



DA STATEMENT



1:200

# DEW POND LANE WAREHOUSE SITE

## DESIGN ACCESS STATEMENT PLAN

THE SITE REPRESENTS AN AREA OF 1710 m<sup>2</sup> (0.171 ha) OF WELL LAND BETWEEN TWO RECOGNISED COMMERCIAL/DISTRIBUTION UNITS ON DEW POND LANE WITHIN THE TONGUE LANE TRADING ESTATE OPPOSITE FAIRFIELD BUILDERS YARD. THIS PARTICULAR PLOT BEING ONE OF THE FEW SITES THAT HAS YET TO BE DEVELOPED WITHIN A RECOGNISED AND WELL ESTABLISHED GROUP OF UNITS. THE SITE ITSELF HAS RECENTLY HAD A SIGNIFICANT AMOUNT OF REGRADING WORKS UNDERTAKEN AND NOW STANDS AS A MORE OR LESS FLAT BASE TO RETAINED BOUNDARIES AS DEW POND LANE SLOPES DOWN ACROSS THE FACE OF THE PLOT.

THE SITE RECENTLY WENT TO AUCTION AS A BUILDING PLOT FOR COMMERCIAL USE AND WAS PURCHASED BY A LOCAL ROAD HAULAGE COMPANY - DAVID H BERESFORD-ROAD HAULAGE SERVICES. THE CLIENT HASNT PURCHASED THE SITE TO RELATE TO THEIR MAIN ACTIVITIES AND STORAGE AS THEY CURRENTLY OWN LONG ESTABLISHED LAND ELSEWHERE. THE EXPANDING BUSINESS DOES HOWEVER REQUIRE A FURTHER MAINTENANCE BUILDING AND THE POTENTIAL FOR THE SAFE PARKING OF UP TO A MAXIMUM OF 3 WAGONS. THESE DEMANDS CANNOT BE MET ELSEWHERE. THE USE IS VERY LIMITED FOR SUCH PURPOSES AS RESTRICTED BY THE SIZE AND FURTHER USE OF THE SITE AND AS SUCH OFFERS VERY LITTLE INTENSIFIED USE OF THE ACCESS ROAD TO TONGUE LANE INDUSTRIAL SITE WITH THE SITE FUNCTIONING ONLY AS A SATELLITE FOR THE COMPANYS MAIN ACTIVITIES ELSEWHERE. THE SITE PURPOSE FOR THIS AREA WILL BE SUIT GENERERS.

THE SITE ALSO HAS A MIXED POTENTIAL FOR A SEPARATE B1/B8 USE BUILDING THAT IS INTENDED TO BE CONSTRUCTED AS A DETACHED STRUCTURE WITH TWO UNITS WITHIN. THIS BUILDING WILL OFFER THE SAME POTENTIAL USE FOR WAREHOUSE/DISTRIBUTION ETC AS PER THE SITES ABOVE AND BELOW THE PLOT. SOMETHING WHICH IS CURRENTLY IN VERY SHORT SUPPLY IN THE BOXTON AREA ON ANY OF THE TRADING ESTATES AROUND THE TOWN AND HAS A GUARANTEED AND LONG ESTABLISHED MARKET POTENTIAL.

THE SITE ALLOWS FOR ALL PARKING AS REQUESTED BY HIGHWAYS WITHIN THE SITE AND ALSO ALL REQUIRED VEHICLE MOVEMENT WITHIN THE CONFINES OF THE PLOT FOR ALL RELATED ACTIVITIES WHETHER THEY BE HAULAGE TURNING OR PARKING MANOEUVRING ETC. WITH THIS IN MIND THE SITE NOT ONLY REPRESENTS VERY LIMITED INCREASE IN VEHICLE MOVEMENT INTO THE TRADING AREA BUT ALSO MEANS NO ON STREET PARKING INTENSIFICATION AS CAN BE SEEN THROUGHOUT THE AREA.

THE PROPOSED BUILDINGS WILL BE TYPICAL OF SUCH STRUCTURES WITH A STEEL PORTAL FRAME THAT IS THEN CLAD WITH A CAVITY WALL PLUMB WITH INSULATION AND FINISHED WITH RECON STONE WITH INSULATED BOX PROFILE SHEET CLADDING ABOVE TO THE WALLS AND 13 DEG ROOF PITCH AREAS. THE BASE LEVEL OF THE SITE AND THE BUILDINGS WITHIN DELIBERATELY POSITIONED SO AS TO STEP THE STRUCTURES DOWN FROM THE HIGHER WORLD OF POWER TO THE LOWER BELLS SHOES WAREHOUSE/DISTRIBUTION BUILDINGS BELOW.

THE APPLICATION IS PUT FORWARD TO FIT IN WITH THE RECOGNISED USAGE CLASSES WITHIN THE DEW POND LANE AND TONGUE LANE TRADING AREA WITHIN THE CONFINES OF A RECOGNISED INFILL PLOT BETWEEN TWO LONG ESTABLISHED UNITS. THE USAGE ALSO REPRESENTS VERY LIMITED INTERSECTION AND VEHICLE MOVEMENT AND IS THIS HOPEO IT CAN GAIN THE SUPPORT OF THE PLANNING DEPARTMENT AS PROVIDING A SIGNIFICANT NEED FOR A LONG ESTABLISHED LOCAL BUSINESS AND COMMERCIAL BUILDING TYPES THAT ARE IN HIGH DEMAND WITHIN THE TOWN.

SITE GROUND INVESTIGATION REPORTS ETC ARE NOT REQUIRED AS THE PLOT REPRESENTS UNDEVELOPED LAND AS AN INFILL PLOT BETWEEN RECOGNISED USAGE.

REVISIONS:

DESIGN ACCESS STATEMENT PLAN

WAREHOUSE & DISTRIBUTION SITE

DEW POND LANE, BOXTON

SCALE: 1:200  
DATE: SEPT17  
DRAWN: AJS  
CHECKED: AJS

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