

Design and access statement template

For applications for planning permission and/or listed building consent

This template can be used to write your design and access statement. It should be used to explain the design thinking behind your planning application and to demonstrate your commitment to design that is accessible to all. You may find it useful to include pictures or photographs, or to refer to plans you have submitted in support of your application.

You should aim to provide as much information as possible. However, you may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

Design and access statements should accompany all planning and listed building applications except for:

- development of an existing dwelling house (including flats), or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of a dwelling house outside of a conservation area.
- change of use of land or buildings.
- engineering or mining operations.

1. What are the features of the existing site?

- What are the important features of the property? For example how old is it, has it been altered previously?
- Are there any planning policies that might affect your proposal?
- If the site is within a **Conservation Area**, describe how your proposal fits in with the character and appearance of the area.
- If you are proposing alterations to a **listed building**, you will need to consider:
 - The historic and special importance of the building
 - The particular physical features of the building that justify its designation as a listed building
 - The building's setting

The proposal site is on Booker Cash and Carry land, on a light industrial estate.

The site in question is a piece of scrubland on the edge of their site, which to their knowledge has never been built on.

There are no known planning policies that could affect this proposal.

The site is not within a conservation area.

The proposal does not propose alterations to a listed building.

2. How will people in the locality be affected by your proposal?

- How might your neighbours be affected by your proposal?
- Who will use the development and do they have any specific needs which will need to be considered in the design of the development?

It is assumed that people in the locality will not be affected by the proposal. The site will be barely visible from the street, set behind the Booker Cash and Carry industrial building, along the side of the railway line that goes to King's Cross. Both direct neighbours to the site (Booker and Alara) are aware of and support this project.

The AD plant is being contained within a building so as to eliminate any noise and odour emissions from the machinery.

There will be one 7.5 van delivering feedstock per day.

The site is already an industrial site and has:

4x 26 tonne lorries per day.

6x 17tonne lorries per day.

20x 7.5 tonne and smaller per day.

100x customer car movements per day.

This therefore shows that one additional van will no affect people in the locality.

The development will be used by a start-up company called ABN1.

No specific needs need to be considered in the design.

3. Please provide details of the layout of proposed development

- You should explain how the chosen layout fits into its surroundings, for example is the proposal located to the front or rear of the property?
- If your proposal will not change the existing layout, for example if new windows are being proposed, you should state this.

The proposal sits at the back of the Booker property, just behind the main warehouse. It sits along the boundary between the warehouse building and the boundary fence of the railway owned by Network Rail.

The building sits in the area of the site which is currently a sloped scrubland bank going up from the tarmac Booker level up to the railway level.

Part of the proposal will be to clean up the area which is currently used as a recycling and waste storage space for the Booker store.

By creating a designated space for this recycling and waste storage, pest ingress will be reduced. Please see drawing number: AD-GA-003 to see existing site photos.

4. Please provide details of the scale of the proposed development

- You should explain the size of your proposal, for example, how high, wide and long is the proposal?
- If your proposal will not change the scale of development, for example if new windows are being proposed, you should state this.

The building proposed is 16m long by 7.8m (at widest point).
At the highest point it is 5.50m.

The proposal will change the scale of the development as there is no existing building on site.

The AD plant and greenhouse is being planned in two stages. The first stage (AD plant) applies to this planning application.
101.94 m² of ground floor space plus 44m² of mezzanine level.

The second stage (small greenhouse) will be submitted for planning once funding is secured, hopefully in 2010.

The building is being designed so that once planning permission is accepted for the greenhouse (second stage), it can be easily connected to the AD plant building.

Please refer to the drawing package for further information on the area of the building.

5. Please provide details of the landscaping in the proposed development

- Are you proposing to make changes to the landscaping of the site as part of your proposal?
- If your proposal will not change the existing landscaping, please state this.

There is a 2m building limit in place from the Network Rail boundary fence. On this 2m strip of land we will be planting a permaculture forest garden, with small fruit trees and bushes.

Please see drawing AD-GA-014 / AD-VI-001 for a visual of the proposal.

6. Please provide details of the appearance of the proposed development

- You should explain and justify the appearance of the proposal and how it relates to the existing buildings and/or surroundings
- You should explain and justify the choice of materials
- This should be answered for every development proposal

The proposal is set in an industrial estate, and is set back behind the large industrial unit of Booker.

The materials used on the exterior of the building are influenced by this industrial setting.

As the Booker building, the ground floor will be of block work, and the first floor will be metal profile sheeting.

7. Please provide details of how any access issues have been addressed

- You should explain and justify how people will access the site and if any changes have been made to ensure the site is accessible to all groups
- If no changes are being made to access arrangements, please state this

The proposal sits in an industrial site, and will use all existing access currently used by Booker. No changes to access are being made.

Access to the site will be along the access road shared by Alara and Booker. There is a pavement for pedestrians up to the gate of the Booker property.

8. Please provide details of any additional information that you think may be useful

Please find any other relevant information in the attached document.