

Design and Access Statement:

Outline Applications

This form is intended to help you complete a Design and Access Statement. It is based on the guidance in national Planning Practice Guidance. The full Planning Practice Guidance is only available on the planning portal website which also contains further guidance on what may be required in the Statement.

<http://planningguidance.planningportal.gov.uk>

Proposal	New Lead Storage building
Location	Brittania Refined Metals Ltd

1.	Response to context
	Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.
	A need was identified to increase the covered storage available on site for the operations raw materials and byproducts to prevent degradation from adverse weather conditions. These included keeping materials to be processed dry to avoid uncontrolled conditions during the smelting process where the mixture of molten metal & water is a bad combination. A design consultant was approached and given a brief for the requirements of the building i.e. storage capacity, load bearing capacity, flood protection and so on. They carried out surveys to be able to design the building required given the environmental conditions of the sites location.
2.	Use
	Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.
	The building will be used for the storage on materials for processing and some material that is awaiting dispatch to customers. Changes to the environment's agency permit requirement mean that more materials have to be covered. The centralizing of the storage location also allows the site to reduce its carbon footprint as logistically having it all in one location reduces vehicular movements around the site to collect and deliver the materials to the point of use. This helps fulfill the companies sustainability targets by reducing the sites overall impact on the environment.

3.	Amount
	The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use. Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximized. Where the application specifies a range of floorspace for a particular use, the reasons for this should be explained clearly in the design and access statement.
	On the footprint for the new building there are some existing partially covered storage bunkers. These will be demolished to make space for the new building. In order to maximize the storage capacity of the new building the materials within it predominantly 4t lead blocks will be staked 3 high. This has meant the new building has to have extensive civils work to increase the bearing capacity of the building. The need to maintain a circular access route around the existing building for larger vehicles has also meant the inclusion of large high speed roller doors on each elevation. No materials will be stored on this thoroughfare to ensure that access is maintained. The sites proximity to the river Thames and also Botany marshes mean that the risks of flooding are increased. To mitigate this the personnel doors are flood doors, also each roller door has a sliding flood gate which can be deployed when required to prevent any outwash of lead particulates in the event of a flood. These have been designed and will be installed by a specialist flood control contractor.
4.	Layout
	The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development. Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams are encouraged to assist in explaining this. Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in the <i>Design</i> section of the national Planning Practice Guidance
	Please see drawings 16083-31 and 16083-32 within the drawing package for existing & future layouts. With regard to the crime prevention aspects. The site is operating 24hrs/day and is protected by security round the clock. CCTV coverage of the site and its boundaries is very good and Britannia refined metals own the surrounding lands and lease them to our neighbor's. There are no domestic properties within the close proximity to the site as it lies within an industrial area,

5.	Scale
	Scale is the height, width and length of a building or buildings in relation to its surroundings. Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.
	The building footprint will be 21.7m x 25.4m (550m² approx.) it will have a sloping roof from 13.0m to 9.2m with rainwater collection to be returned into the sites existing rainwater system. The building parameters have been designed to allow for the stacking of material to the required height by the use of site for lift trucks taking into account the mast height for loading/unloading operations.
6.	Landscaping
	Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained. Explain and justify the principles that will inform any future landscaping scheme for the site.
	Current landscaping remains the same.
7.	Appearance
	Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.
	The building has been designed to match the surrounding buildings and will therefore aesthetically blend in with its surroundings. The cladding being installed will match that of the existing plant buildings.

8.	Access to the development
	Explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. Address the need for flexibility of the development and how it may adapt to changing needs. Explain the policy adopted in relation to access and how relevant policies in local development documents have been taken into account. Provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. Access for the emergency services should also be explained where relevant. Explain the principles which will be used to inform the access arrangements for the final development at all scales from neighbourhood movement patterns where appropriate to the treatment of individual access points to buildings.
	Access to the site is controlled by security. There are barriers at all entrance points to the site. Once on site vehicles are carefully marshaled to the required location for loading/unloading. The site is fully enclosed and no unauthorized vehicles are allowed on site.