

# inhabitarchitecture

10 Southfield, Welwyn Garden City, Hertfordshire AL7 4ST  
tel: 01707 328523 fax: 01707 393759 email: am@inhabitarchitecture.co.uk

## Design, Access and Planning statement for 10 Southfield, Welwyn Garden City AL7 4ST.

09.08.2012 Rev A

1009\_DesignAccessStatement\_A  
Registered Office: 10 Southfield, Welwyn Garden City, Hertfordshire. AL7 4ST  
Company Number: 6204820

PLANNING DEPARTMENT  
OFFICE COPY

15 AUG 2012  
2012/1723

## Existing site

This document has been produced for and on behalf of Hadley Wood Joinery, hence forth referred to as 'the applicant'.

The application site is located within the Burrowfield Industrial area of Welwyn Garden City. The area is characterised by various style and size industrial units and open service areas. The site is located on the southern boundary of the Burrowfield Industrial estate. Further to the south there is an open area formerly used as a landfill site.

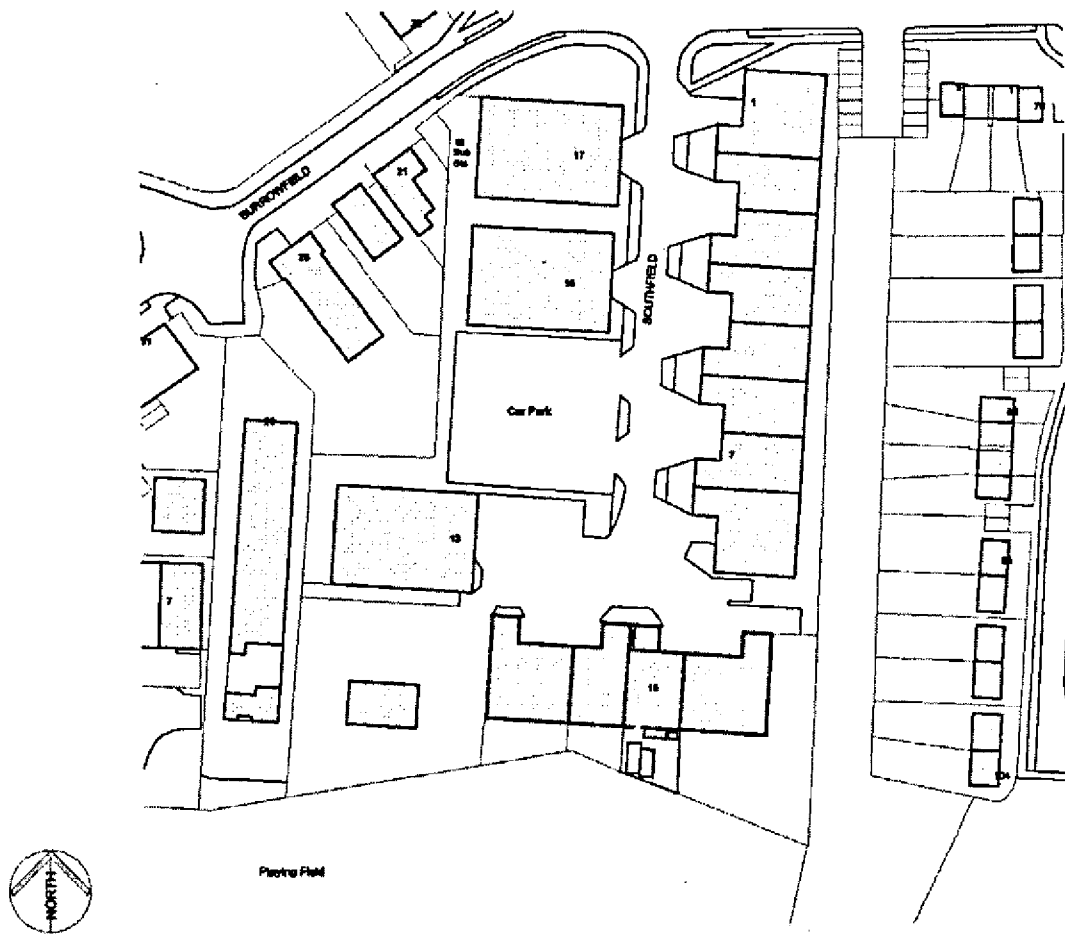


Figure 1. Existing Site Location Plan

The open and secluded nature of the land to the rear of the units creates a significant security risk along this boundary. As a result of this the applicant cannot use this area for storage which means that the area remains disused and a continual maintenance issue.

The proposed unit is located within a block of four units, which are of a functional style typical of their era. The external walls are finished in facing brickwork with a pitched asbestos roof. To the front of the units a small projecting entrance is located which allows access to the mezzanine level above.

The site, unit 10, is occupied by Hadley Wood Joinery which operates as manufacturer of bespoke joinery products. The 200m<sup>2</sup> unit has an open plan ground floor area used as a manufacturing workshop, with a mezzanine office level above. The front of the unit has a small service and parking area with access to the building through a large roller shutter. To the rear of the unit there is an open storage area of approximately 150m<sup>2</sup> with palisade fencing to the boundaries.

In 2007 an application was approved to cover the storage area under reference N6/2007/0419/FP. The works have been commenced and inspected by Building Control.

### **Proposed design**

This application is a revision to the current approval. The proposal is to form a steeper pitched roof finished in profiled metal cladding with integral roof lights.

To offer improved fire protection, the storage area will be enclosed with a masonry wall up to the underside of the roof. This will offer the necessary security and fire protection, along with the structural support for the roof.

The location of the application site is such that the proposed design will not impact upon the neighbouring units or indeed any other parties.

The design is in keeping with the character of the area and will not represent a greater impact than the current approval.

### **Access Statement**

The proposed construction of roof area and associated works will improve the accessibility to the rear storage area. The proposal will create a level concrete finished floor level, with no steps or hazards from the main building. This will ensure that the area is suitable for use by disabled persons.

Proposed access to the rear area is limited to one set of access doors, which will have a level threshold, appropriate ironmongery and signage to suit BS:8300, the doors will also be painted a suitable contrasting colour to suit visually impaired users.

The floor finish will have a non slip finish with maximum falls of 1:40 with no trip hazards.

The roof will incorporate rooflights to allow high levels of natural daylight over the storage area and provide good colour rendering and minimal glare to suit the needs of the visually impaired.