



## **Design & Access Statement**

Full planning application for security fencing, external plant and a sprinkler tank with associated pump-house and generator.

## **Location**

No. 7 Indurent Park, Newport

Date: 10<sup>th</sup> January 2025

Revision: V02

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Old Forge Cottage

Walton

LE17 5RP

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## Introduction

This statement has been prepared by ADA06 Architecture and Masterplanning on behalf of the applicant to support the submission of a full planning application for fencing, external plant and a sprinkler tank with associated pumphouse.

The application site is located on, Indurent Park, Newport, A completed new build industrial development (Reserved Matters approval ref: 21/0537). The unit that is the subject of this application is number 7.

This statement follows the CABE format for Design and Access Statements.

## Use

The use of the building remains as per the outline and subsequent reserved matters consents – B1, B2 & B8.

## Amount

The application site area extends to 9,061m<sup>2</sup> this is to satisfactorily encompass the extent of the new fencing and to extend the red line back to the access road.

The proposed fencing has been designed to provide security to the full boundary of the application site.

The proposal seeks approval for one sprinkler tank, one pumphouse, one generator and three external air handling units, along with some secondary smaller AC units.

## Layout

As noted above the proposed fencing runs to the perimeter of the site to ensure a secure boundary, it has however been carefully positioned to ensure there is no encroachment on existing visibility splays and to ensure traffic can access the site without backing up onto the highway.

The sprinkler tank, pumphouse and generator are located within the yard area and positioned immediately adjacent to the building so they are seen within the context of the existing development, whilst still maintaining a HGV turning area with the yard to ensure all vehicles entering the site can turn and exit in a forward direction.

The air handling units (AHU's) are positioned within the yard immediately adjacent to the building to suit the locations that they serve within the building.

## Scale

The security fencing and associated gates are 2.4m tall.

The sprinkler tank is 6m diameter and 8m tall, this has been sized to suit the capacity requirements of the sprinkler installation.

The pump house is 3m tall and has a footprint of 25m<sup>2</sup>.

The three No. AHU's are of two different sizes, the larger (2 No.) being circa 8m long and 3m wide, the smaller (1 No.) being circa 6m long and 3m wide. All three AHU's are circa 2.5m tall.



Aerial photograph of the application site



Photograph from within the service yard



Typical sprinkler tank



## Landscape

The landscaping remains unchanged from that planted as part of the approved and implemented development.

## Appearance

The security fencing is proposed as an SR2 lattice fence in black.

The proposed sprinkler tank will have a galvanised finish, the pumphouse will have a GRP enclosure in grey.

The AHU's are self contained units in a grey colour.

## Access

Access into the site is via the existing formed vehicle access point to the car park and yard area. Proposed gate positions allow vehicles to stack without backing up onto the highway.

Car parking provision remains unchanged from the approved and implemented scheme.

Access into the building is via the existing glazed sliding doors, accessed from the car park.



Proposed security fence 2.4m high (Proposed in black)



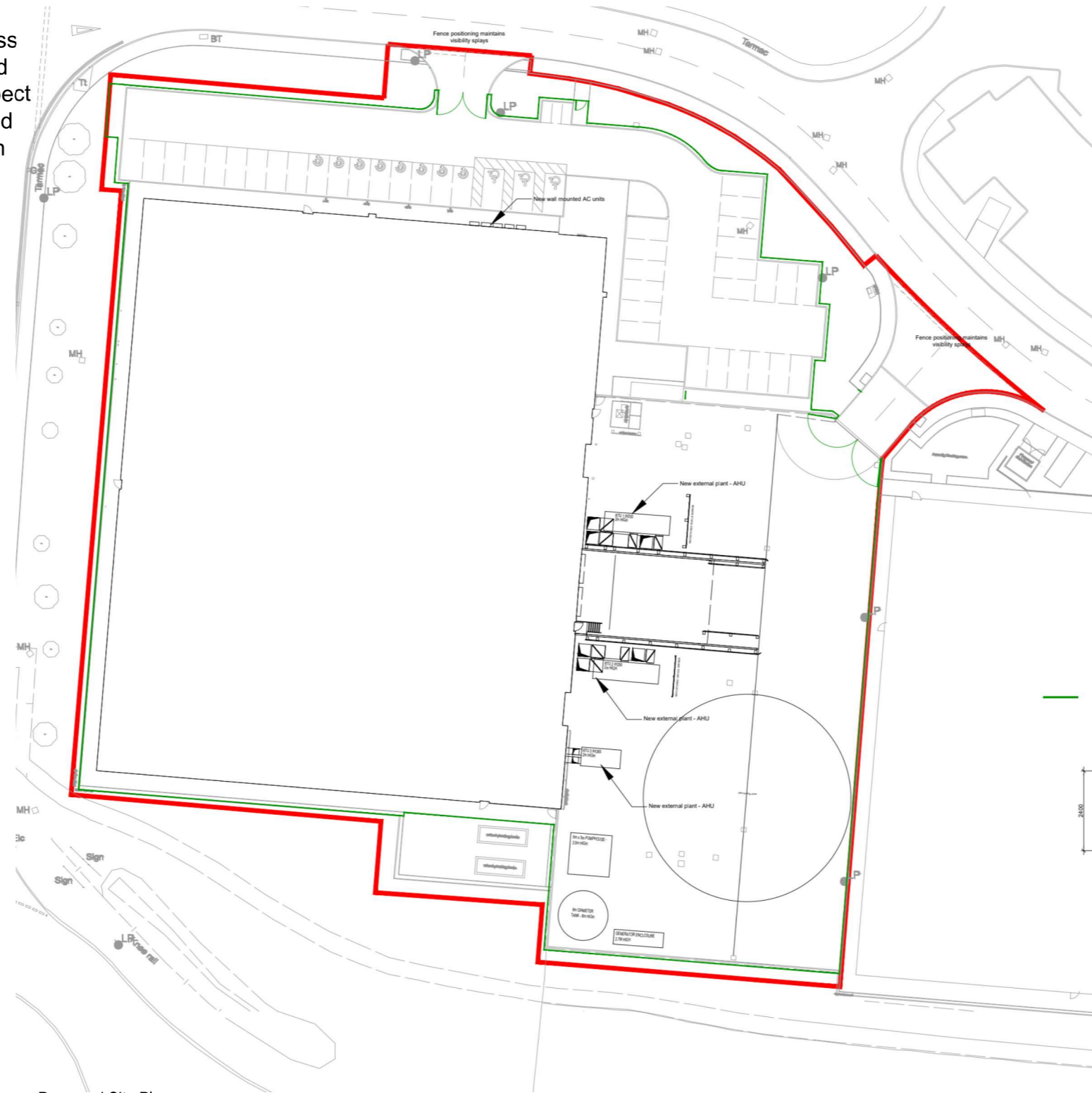
Typical pedestrian access gate (Proposed in black)



Typical vehicle access gates (Proposed in black)

# Summary

This full planning application seeks approval for perimeter security fencing with associated access gates, sprinkler tank, pumphouse, generator and smaller secondary AC units. The proposals respect the principles of the base scheme consented and implemented under reserved matters application ref: 21/0537 and allow the building to be made ready for end user operation.



Proposed Site Plan

