

VALldata HOUSE

DESIGN & ACCESS STATEMENT
03.06.2026

REVISION: B



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Satellite image from Google Maps showing site outlined in red within Bowerhill Industrial Estate

DESIGN & ACCESS STATEMENT

1. INTRODUCTION

1.1. EXECUTIVE SUMMARY

- 1.1.1. This statement outlines the design intent for the erection of a roof extension and a three-storey side extension at the front of the property to form two separate office units within the site. It has been prepared by Simon Morray-Jones Architects on behalf of the Applicant, J.J. Lee Ltd, the owner of 2A Halifax Road, Bowerhill Estate, Melksham, SN12 6YY.

1.2. SITE LOCATION & CONTEXT

- 1.2.1. The site is located within Bowerhill Industrial Estate, an area characterised predominantly by commercial development, including a mix of two-storey office buildings and warehouse units. The surrounding built form is varied, typically incorporating brickwork, glazing and metal cladding.
- 1.2.2. To the east of the site, beyond Halifax Road, the character shifts to a residential setting comprising an established housing estate. This includes a mix of single and two-storey dwellings, predominantly semi-detached with a limited number of detached bungalows. The properties are generally constructed with masonry brick walls and feature a variety of roof forms, including pitched, hipped and flat roofs, finished with concrete or clay tiles and bitumen felt coverings.
- 1.2.3. The application site occupies a corner position on the roundabout at the junction of Halifax Road and Lancaster Road within the industrial estate. The building is owned by J.J. Lee Ltd and is currently occupied by JJLee Cartons and Novenco UK Ltd.
- 1.2.4. The existing building is a predominantly brick structure dating from the 1970s. Boundary treatments around the site and within the immediate context include a combination of masonry walls, grassed areas, wire mesh fencing and occasional trees.
- 1.2.5. The site benefits from established vehicular access from Halifax Road, alongside multiple pedestrian access points located to the north, north-east and east. The property currently provides 56 off-street parking spaces, serving the existing commercial uses, and a large commercial vehicle deliveries/pick up point at the rear of the site.

1.3. PLANNING POLICY FRAMEWORK & HISTORY

- 1.3.1. This statement sets out the key design principles that have informed the development of the proposals, having regard to the Wiltshire Core Strategy Development Plan Document 2015–2026, with particular consideration given to the Melksham Area Strategy.

1.3.2. A summary of the recent applications is set out below, listed chronologically from the most recent;

REFERENCE	DESCRIPTION	STATUS
PL/2024/09977	The office space to the north of the plot is to be enlarged, with the addition of a first-floor extension and a new two-storey space to the west side. The land to the north of the plot is to be adapted, providing new walkway access to the north pavement and the existing northeast site access.	Approved with Conditions
PL/2024/04498	Enlargement of the office space to the North of the plot, with the addition of a first-floor extension and a new two-storey space to the West side. Adaptation of the land to the North of the plot to provide 23 new parking spaces, facilitated by new vehicular access to the adjacent road (Lancaster Road).	Refused

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2. KEY APPLICATION DRAWINGS & INFORMATION

2.1. Please see below for a list of reports and architectural drawings provided by Simon Morray-Jones Architects submitted in support of the application;

- Design & Access Statement
- Flood Map for Planning Ref: 26.06.03 FZ1
- Statutory BNG calculation Ref: Small Sites Metric 1.2.3
- Existing Drawings
 - 1353-EX010 B Existing Site Plan
 - 1353-EX100 B Existing Ground Floor Plan
 - 1353-EX101 B Existing First Floor Plan
 - 1353-EX200 B Existing Elevations
- Proposed Drawings
 - 1353-010 B Proposed Site Plan
 - 1353-100 D Proposed Ground Floor Plan
 - 1320-101 D Proposed First Floor Plan
 - 1320-102 D Proposed Second Floor Plan
 - 1320-200 C Proposed Elevations

2.2. Further reports are provided by;

- Giraffe Engineering Drainage Strategy
- BJP Consulting Energy Strategy Statement



View of the Existing building North elevation

DESIGN & ACCESS STATEMENT

3. DESIGN PROPOSALS

3.1. STATEMENT OF NEED

- 3.1.1. J.J. Lee Ltd (also known as JJLee) was established in 1870 in Bath, England, by the Lee family. Now operating as JJLee Cartons, the company is based in Melksham, Wiltshire, and owns the application site.
- 3.1.2. Novenco Ltd was founded in Denmark in 1947 and has developed into an internationally recognised engineering company specialising in ventilation and climate solutions.
- 3.1.3. Its UK division, based in Melksham, specialises in the design and delivery of ventilation and climate control systems for a range of sectors, including critical life-safety applications.
- 3.1.4. Continued growth in recent years has resulted in an increased demand for office and technical workspace. The proposed development will provide additional floorspace to support the operational requirements of the business, enabling further expansion within its existing site.
- 3.1.5. The scheme will help secure the long-term future of both businesses in Melksham, support the local economy, and facilitate the retention and creation of skilled employment opportunities within the area.

3.2. APPLICANT SUPPORTING STATEMENT

- 3.2.1. The applicant has advised that:
- 3.2.2. “Novenco provide specialist air management systems for buildings such as tower blocks, to help contain fire while people escape, and larger systems for buildings such as power stations. Due to the specialised nature of the business, the company has experienced significant growth in recent years and has developed a highly skilled team that it wishes to retain. Relocating the business from its current premises would risk losing this team and their accumulated knowledge, which would not be easily replaced.”

3.3. USE

- 3.3.1. The proposed development will significantly enhance the quality and quantity of office accommodation, introducing a range of modern facilities, including a dedicated training room, additional enclosed offices, a warehouse with associated panel testing rooms, staff welfare spaces and an open-plan working environment.
- 3.3.2. Supporting infrastructure such as new toilets, kitchenette facilities and improved circulation space will also be provided. Overall, the proposal will deliver an efficient and flexible working environment suited specifically for Novenco.
- 3.3.3. A schedule of the office accommodation is set out below, providing a comparison between the existing accommodation with the proposals;

OFFICE ACCOMMODATION	EXISTING PLANS	PROPOSED PLANS
Office Workspace	10 desks	35 desks
Management & Executive Offices	2	7
Meeting & Collaboration Spaces	1	5
Training Rooms	-	1
Specialist Facilities	1 test room	1 warehouse & 3 test rooms
Support Spaces	-	1 staff room & 2 kitchenettes
Services Facilities	4	9

- 3.3.4. As part of the expansion, the previously consented pedestrian access on the northern side of the site will be utilised to provide a dedicated and legible entrance for staff and visitors, improving overall accessibility and circulation within the site.

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3. DESIGN PROPOSALS (CONTINUED)

3.4. APPEARANCE

- 3.4.1. The design approach aims to enhance the existing building façade, which is currently monochromatic, by introducing a more contemporary and visually engaging architectural treatment. The surrounding industrial context is largely functional in nature, with limited architectural distinction.
- 3.4.2. The proposal therefore seeks to introduce a design that is both visually interesting and sympathetic to its setting, contributing positively to the character of the area.

3.5. APPLICANT SUPPORTING STATEMENT

- 3.5.1. The proposed extension will utilise brick slips to closely match the existing building, ensuring visual continuity. This will be complemented by the introduction of cladding panels, likely to be fibre cement.
- 3.5.2. These panels will be finished in muted tones, such as grey or subdued green, providing a balanced contrast to the existing façade while maintaining a cohesive appearance.
- 3.5.3. The previously consented landscaping proposals to the north of the site will be retained to enhance biodiversity and soften the visual impact of the development.

3.6. VISIBILITY

- 3.6.1. The majority of the proposed extension will be screened from views to the east, resulting in minimal visual impact on nearby residential properties.
- 3.6.2. The site occupies a prominent position at a key gateway into Bowerhill Industrial Estate, particularly for those approaching Melksham from the north.
- 3.6.3. As such, the proposed enhancements to the building will contribute positively to the visual quality of this important junction, improving the overall perception and entrance to the industrial estate.

3.7. BIODIVERSITY

- 3.7.1. The design retains the previously consented planned planting to ensure that the council baseline of a minimum 10% Biodiversity Net Gain (BNG) is still achieved.
- 3.7.2. That was based on “*preserve three existing native trees and hedgerow (2no. Hornbeams and a Wild Privet hedge). Also plan to offset the loss of grassland by planting native bushes and trees.*”
- 3.7.3. Newly Introduced Trees
 - Small – DBH ≤ 30cm: 1no. Blackthorn (*Prunus spinosa*)
 - Medium – DBH > 30 to ≤ 60cm: 1no. Rowan (*Sorbus aucuparia*)
- 3.7.4. We also plan to introduce a mix of new native bushes and shrubs, they will have a minimum total area of 13.75m². Appropriate species considered are as follows: Common Juniper (*Juniperus communis*), Broom (*Cytisus scoparius*), Dogwood (*Cornus sanguinea*) & Common Gorse (*Ulex europaeus*).”
- 3.7.5. For further details of the proposals, please refer to the Small Sites Metric document submitted alongside with this document.

3.8. ACCESSIBILITY

- 3.8.1. The land to the north of the site is proposed to be reconfigured, in line with the previously consented proposals, to accommodate a new pedestrian walkway.
- 3.8.2. This will provide direct access to the northern pavement adjacent to Lancaster Road, as well as improved connectivity to the existing north-eastern site access point.
- 3.8.3. The proposed access arrangements have been designed in accordance with the requirements of Approved Document Part M, ensuring inclusive access for all users through the provision of level or gently graded routes.
- 3.8.4. The building will incorporate step-free access, a lift serving all relevant floors, and accessible toilet facilities, ensuring full compliance with current accessibility standards

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3. DESIGN PROPOSALS (CONTINUED)

3.9. DRAINAGE

- 3.9.1. The proposed development incorporates sustainable drainage measures (SuDS) to manage surface water runoff and ensure that flood risk is not increased on or off the site.
- 3.9.2. In accordance with Wiltshire Council requirements for brownfield sites where infiltration is not feasible, the drainage strategy will provide a 30% reduction in runoff rates compared to the existing situation.
- 3.9.3. Surface water from the areas affected by the development will be directed to new on-site SuDS features, while drainage arrangements serving the unaffected front section of the building and eastern car park will remain unchanged.
- 3.9.4. For further details of the proposals, please refer to Giraffe Engineering Drainage Strategy submitted alongside with this document.

3.10. SUSTAINABILITY

- 3.10.1. The proposed office extension has been designed with a strong emphasis on energy efficiency and sustainable construction. This aligns with the objectives of Wiltshire Core Strategy Policy 41, which seeks to promote energy-efficient and low-carbon development.
- 3.10.2. To achieve that the scheme will exceed the minimum energy performance standards required under Part L of the Building Regulations, contributing to a reduction in operational energy consumption and associated carbon emissions.
- 3.10.3. Furthermore, a fabric-first approach has been adopted to minimise energy demand through the performance of the building envelope, supported by the incorporation of energy-efficient technologies where appropriate.
- 3.10.4. For further details of the proposals, please refer to BJP Consultancy Energy Strategy Statement submitted alongside with this document.



View of the Existing access to the site from Halifax Road



View of the Existing building East elevation

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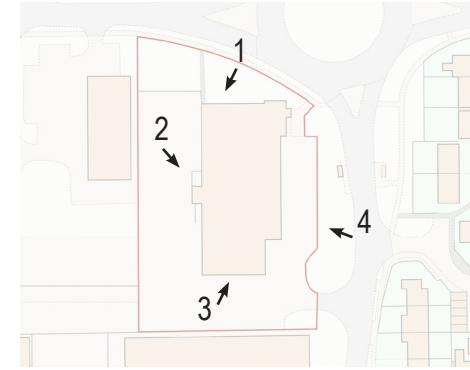
4. SUMMARY

- 4.1. In summary, the development meets the need for additional office and operational space, enabling the occupiers to expand within their existing site and secure their long-term presence in Melksham, while responding positively to the site's context and constraints.
- 4.2. The extension will provide a significant increase in high-quality office accommodation, alongside improved access arrangements, including a new pedestrian route and entrance, enhancing connectivity and usability for staff and visitors.
- 4.3. The design introduces a more contemporary appearance while remaining consistent with the surrounding commercial character, improving the site's presence at a key gateway to Bowerhill Industrial Estate.
- 4.4. The use of complementary materials ensures continuity with the existing building, while new landscaping and native planting will contribute to biodiversity and soften the site's appearance. The proposal has also been designed to minimise any impact on neighbouring residential properties.
- 4.5. In addition, the development incorporates sustainable design measures to improve energy efficiency and reduce carbon emissions, in accordance with Wiltshire Core Strategy Policy 41.
- 4.6. Sustainable drainage features will also be provided to manage surface water runoff, delivering a reduction in discharge rates compared to the existing situation and ensuring that flood risk is not increased on or off the site.
- 4.7. Overall, the development accords with the objectives of the Wiltshire Core Strategy Development Plan Document 2015–2026, including the Melksham Area Strategy, and will deliver clear economic, environmental and visual benefits.

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5. APPENDICES

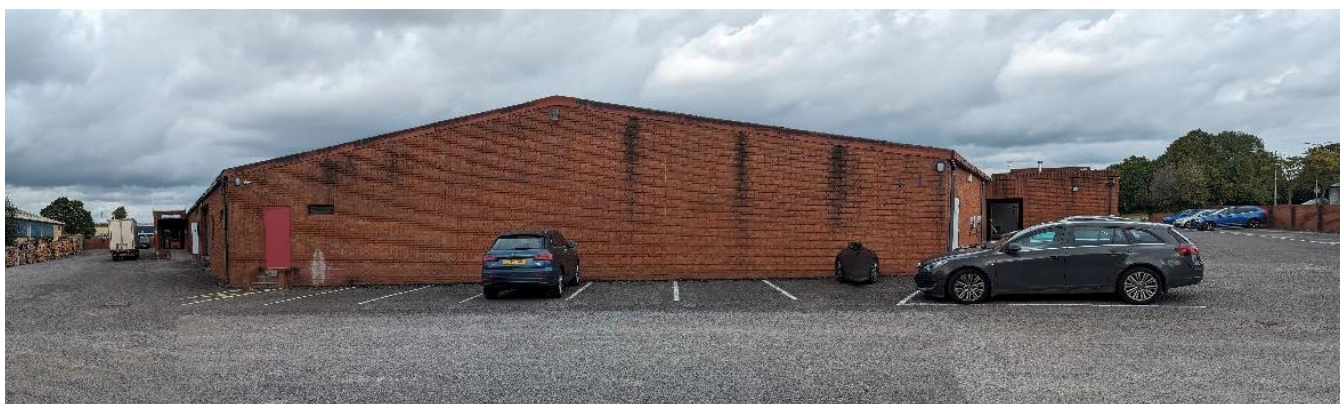
APPENDIX A: SITE PHOTOGRAPHIES



1. View of the Existing building North elevation



2. View of the Existing building West elevation



3. View of the Existing building South elevation

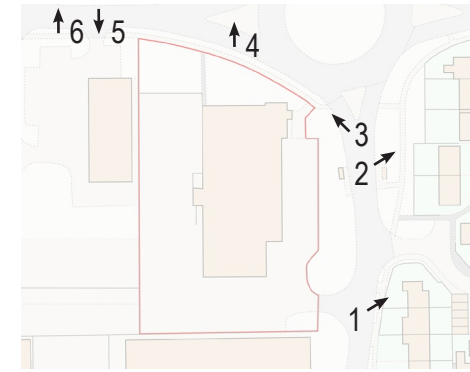


4. View of the Existing building East elevation

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5. APPENDICES (CONTINUED)

APPENDIX B: CONTEXT PHOTOGRAPHIES



1. View of the 1 Halifax Road (opposite to site East elevation)



2. View of the Bowerhill Lancaster Road bus stop at Halifax Road (opposite to site East elevation)



3. View of the Halifax Road and Lancaster Road roundabout (adjacent to site North & East elevation)



4. View of Melksham Motor Spares, Corner Lancaster Road (opposite to site North elevation)



5. View of Premier Form Tools, 1 Lancaster Road (adjacent to site West elevation)



6. View of Wiltshire Commercials Ltd, Lancaster Road (beyond to site North & West elevation)

