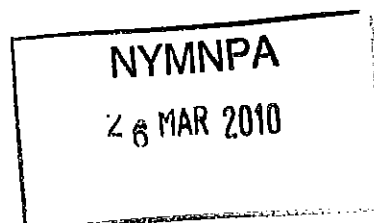


**Design and Access Statement
Proposed Extension**

**16 A Fairfield Way
Whitby Business Park
YO22 4PU
North Yorkshire
For
Mr Collinson
December 2009**



1.0 Design

1.1 Context

The proposed extension with entrance canopy is to be constructed in place of the existing yard area to the semi-detached industrial unit. The additional floor space will enable the materials stored in the external containers and racks to be within the unit. The entrance canopy is to provide shelter for the gas storage compound as this can not be housed internally.

The proposal consists of the following elements:

- Steel frame
- Concrete ground bearing floor slab
- Profiled steel sheet exterior to match existing
- Additional car parking spaces

The general design, scale and materials reflect and match those of the existing property. The proposals are considered to be a suitable long term development in line with the Local Planning Authority policies:

- BE6
- GP3



1.2 Layout and Scale

The scale of the proposals are in line with the general proportions of the surrounding industrial units. The height has been determined to enable access by forklift trucks to serve the storage racks that will be located internally.

The layout has been designed to facilitate any future development of the road network and also to meet the need for increased industrial working space.

1.3 Appearance

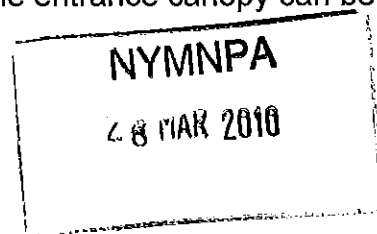
The roof and walls of the canopy are proposed to be finished with profiled steel sheets that will match the colour and design of the existing unit.

The access/loading door to the extension is to match the loading door on the existing unit.

2.0 Access

The proposals will not have an adverse impact on access to the site. The location of the entrance gate serving the adjacent yard is to be re-positioned and an additional gate incorporated to ensure the entrance canopy can be secured.

3.0 Conclusion



In examining local policy guidelines, the proposals have addressed the major issues of:

- Layout and design. In terms of the layout the scheme responds to the conditions and existing features of the site. The Local Authority do not consider uncovered storage or siting of storage containers, as existing, to be a suitable long term solution.
- Materials. The intended finished building materials are in keeping with the established local palette. The roof and wall sheeting will match that of the existing unit.

Therefore for these reasons consideration of approval is requested.