

11 AUG 2010

2010 / 1752

Design and Access Statement – Proposed new industrial up and over doors, alterations to service yard and new security fencing to Unit 7510, Frobisher way, Hatfield.

1. The design process.

It is proposed to replace two of the existing roller shutters with larger power operated units and to provide a further four similar roller shutters in conjunction with the provision of a new section of raised service yard. The existing adjacent fire exit door is to be relocated to suit and protection bollards are to be provided.

New 2.4m high security fencing is to be provided together associated access gates

No parking arrangements are to be affected.

2. The use.

The existing buildings are used as General industry / warehouse with associated office space. This building has internal vertical access via existing stairs to the first floor areas at the side of the building and therefore is unsuitable for wheelchair users. Note: wheelchair users to industrial area's not suitable

3. Layout.

The existing internal layout of the building is to remain.

4. Scale.

The overall scale of the building will not be affected by the proposed works.

5. Appearance.

The majority of the works associated with the project relates to the rear elevation of the unit. The existing roller shutters are to be replaced with new larger units of a similar design and finish.

6. Landscaping.

No landscaping works will be taking place.

7. Access.

Access throughout the building will be unaffected by the proposals. The vehicular access to east of the unit is to be regarded to remove the loading dock arrangement.

8. Flood Risk Assessment.

From the Environment Agency flood map the site clearly lies outside an area of extreme flood risk that is hatched, therefore no further consultations have been carried out.

9. Tree Survey.

No trees or planting will be affected by the proposals