

Design & Access Statement Units 11A & 11B

Midleton Industrial Estate

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1.1 Introduction.....03

1.2 Features of the Existing Site.....04

1.3. Proposed Access.....05

1.4 Layout of Proposed Scheme06

1.5 Scale and Appearance.....07

1.6 Landscaping.....08

Introduction

This Design and Access statement deals with the proposal to build 1x industrial unit on an existing site in the Midleton Industrial Estate in Guildford.

The proposal is for an industrial building split down the centre into 2 units, namely 11A & 11B.

The existing site has been designed and used for industrial use and is now standing vacant.



Existing Site



Features of the Existing Site

The site is located on the left at the end of Midleton Industrial Estate Road. To the front of the site is an area of car parking with the main building set back approximately 12m from the Road.

The existing site is of light industrial use.

There are currently three buildings on the site - a 3 storey (reducing down to 2 storey) brick office building which fronts on to the Midleton Industrial Estate road. There are 2 smaller industrial buildings situated behind.

The main structure is brick built with pitched and flat roof sections. The adjoining single storey structure directly behind is also brick built with a flat roof. The third building is a pitched double height unit with high level metal profile cladding.

The condition of the buildings range from reasonable, to water ingress damage and some structural defects.

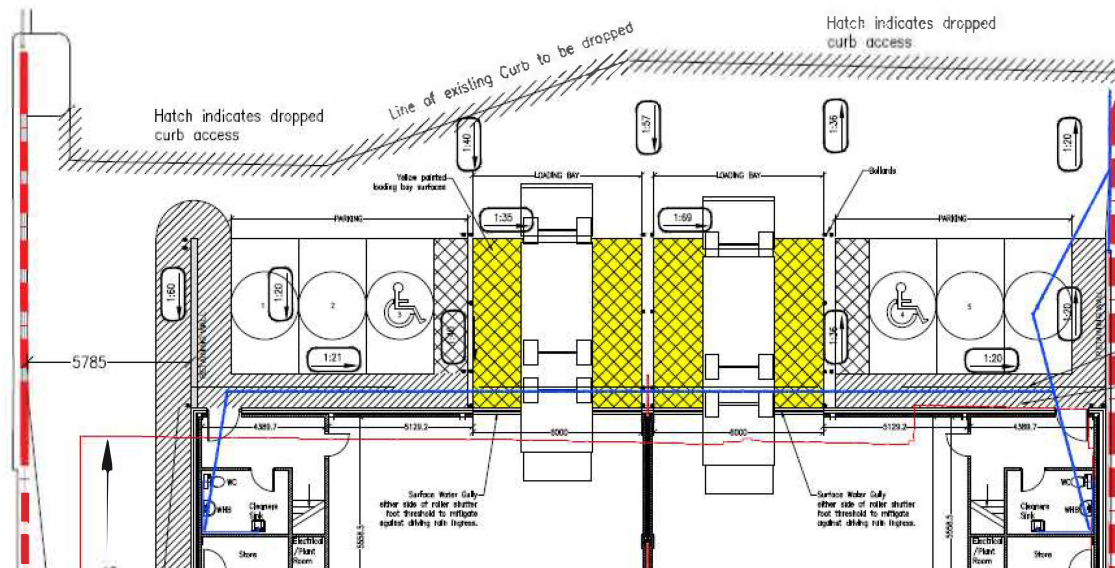
To the rear of the site there is an area of hard-standing which tails off into some unkept vegetation.

The boundaries to the South and East consists of brick walls, chain-link fences and vegetation.

The boundary to the West consists of chain-link fencing, brick wall with railings and vegetation.

The existing building to the left hand side sits on a lower level (in response to the rise of the Midleton Estate Road). It is a brick built three storey structure to the front with a shallow pitched two storey industrial unit attached to the rear.

The building to the right is orientated 90° to the East and is a large 3 storey brick and metal clad pitched roof unit with a higher ground level than the proposed site, and is situated at the top of the Midleton Industrial Estate road.



Side Access Road

Proposed Access

Access to the proposed building is via the existing Midleton Industrial Estate Road. There is parking to the front and a side access road to a large parking area to the rear.

Each unit (11A & 11B) has a loading bay located centrally either side of the party wall.

The existing ramp to front of the building will be manipulated to suit the gradient of the Midleton Industrial Estate Road and to create a shallow access for the loading bay areas. The application seeks to drop the curb that runs along the front boundary of the site for easy access and ingress. The proposed front building line sits appx 1m in front of the existing building line.

Each unit has a disabled parking bay located at the the front elevation with painted 'access zones' to the side and front of each bay. There is a pedestrian zone at the the front of the units and a personnel entrance door.

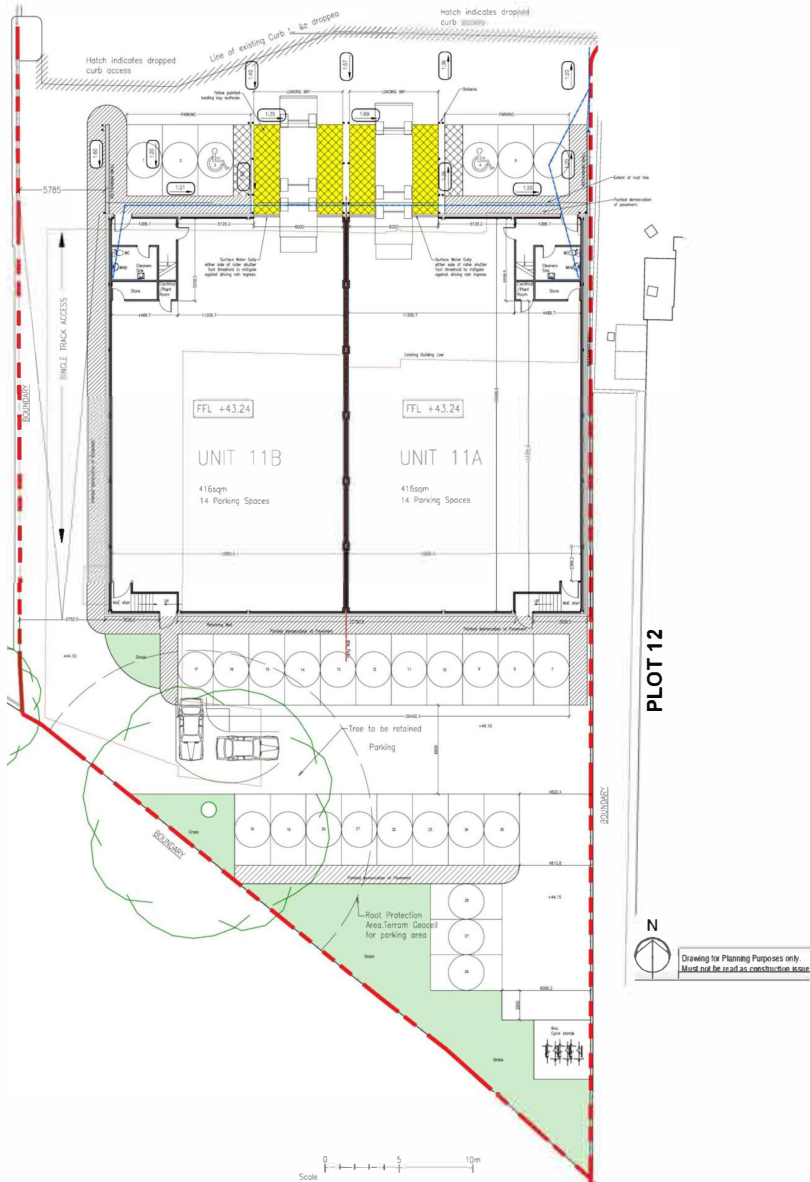
Pedestrian access is located on the side access road, against the flank of Unit 11B, marked with a painted surface hatch. The pedestrian access continues round to the rear of the units and facilitates the parking areas.

The parking areas and side access road will be constructed with the appropriate use of surface materials park. The amount of spaces had been designed to B2 requirements

All WC facilities are located at the front of the building.

There is an MoE door to the rear of the building.





Layout of Proposed Scheme

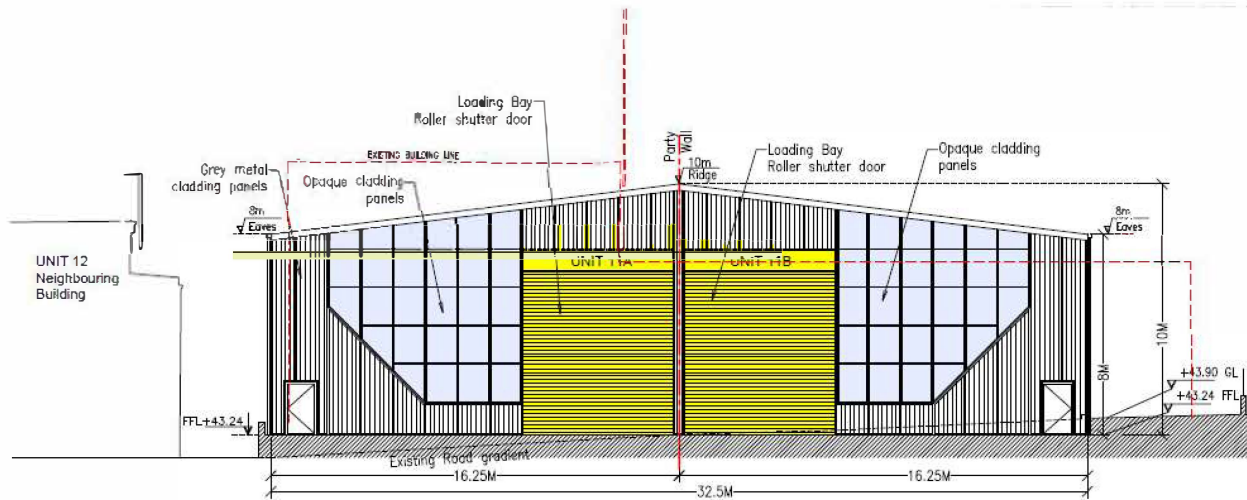
The proposed development sits on the site following the footprint of the existing front building in as much as it fills the width of the site.

The proposed structure sits appx 1m in front of the existing building line.

The location of all existing boundaries are retained.

The proposed building sits tight up to the boundary on the East. The building structure will double up as a retaining wall along this elevation to overcome the difference in height between the proposed site and neighbouring Plot 12

No existing routes or accesses to surrounding buildings will be disturbed as part of this proposal.



Scale and Appearance

The proposed structure is 32.5m appx in width and 27m appx in length.
 Proposed Eaves height are 8m.
 Proposed Ridge Height is 10m.

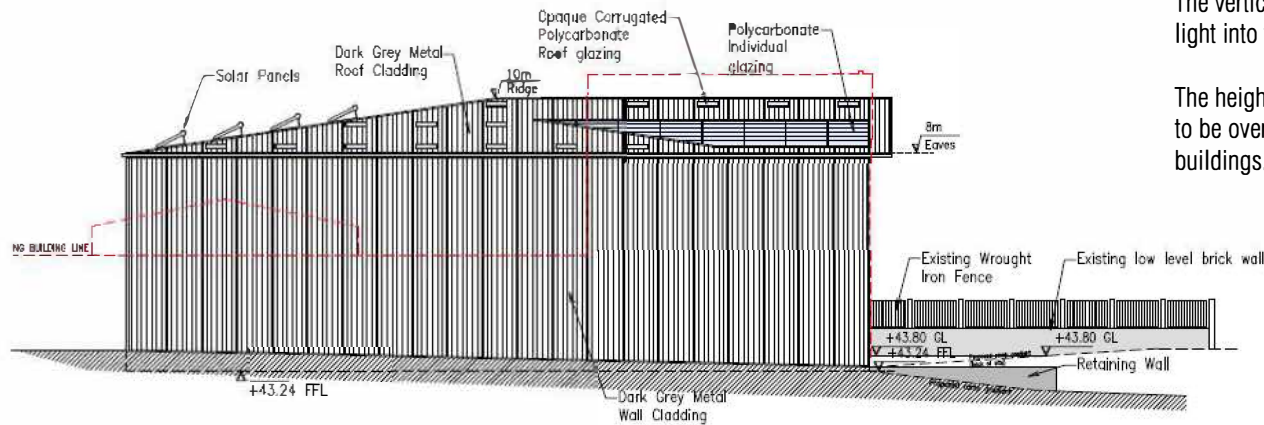
The building is a steel structural frame with grey profile external metal cladding with vertical detailing.

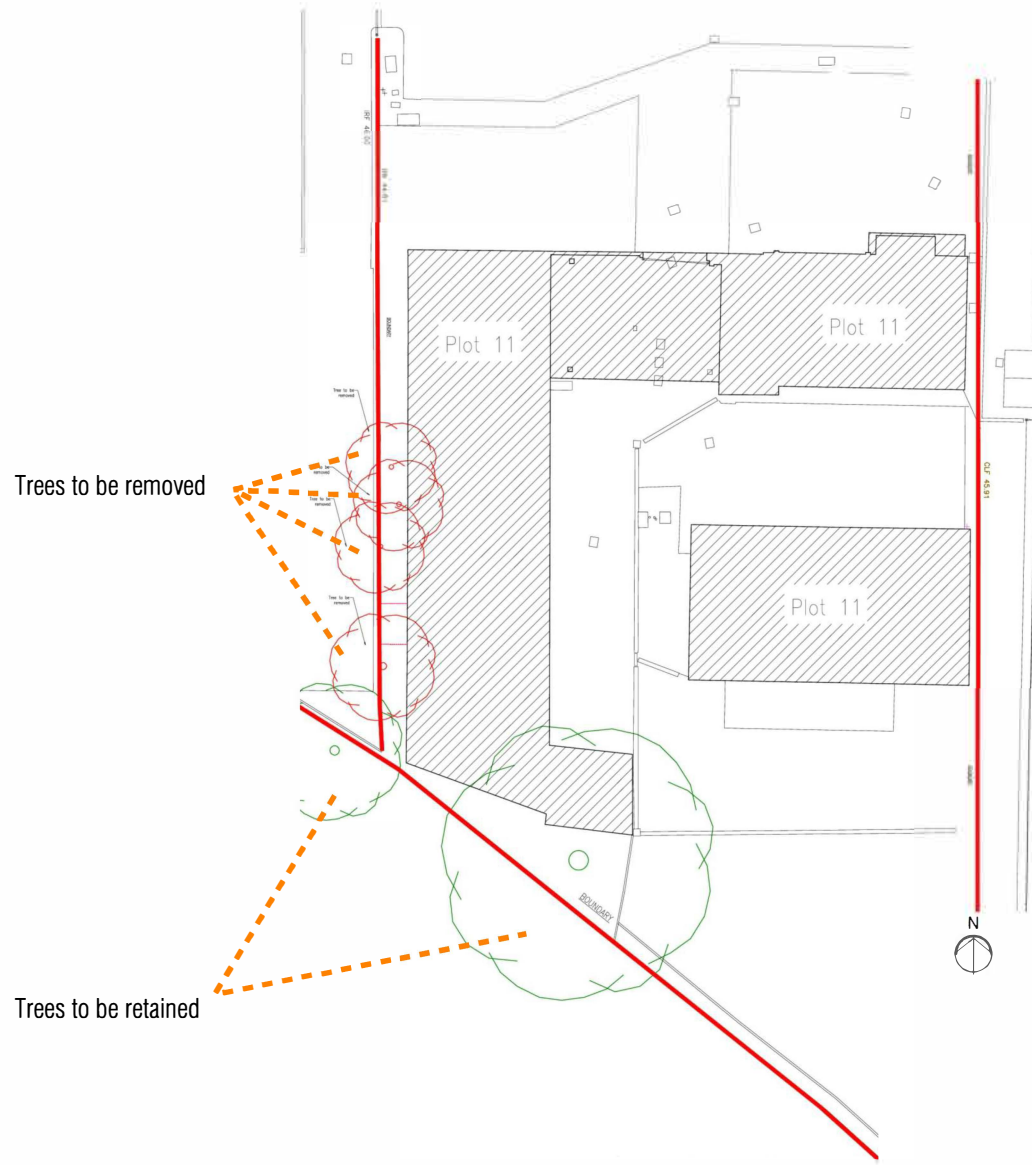
Gutters are all externally mounted and located at eaves level on both side elevations and the rear elevation.

Glazing has been designed to the front elevation to maximise the light intake from the North. Opaque polycarbonate panels will be installed vertically in a grid pattern.

The vertical glazing stretches out over the roofscape to maximise light into the units.

The height and proportion of the structure has been designed not to be overbearing on the site footprint or on neighbouring buildings.





Landscaping

The existing site has no specific landscaping. Vegetation has crept in where overgrown along the boundaries.

The proposal includes landscaping to the rear of the site in the parking area with designated grassed areas.

There are 4 self seeded trees of low quality that have grown up along the Western boundary. This proposal seeks to remove these trees to allow for the side vehicular access to the rear of the building.

There are two prominent trees that are existing and are to be kept, 1 to the South West and 1 larger to the South. The larger tree will have root protection measures undertaken through the duration of the works and built into place below the surface carpark.