

Received by Ashfield District Council

12/02/2025

Design & Access Statement  
&  
Planning Statement

*for*

The erection of 1 B8 Industrial Unit.

*at*

Unit 1 Observatory Way,  
Low Moor Rd,  
Sutton in Ashfield,  
NG17 7RD.

Client  
Supashed

Geographic Cartesian Coordinates  
Eastings - 450712  
Northing - 357507

Date  
Jan 2025

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## 1.00 | General

This design and access statement accompanies a full planning application submitted to Ashfield District Council for approval to:

Erection of B8 industrial unit with associated landscaping and access.

This statement should be read in conjunction with the following supporting documents.

### CDP drawings

23.110_001	OS Plan
23.110_002	Existing Site Plan
23.110_003	Proposed Site Plan
23.110_004	Proposed Unit 1 Plans & Elevations

### Consultant reports

Drainage Strategy - Paul Waites Associates  
Phase 1 Site Investigation - Paul Waites Associates  
Transport Assessment - Mode

## 2.00 | Site

### 2.1 Site Location

The site is located along Observatory Way, Sutton-In-Ashfield.

The Site is situated within a busy industrial complex, the B6021 neighbors the site. The surrounding environment is made up of grassland and industrial sites.

### 2.2 Site History

The sites last major approved application dates back to the year 2010 where approval was gained for the extension on the north and south elevation and the erection of a security fence to the service yard of Three Sixty Innovations Ltd.

This application is for a resubmission of a previously withdrawn application for a B8 storage unit. Building designs are the same as the previous applicaiton. The reason for a previous withdrawl was a delay in receipt of additional reports



### 3.00 | Use

#### 3.1 Existing Use

The site is currently parking spaces and in parts, open space land.

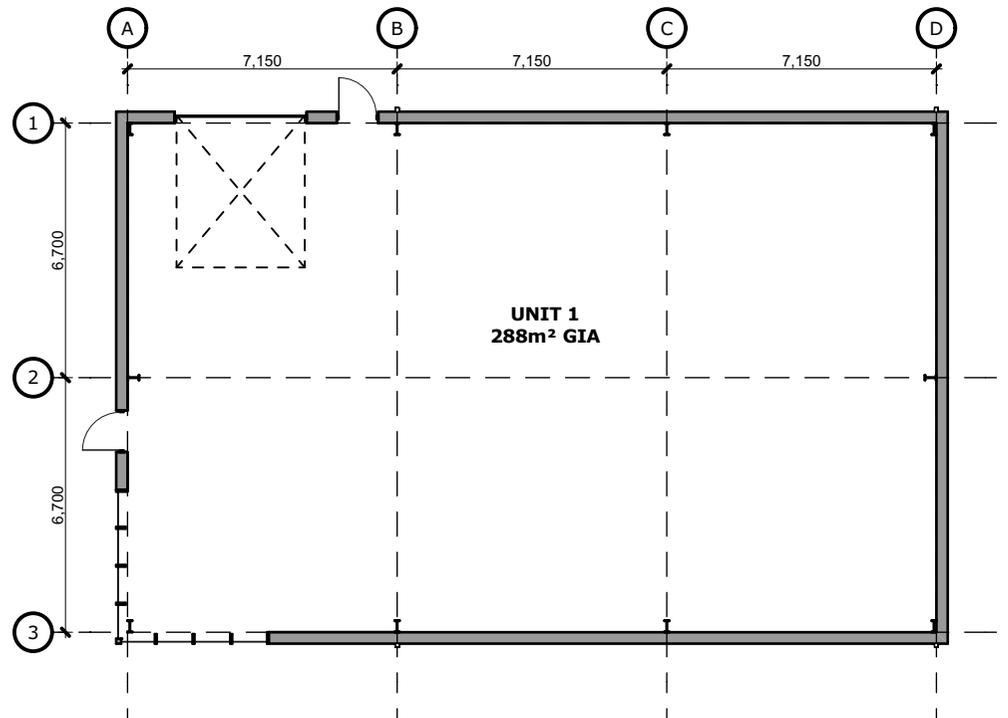
#### 3.2 Proposed Usage

The proposed usage of the land will be for 1 B8 industrial unit to be constructed.



## 4.00 | Layout

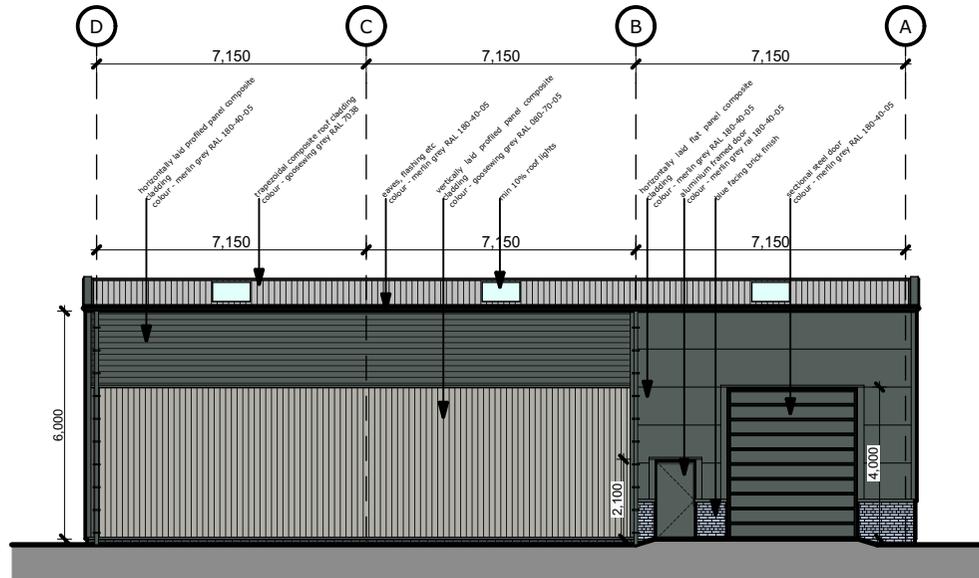
The building will consist of 1 unit, a sectional steel door for delivery access directly into the spaces will be provided. The primary entrance will be located along the north facing elevation. Fire exits will be incorporated along the south facing elevation. The external floor to eaves height is 7.2 meters.



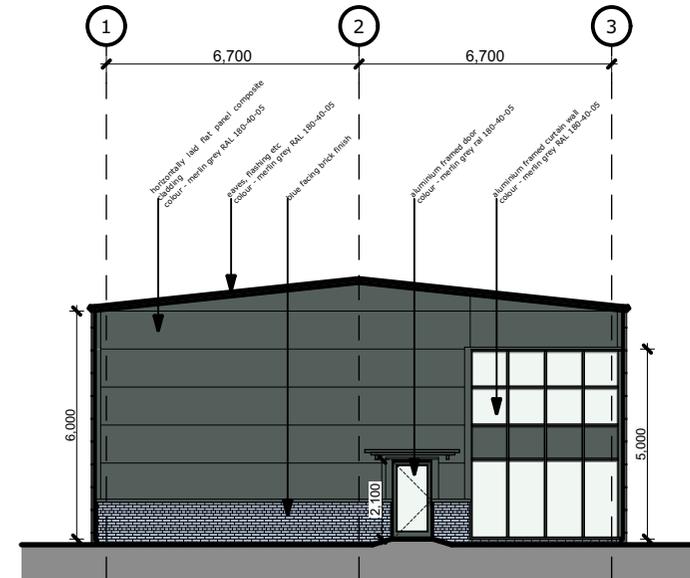
Ground Floor Plan

## 5.00 Appearance

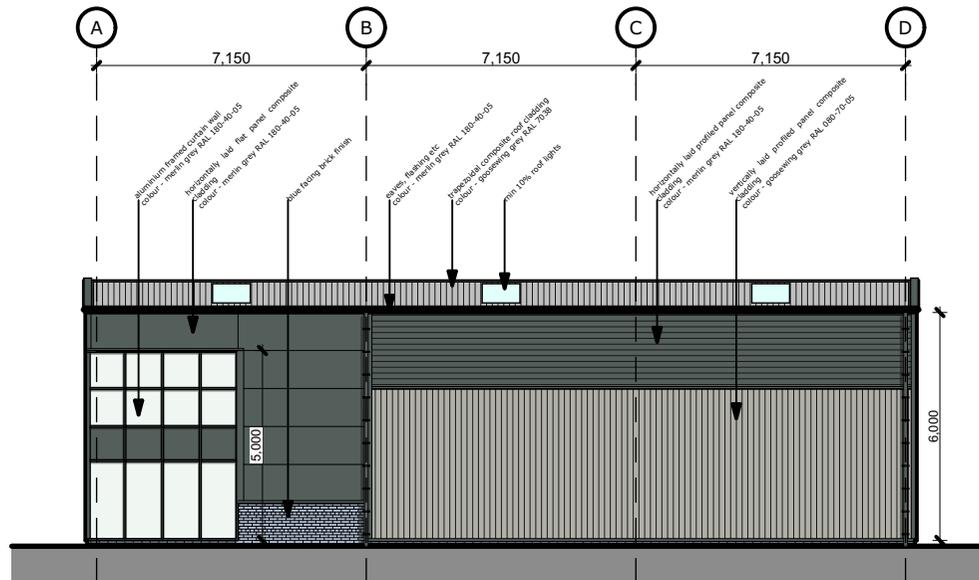
The appearance of the building will be of a high quality modern finish. The elevations primarily consist of a combination of horizontally laid profiled composite cladding and horizontally laid flat panel composite cladding, in addition, a blue facing brick finish has been incorporated within the front elevation which transitions around to the central location of either side elevation. The use/ positioning of the materials within the design have been carefully chosen to minimize the protruding of the building, the breaking up between materials allows for a softer aesthetic and the distinction/separation between the front and rear access.



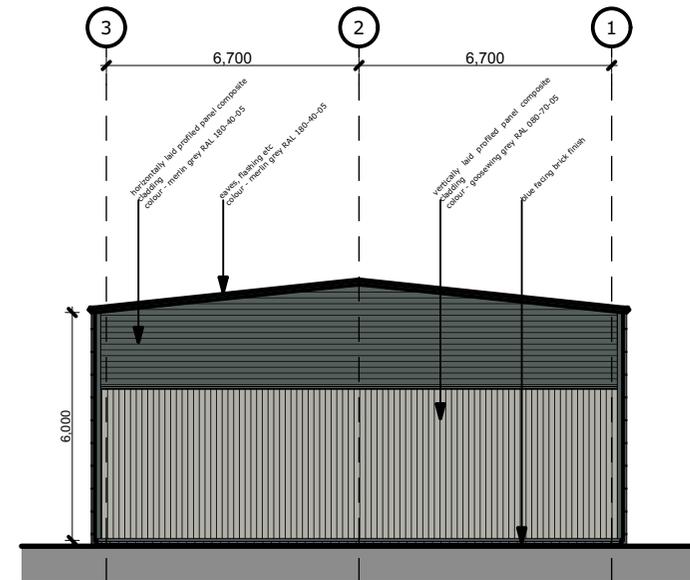
North Elevation (Front)



West Elevation (Left Side)



South Elevation (Rear)



East Elevation (Right Side)

## 6.00 | Scale

The building has been designed with the scale of the adjacent sites and the topography of the site in mind to assure that the new development does not protrude from the neighbouring environment.



## 7.00 | Crime Impact

All doors on the new building will be built to be security rated and comply with the standards of PAS 24/2016.

Existing site security measures will be retained and undisturbed with the new day/ night capable CCTV cameras fitted where existing cameras will be obstructed by the new building. The new CCTV will be placed at heights where they can not be tampered with.

## 8.00 | Landscaping

The majority of the external works will be hard landscaping to suit the new units requirements.

## 9.00 | Access

Vehicular and pedestrian access will be from the existing access point to the site which will be shared with be shared with the existing unit.

## 10.00 | Summary

The proposed B8 industrial building will fulfil an ever-increasing need for industrial units in the area as evidenced by the continued developments of the surrounding sites. The units are flexible enough to encourage a wide range of businesses to use the space and are designed in a way to compliment and blend in with its surroundings.