.

To support ongoing site development and improvements, planning permission is sought for the relocation and extension of plant infrastructure. The proposal includes the design of a structure supporting plant equipment which is necessary to facilitate various processing requirements required by a future development on the adjacent plot, and the installation of the plant itself.

The immediate and wider site context has been carefully assessed and has informed the development of the proposals set out in this statement, the chosen site and adjacent buildings are owned and operated by the same client. To ensure the scheme aligns with the client's objectives, a series of structured consultations have been undertaken throughout the design process.

2.0
Context

2.0 | Context

2.1 Strategic Brief & Project Vision

The project brief is to deliver a external plant relocation and external plant extension to further facilitate the adjacent buildings and ultimately enable a future development on a neighbouring plot. The structure is proposed to be small in scale defined by the requirements of the plant equipment and safe separation distances.

The proposals demonstrate the aspirations for the project to ultimately be net-zero carbon, instigated by the client.

2.2 Consultation

Stakeholders were consulted to guide the proposals, informing design decisions and ensuring alignment with functional, performance and logistical needs.

Through frequent direct consultations, specific requirements for the plant demands have been accounted for and addressed in the scheme. This feedback and collaboration has influenced the design decisions detailed in this Design and Access Statement.

2.0 | Context

2.3 | Existing Site

The proposed development is situated within a larger site owned by the Client outlined in Blue. The development area is divided into two zones, with a combined area of approximately 0.0477 hectares. Primary access for employees and visitors is provided via an internal road network connected to the A59.

Zone A, outlined in red on the adjacent site plan, measures 0.0297 hectares and comprises of the existing plant equipment to be relocated. Zone B, also outlined in red, measures 0.0180 hectares and is designated for the relocated plant and the steel deck to support it.

This plant enhancement forms part of a broader strategy to improve the site's operational efficiency and long-term capability. The works will enable future development on the adjacent site, further bolstering the sites manufacturing potential. The adjacent site development is part of a separate planning application.

On Zone B, there already exists a number of plant installation, such as large air handling units. The proposed platform with be constructed above these, retaining those services in place and functioning. The proposed development will not be permanently occupied; however, routine maintenance and inspections will be carried out by designated personnel throughout its operational life. As a result of this, there will be no increase in the overall number of people employed and using the site, therefore there will be no impact to the surrounding local traffic networks.

To the west of the site lies an existing industrial building, which will remain unaffected by the proposed works. All fire escapes and access routes will be retained. To the north is an internal access road used for deliveries and pedestrian circulation. Existing parking areas are located to the east. The ground conditions consist of hard standing, which will need partially removing for foundations.

The design has been informed by site assessments and contextual analysis, complemented by a series of structured consultations with the client during the design process.

3.0
Design

3.0 | Design

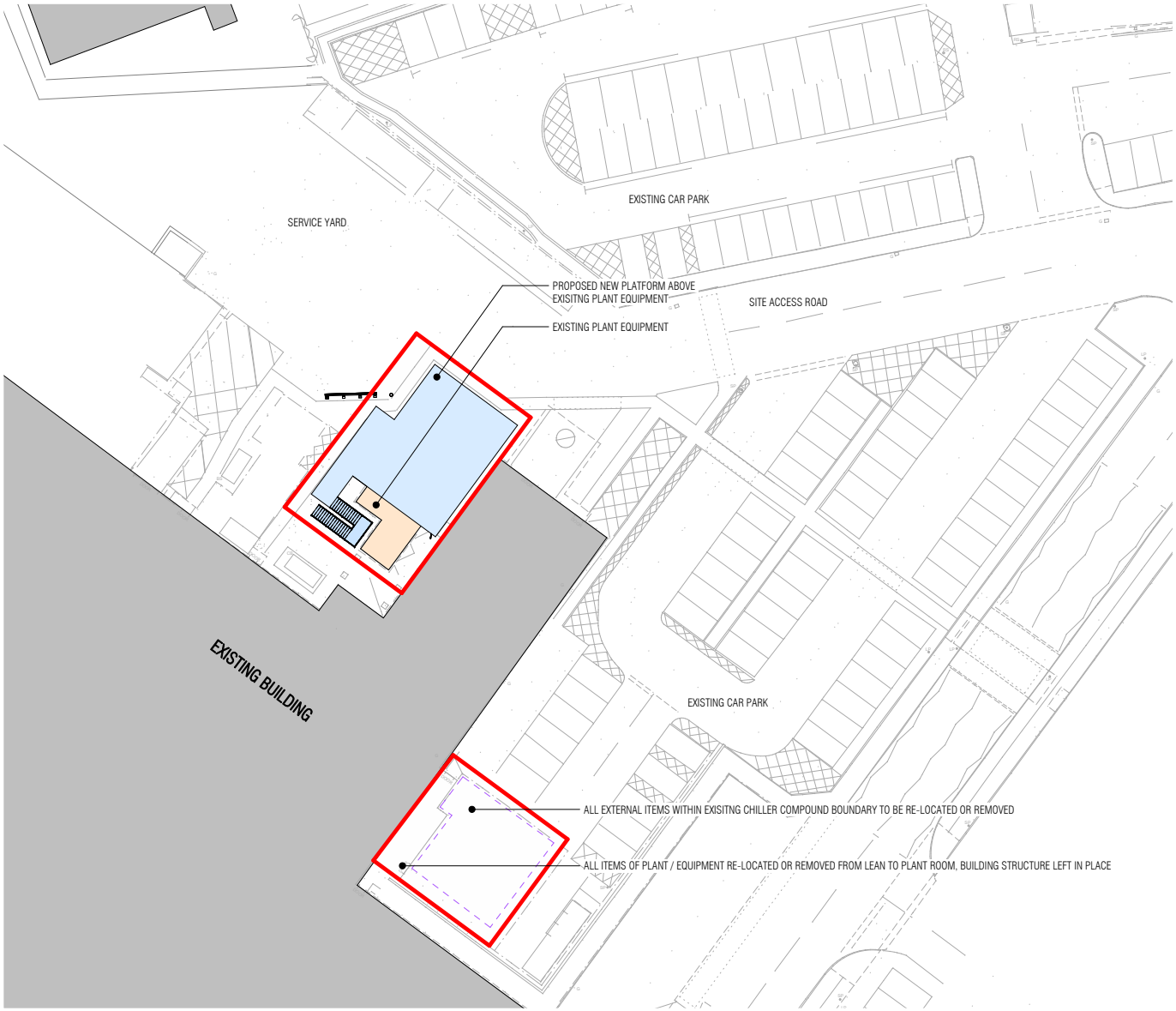
3.1 | Site Layout

Site Layout

The proposed development is situated around and above existing plant equipment, including air handling units which serve the adjacent building. To accommodate new infrastructure and improve capacity, a second level is proposed to be constructed above the current plant area. This elevated structure will support additional plant equipment, enhancing the site's technical capabilities, and enabling the relocation of services from a nearby site. Those relocated services are currently on a site intended to be developed with the formation of a building extension. This is part of a separate planning application.

During construction, the existing Armco barrier will be temporarily removed to allow for the construction of the new structure and delivery and installation of the new plant equipment. Upon completion of these works, the Armco barrier will be reinstated alongside the installation of vehicle deterrent bollards. These measures are intended to clearly define the operational zone, separating it from pedestrian and vehicle routes and improving overall safety and circulation within the site.

The existing access road, which serves both the development area and adjacent delivery operations, will remain in use throughout and after the construction period. The layout and design have been developed to ensure minimal disruption to ongoing site functions while supporting long-term development.



3.0 | Design
3.2 | General Arrangement

Internal Layout

At ground level, there is existing plant to the extent of the hatched area indicated. This plant will remain in place, and will be fully functional during and after the works.

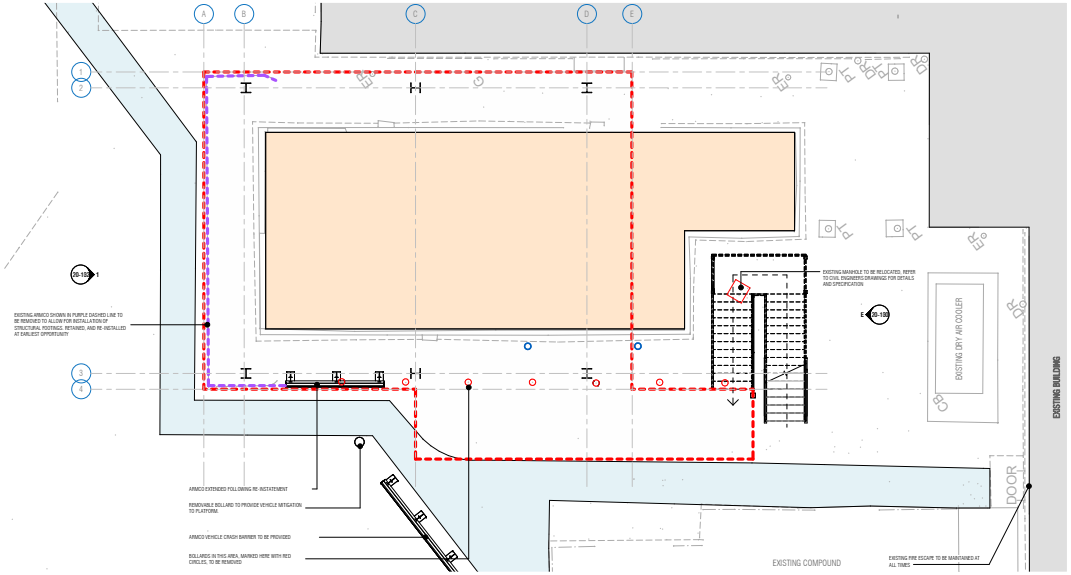
A new steel platform incorporating punctured plate flooring and galvanised barriers/ handrails will be constructed above the existing air handling units. The height of the platform is established through the allowance of a safe and functional zone above the air handling units, enabling them to be maintained.

A galvanised steel staircase will be installed to provide safe and secure maintenance access from ground level to the new platform. This stair is to be provided with a security gate at ground level, to prevent unauthorised access.

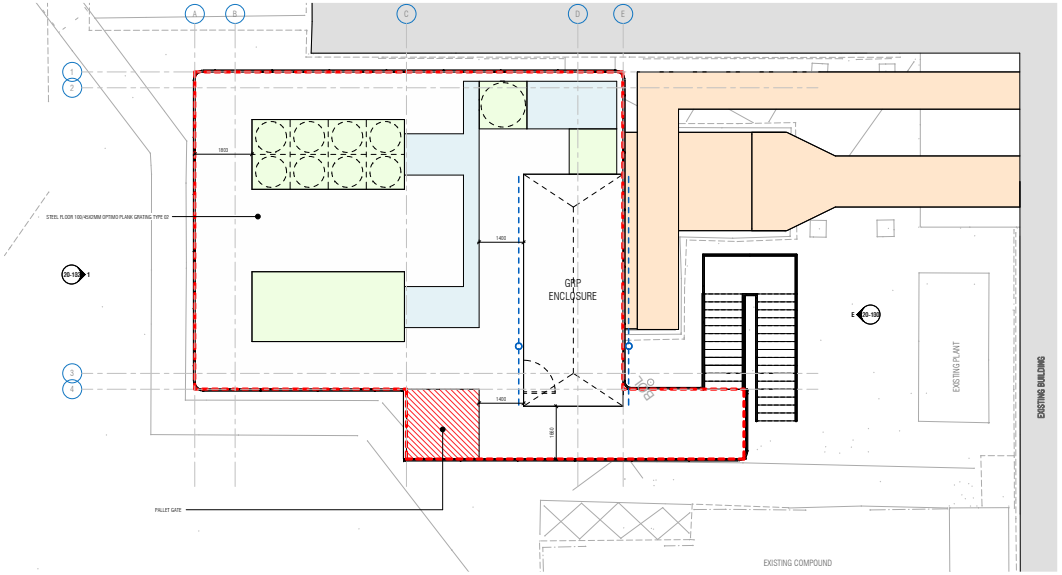
To improve safety across the site, particularly due to its close proximity to vehicular routes and delivery activity, it is proposed to install Armco barriers alongside bollards. This addition ensures safe circulation throughout the site for pedestrians and maintenance personnel during operational activities associated with the servicing of plant equipment.

The upper level will accommodate infrastructure, including a GRP (Glass Reinforced Plastic) enclosure hosting plant equipment, providing weather-resistant housing for essential plant components. All installed plant will serve adjacent building. There will be services connectivity between the adjacent building and the new platform.

Ground Floor - indicative layout



First Floor - indicative layout

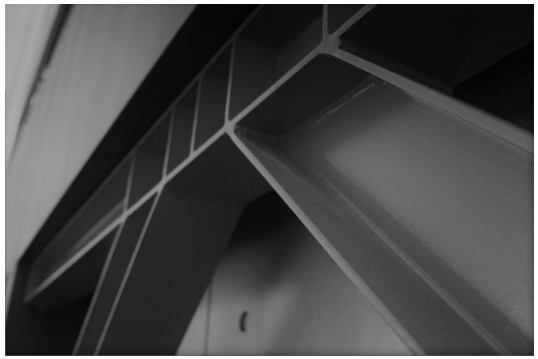


3.0 | Design
3.3 | Materiality & Massing

The following materials and adjacent images are provided as the proposed finishes of the structure.

1. Intumescent Paint Coating, Mid Grey
2. GRP Enclosure, Mid Grey
3. Punctured Plate Flooring, Mid Grey

1.



1.

1.

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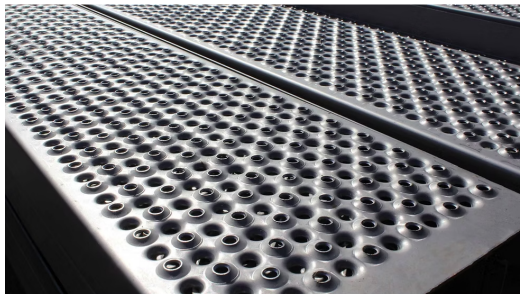
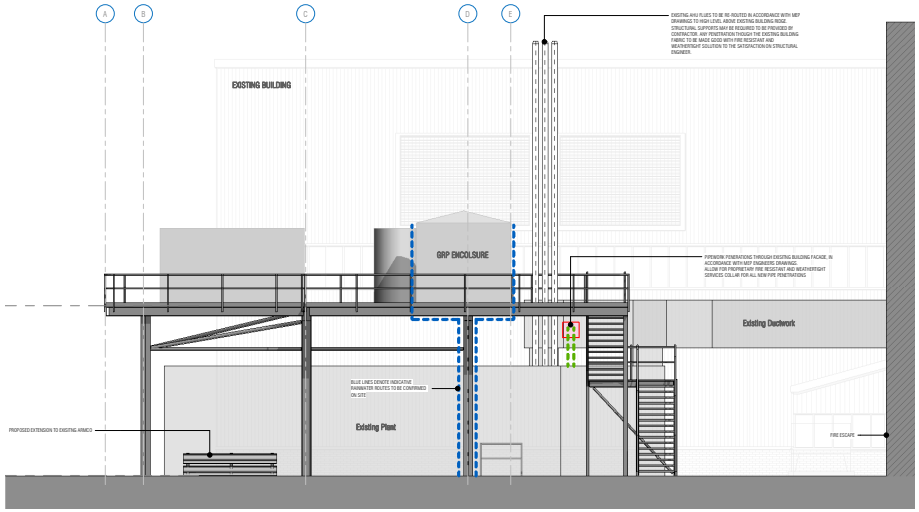


3.0 | Design

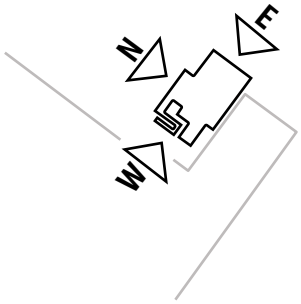
3.3 | Materiality & Massing

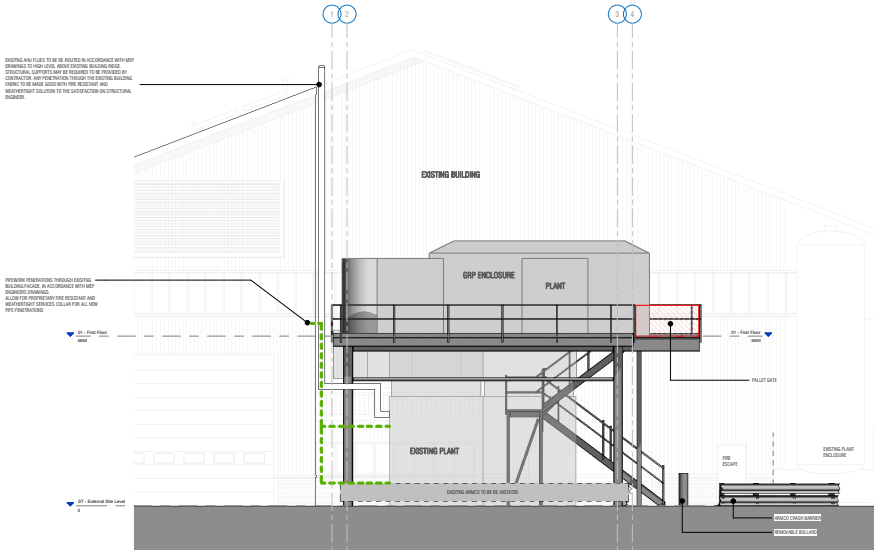
The proposed building massing and material palette have been developed to align with the established design language of the site, ensuring visual continuity with the existing industrial context.

Structurally, the building will utilise a steel frame system coated in a grey intumescent paint. The new structure is galvanised steel with punctured steel plate safety treads. Handrails and barriers are galvanised tubing.

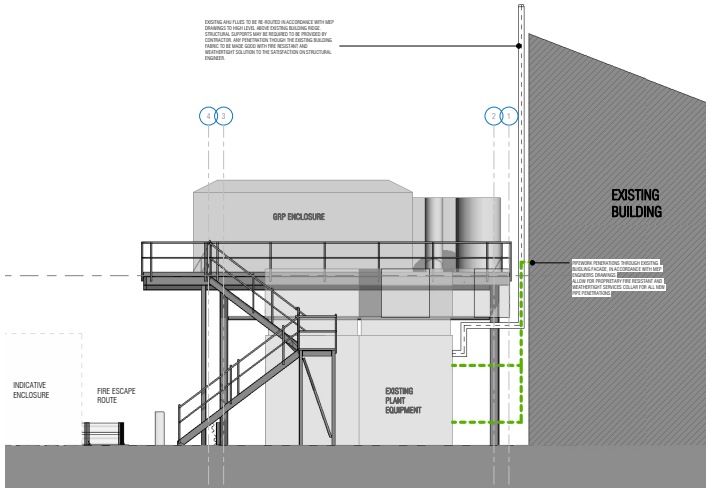


North Elevation





East Elevation



West Elevation

4.0
Access

4.0 | Access

4.1 | Access, Fire Safety and Sustainability

Access

As the new structure is not permanently staffed and no new employment created, the proposals do not contain any additional car parking provision.

Fire Safety and Evacuation Procedures

The proposal is compliant in accordance with Approved Document Part B: Approved Document B (fire safety) volume 2: Buildings other than dwellings, 2019 edition incorporating 2020 and 2022 amendments.

The proposal does not impede on any existing fire escape or procedures.

Designated hard-standing areas surrounding the structure, provides clear pathways back to pedestrian areas. Additionally, the hard standing provides suitable access for all emergency vehicles with space for the use of fire appliances.

Sustainability

There are aspirations for the development to be Carbon net zero.

5.0
Supporting information

4.0 | Supporting information

The following Architectural drawings are submitted to support the application

00-010 Location Plan (Planning)

00-011 Existing Site Plan (Planning)

00-012 Proposed Site Plan (Planning)

10-130 General Arrangement Ground Floor Plan (Planning)

10-131 General Arrangement First Floor Plan (Planning)

20-130 Proposed West Elevation General Arrangement (Planning)

20-131 Proposed North Elevation General Arrangement (Planning)

20-132 Proposed East Elevations General Arrangement (Planning)