

Design and Access Statement

- 1.1 This Design and Access Statement is prepared in accordance with guidance set out within the NPPG (Online, 2017) and is proportionate to the complexity and nature of the application which is very minor.

Use

- 1.2 The building comprises an industrial unit (use class B) that benefits from permitted development rights to allow it to be occupied and operated by Deliveroo as a commercial kitchen (Class B1c). The external plant equipment and other external works, as proposed by this application, is required to allow for Deliveroo's operation. No change of use is proposed by this application.

Scale and Amount

- 1.3 This proposal will not alter the scale of the building or the amount of development on site. Indeed, it is limited only to the installation of external plant equipment (3no. extract ducts, 1no. extract vent, 2no. boiler extract flues, 1no. air supply louvre, 3no. air condenser units) and other external works comprising installation of an access door and bike racks.

Layout

- 1.4 The proposed extract ducts / flues are predominantly located within the rear elevation of the premises and at high level with openings into external face of the building. An existing opening will also be utilised for an extract vent within the front elevation.
- 1.5 The other external works comprise installation of a new centrally positioned access door, timber window and louvre to the rear elevation and bike racks to the front.

Appearance

- 1.6 The external alterations and plant will have a very minor impact on the external appearance of the building, being well placed within the existing form of the unit. The unit is also located at the end of a terrace of industrial units, some distance from the public highway and any alterations will have minimal impact upon the local street scene.
- 1.7 The external plant can nevertheless be comfortably accommodated on the building and will be positioned to ensure that there is minimal impact on the appearance of the site from views available from the public highway. The works are in keeping with the industrial character of the building and industrial estate setting.

Access

- 1.8 Within the rear elevation a single access door will simply be installed within this elevation and all doors will be replaced with new high security doors. There will be no detrimental impact in terms of access to the building.