

**In The Matter Of A Planning Application Submitted By
Mr Shaun Cope Relating To Land And Premises**

**At
The Warehouse
Cottam Road
Treswell Retford
Nottinghamshire
DN22 0EP**

Design And Access Statement

**Submitted In Support Of The Application For Outline
Planning Permission For Commercial Office Premises
Together With Integral Residential Accommodation
Therein On Land Located At The Said
Warehouse Cottam Road Treswell Retford
Nottinghamshire DN22 0EP**

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1. This Design and Access Statement relates to a proposal for a development of a small-scale commercial office development on a site known as The Warehouse Cottam Road Treswell Retford Nottinghamshire DN22 0EP. The proposed development is acceptable in principle because it is connected with the current commercial operations being carried out on the premises and which gained the benefit of planning permission previously issued by the local planning authority. You will note that current National Government guidance and policy 2/2 of the Bassetlaw Local Plan allows the small scale employment creating uses in locations where it would not have an adverse impact upon the surrounding countryside, or the expansion of existing premises in rural areas. This is clearly a permissive policy designed to facilitate and support the expansion of existing commercial premises such as the premises located at The Warehouse Cottam Road Treswell. Accordingly, the development proposed is clearly within the terms of the relevant policy objectives set out in the statutory development plan.
2. The proposed development scheme put forward involves the proposed erection of a new office block together with integral on site residential accommodation incorporating also a new large car parking area to accommodate visitors and staff at the new office premises. The proposed new office accommodation is located on the vacant piece of land between the Cottam Road and the existing workshop and warehouse on the site. It should be noted that the proposed new office block directly overlooks the existing yard and parking area which serves both of the existing warehouses on the site. The proposed new office block is directly accessed on to Cottam Road using the existing lawful access which is currently used by the two existing warehouses on the site. The proposed new office block would not generate any significant additional traffic movements and would not therefore give rise to any congestion on the local highway network.
3. The proposed office block and the proposed integral residential accommodation is required to facilitate the continuing expansion of the business which now requires dedicated office premises given the stage at which the business has now reached. It is no longer possible for this growing business to be managed from one of the existing warehouses and it is imperative that one of the dedicated office premises be provided.

1. The Proposed Use of the Development

The Proposed Development comprises an extension of the existing commercial development on the site. It involves the proposed erection of a dedicated office block located in front of the existing workshop and warehouse at the site. The proposed office block includes a new car parking area dedicated for those using the office accommodation and the said office accommodation also incorporates an integral residential unit which will be subject to specific conditions on the proposed planning permission which would tie in the residential development into the business use within the office accommodation. Given the substantial amount of valuable equipment proposed to be inserted within the office block it is considered imperative that there is integral residential accommodation within the office block for security purposes. At the same time it is also acknowledged that visiting customers from overseas would require accommodation over night for the purpose of facilitating their introduction to the service provided by the business. Accordingly the development proposed relates to a commercial development which is expanding and relates to a combined office block together with an integral element of residential accommodation.

2. The Scale Of The Development

The proposed development comprises the erection of a dedicated office block together with an integral element of residential accommodation. The proposed development will form an L shaped form of built development and will occupy the majority of the land located between the frontage of the site with Cottam Road and the existing commercial development behind known as the existing workshop and warehouse. The residential development will provide for sleeping accommodation for four adult persons and shall also include en-suite bathroom and washroom facilities together with shower facilities and Jacuzzi together with a main reception area together with three main ground floor reception rooms together with a kitchen and dining area. The office accommodation will incorporate six main offices including also a photocopying and printing room together with a main reception area together with an interview room and boardroom. The facilities will also include a security office together with a communications office and a strong room. It is also proposed that facilities be provided for a seminar and training room together with a telecommunications office. The proposed development will comprise development comprising two stories and will be located under a hipped roof. The development will incorporate car parking spaces for seven motor vehicles which will be located on the western side of the proposed development.

3. Relationship With The Surrounding Area

The proposed development will blend in with the existing commercial development on the site which incorporates large substantial workshops and warehouses. It is considered that the proposed development will be much smaller and will have a much lower impact than the existing commercial development on the site. It should be noted that the height of the proposed development will be substantially lower than the existing workshops and warehouses and will also be screened by landscaping along both the eastern and western boundaries. It should be noted that there is already existing tree cover along the frontage of the property facing Cottam Road and the development is of course naturally screened by the large substantial existing commercial workshops to the rear of the proposed development. It therefore follows that the development will not be observable from any quarter and accordingly it is considered that the proposed development will have no adverse visual impact upon the area. It should be noted that the site incorporates much larger existing commercial development and it is considered that the proposal in this case will have no adverse impact upon the environment. Furthermore, there is also existing residential development adjacent to the commercial site and the proposed residential development which forms an integral part of the office accommodation will form a natural and reasonable part of the existing commercial development scheme.

4. The Impact Of The Development Proposed

The impact of the proposed development is demonstrated on the enclosed plans accompanying the planning application. Attention is drawn to the large block plans enclosed herewith which indicate the impact of the proposed new development within the site. It is clear from the plans that the development will not have an adverse impact and will not adversely affect any amenities in the area. The scale of the proposed development is such that it will blend in with the existing development. Attention is also drawn to the large number of photographs accompanying the planning application and which are also attached as an appendix to this access and design statement. It is clear that the proposal will only comprise a modest form of development which will be significantly lower in height than the existing development and will not be observable from public viewpoints.

The proposed development will in fact be an enhancement of the existing development on the site because the materials from which the development will be constructed will include red brick and slate tiles.

5. Landscaping

The proposed development will include substantial landscaping on the eastern side of the site and the reinforcement of the existing substantial well established landscaping on that part of the site facing Cottam Road. The landscaping scheme will screen the development from the surrounding open countryside. It should be noted that there is no strict need for any further landscaping around the site given the fact that it is encompassed by existing commercial and residential development on the other boundaries.

6. Appearance

It is clear from the plans submitted with the planning application that the appearance will be acceptable having regard to the form of existing development in the area. The proposed development would not form and incongruous feature and would be noticeable once completed. In fact it is considered that the proposed development will constitute an enhancement of the current development on the site and will indeed to some extent hide the existing substantial warehouses and workshops on the site.

7. Access

Access to the site will be through the existing main commercial access road leading on to Cottam Road. It should be noted that the existing access is already used by large articulated vehicles and it is considered the proposed office block will only generate ordinary motor vehicle traffic. It is therefore considered that the proposed access is clearly adequate having regard to the good visibility splays and the lack of any congestion on the local highway network. Please note that we have taken advice from a specialist highway engineer who is firmly of the opinion that the existing access is more than adequate to cope with the traffic attending the site. It should be noted that the proposed new development principally incorporates a new commercial office block and in essence the staff currently working on the site will in the most part be accommodated within the new office block. It therefore follows that in overall terms the proposed development will not have any impact upon the overall number of traffic movements on the site. In order to assist the local Planning Authority in considering the highway issues and the access issues a survey has been carried out relating to vehicle movements over a two week period and copies of tables relating to the said vehicle movements relating to the existing use of the premises are submitted in support of the application. It will be noted that the current vehicular use on the site is clearly very small and it is therefore considered that given the circumstances there are no highway implications so far as the proposed development is concerned and

most certainly no access difficulties. Please also note that a highway report has been prepared by our clients highway engineer and a copy of the said highway report is also being submitted in support of the current planning application.

It is considered that the proposed development would not in any way lead to any congestion in the local highway network and that the access is adequate for all of the purposes required under the terms of the proposed development.