

DESIGN & ACCESS STATEMENT

Proposed Side Extension to Existing Commercial Unit

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for a proposed side extension to an existing commercial unit.

The application relates to an established commercial premises situated within an existing developed commercial yard and industrial setting.

The proposal consists of the construction of a modest single-storey side extension to provide additional operational commercial floorspace associated with the continued use of the premises.

2. Site Description

The application site comprises an existing commercial unit positioned within an established commercial yard area with associated parking, access and hardstanding.

The site is previously developed land and is currently in active commercial use.

Vehicular access to the site is taken from the existing entrance driveway and no alterations to the existing access arrangements are proposed.

Surrounding development consists primarily of commercial and industrial style buildings and associated operational land uses.

3. Proposed Development

The proposal seeks permission for the construction of a single-storey side extension measuring approximately:

- 10m in length
- 4.8m in width
- Approximately 48 square metres in floorspace

The extension has been designed with a mono-pitch roof arrangement falling from approximately 3.2m to 2.8m in height.

The proposed extension will remain subordinate and visually compatible with the existing commercial building.

The development includes:

- External profiled metal cladding in light grey finish
 - Anthracite grey trims and flashings
 - Anthracite roller shutter door to the front elevation
 - Continuation of existing hardstanding and operational yard space
-

4. Design Principles

The design approach has sought to create a simple and functional extension appropriate to the commercial character of the surrounding area.

The scale, form and materials reflect the appearance of existing commercial and industrial buildings within the locality.

The proposed materials have been selected to ensure the extension integrates with the existing building while maintaining a modern commercial appearance.

The extension adopts:

- A simple rectangular footprint
- Functional industrial proportions
- Neutral commercial colour palette
- Matching roof profile and pitch arrangement

The development is considered proportionate to both the host building and wider commercial setting.

5. Access

Existing vehicular and pedestrian access arrangements will remain unchanged.

The existing entrance driveway and parking arrangements are retained and continue to provide suitable operational access to the site.

The proposal does not adversely impact visibility, manoeuvring space or general site circulation.

The site remains fully accessible for commercial operations.

6. Impact on Surroundings

The proposal represents a modest extension within an existing developed commercial site.

Given the scale and commercial nature of the surrounding environment, the development is not considered to result in unacceptable visual or residential amenity impacts.

The proposal:

- Maintains existing operational yard use
- Retains adequate parking and circulation space
- Utilises materials appropriate to the locality
- Does not introduce significant additional height or massing

The development is therefore considered compatible with the character of the area.

7. Conclusion

The proposed development represents a modest and appropriate extension to an existing commercial unit within a previously developed commercial site.

The proposal has been carefully designed to respect the character and function of the surrounding commercial environment while providing improved operational accommodation for the continued use of the premises.

It is therefore respectfully requested that planning permission be granted.