HomeStudio

Design and Access Statement

For Planning Consent application.

Site Address:

JW Ransomes and Son
Canal Road
Trowbridge
BA14 8RL

Date:

Sept 2023

Applicant:

Frome Area Building Supplies

Agent:

Home Studio
The Old Church School
Frome
Somerset

Revision - - 19.9.2023

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Site Location

The site is situated in the midst of the Canal Road Industrial and Trading Estate, north of Trowbridge.

It is set back from Canal road by approx. 35m, with access via a shared side-alley.

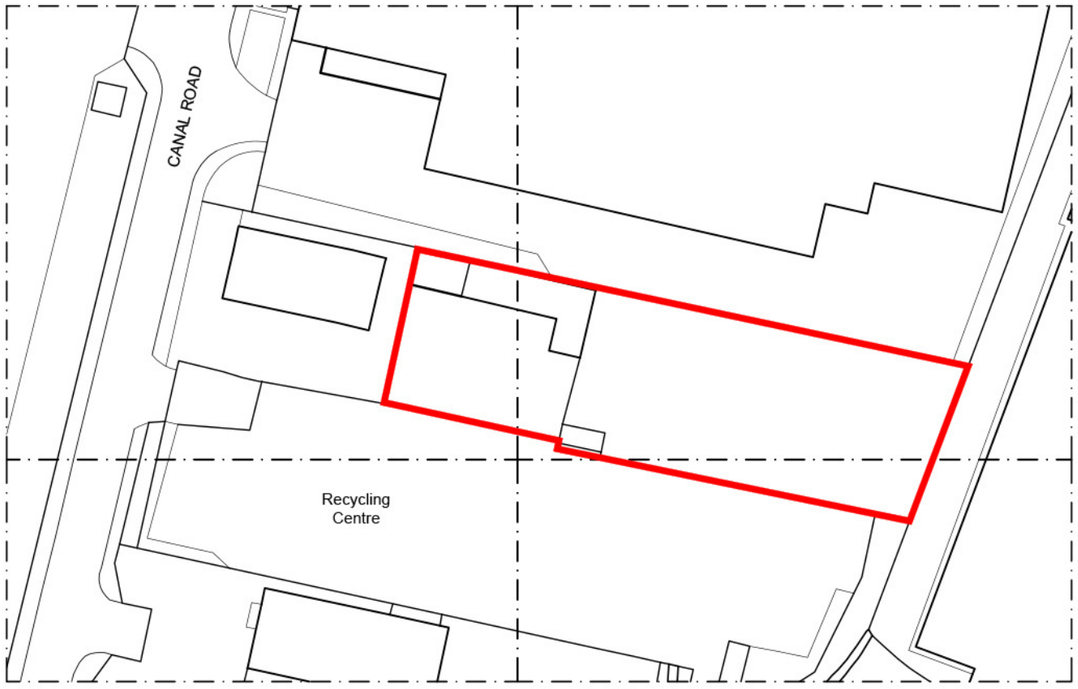

Fig 1 _ Ordinance Survey map



Fig 2 _ Site Location satellite view

Statement of Intent

The intention is to reuse and adapt the existing site, from a skip-hire premises to accommodate a building material distribution/sales outlet, operated by an established local firm.

Access

Vehicle and pedestrian access is via a shared lane to the side of the neighbouring shop (which fronts Canal Road) and will not be affected by the proposal.

Site Description

The plot has an ‘L’ shaped single-storey workshop and store building in the north-west corner. It is otherwise a clear site with wild planting and a security fence to its four boundaries.

Until recently, the site was used by a skip-hire company for skip storage and machinery maintenance, however it is now vacant and awaiting new occupation.







Fig 3 _ Site Photographs of existing structure

Description of the proposed development

General site clearance and repairs will be carried out as part of the development, and this application primarily pertains to the construction of an additional storage building, directly adjacent to the existing workshop/warehouse structure, to facilitate the proposed future operation.

Built development

A new, 11 x 12m steel-clad warehouse building is proposed, as an extension to that which is currently on site. The building will be a steel frame structure, clad in metal sheet of similar appearance to that which is found within the local context.
The same metal sheets will be used to clad the retained existing building, with steel roller-shutter doors and new white uPVC window units to be installed within existing openings.

Repairs and refurbishment (internal and external) of the existing workshop/office building and the small out-building on the southern boundary will improve the site's appearance and ensure continued, sustainable use of the current structures and site.

The size of the new structure is to enable suitable conditions for storage of relevant materials, whilst also remaining consistent with the current scale of buildings on and near the site.

Summary

By considering the site conditions and scale of the existing context, we have endeavoured to prepare a scheme that is consistent within its setting and causes negligible impact on the public domain, and we hope it will be received positively.

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