



**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
A FULL PLANNING APPLICATION
AT**

**BALDOCK INDUSTRIAL ESTATE, LONDON ROAD,
BALDOCK SG7 6NG**



Plate 1

Date: 31 January 2025

Our Ref: 240936



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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of a full planning application at North Herts Council to seek to demolish the fire damaged parts of the building and to erect a replacement modern steel portal frame metal profile clad building.
- 1.2 Gateley Smithers Purslow are a national multi-disciplinary consultancy consisting of Architectural, Planning, Heritage, Engineering and Surveying Professionals.
- 1.3.1 The property and adjoining units were subject to a substantial fire on the 11 July 2023 where widespread damage and partial collapse occurred to the majority of the site. The units were used by various businesses and individuals and vary in size and layout. This pre app relates to the units 18, 19, 20, 21, 22, 23, 25, 25a, 27, 28, 29, 30, 31-33, 34, 34a, 35, 36, 37 & 38 (blue hatch below). Units 3, 25 & 26 (green hatch below) will remain insitu and the new proposal will abut along a party wall. Units 39, 41, 42, 43 & 43a is not subject of this pre app (see grey hatch below) – these will be demolished to slab and fenced off.



Plate 2

- 1.4 This statement should be read together with all existing and proposed drawings. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABE publication ‘Design and Access Statements – How to write, read and use them’.



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- 1.5 This proposal is to demolish the fire damaged units in the central core (blue hatch on plate 2). A new steel portal frame with modern steel profile cladding will be erected over the blue hatched area. The eaves height of the main roof will increase to potentially provide additional storage and mezzanine floors internally.

2.0 PLANNING HISTORY

- 2.1 Due to the unique circumstances of the buildings situation there is no relevant planning history and limited historic planning history available on the local public access.
- 2.2 A pre app feedback reference 24/01552/PRE has been received and supports the proposal given the existing use of the site.

3.0 HERITAGE AND SETTING

- 3.1 No known heritage will be impacted by this proposal.
- 3.2 The setting is a small industrial area located in the middle of the town and opposite a large Tesco store and garage with adjacent residential properties.

4.0 USE

- 4.1 The existing mixed use office/industrial/storage is to remain within the replaced building to suit the owners. The following sections give a resume of the activities in each unit.
- 4.2 Unit 18, 19, 25 & 29 will be operated by Lionkent an established business here since 1984 continuously on an industrial use. They manufacture cardboxes and store on site. On average two deliveries come to site per day with their own single lorry.
- 4.3 Units 21 and 34b will be operated by Brown and Gammons who will store car parts on site for distribution. They have operated out of here for over 20 years under an industrial use.



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- 4.4 Unit 22 & 34a will become a tyre fitting and MOT depot as it was previously and continuously for over 30 years. The business is estimated to require 15-20 vehicle movements per day.
- 4.5 Units 23 & 38. Will be operated by a bespoke joinery manufacturer who make purpose made furniture, stairs, windows, doors and reception desks. They have operated continuously from this location for over 25 years. The business requires parking for staff and also generates numerous deliveries each day for materials and shipping produce.
- 4.6 Unit 25a is used by Beez Plumbing as a small storage unit for plumbing supplies since May 2019. The business had infrequent traffic movements for deliveries and collecting parts.
- 4.7 Unit 27 – Operated by a plumbing business for workshop, storage, repairs and office premises under a B1/B2 use continuously since at least 1990. The business generates multiple vehicle movements per day in line with this use.
- 4.8 Units 31, 32 & 33 – is operated by Chris Brown for Precision Engineering for over 20 years continuously.
- 4.9 Unit 36 – used at the time of the fire as a car detailing and valet business for luxury cars. It was in business for 2 years before the fire and typically generate 2 or 3 car movements per day as part of the day to day use.
- 4.10 Unit 20 & 30 – Used by a Motor trade tyre store continuously for over 15 years.

5.0 LAYOUT

- 5.1 To generally remain as pre fire except for the units to be demolished that are not part of this pre app enquiry. There is some adjustments to the footprint to simplify construction using the portal frame.



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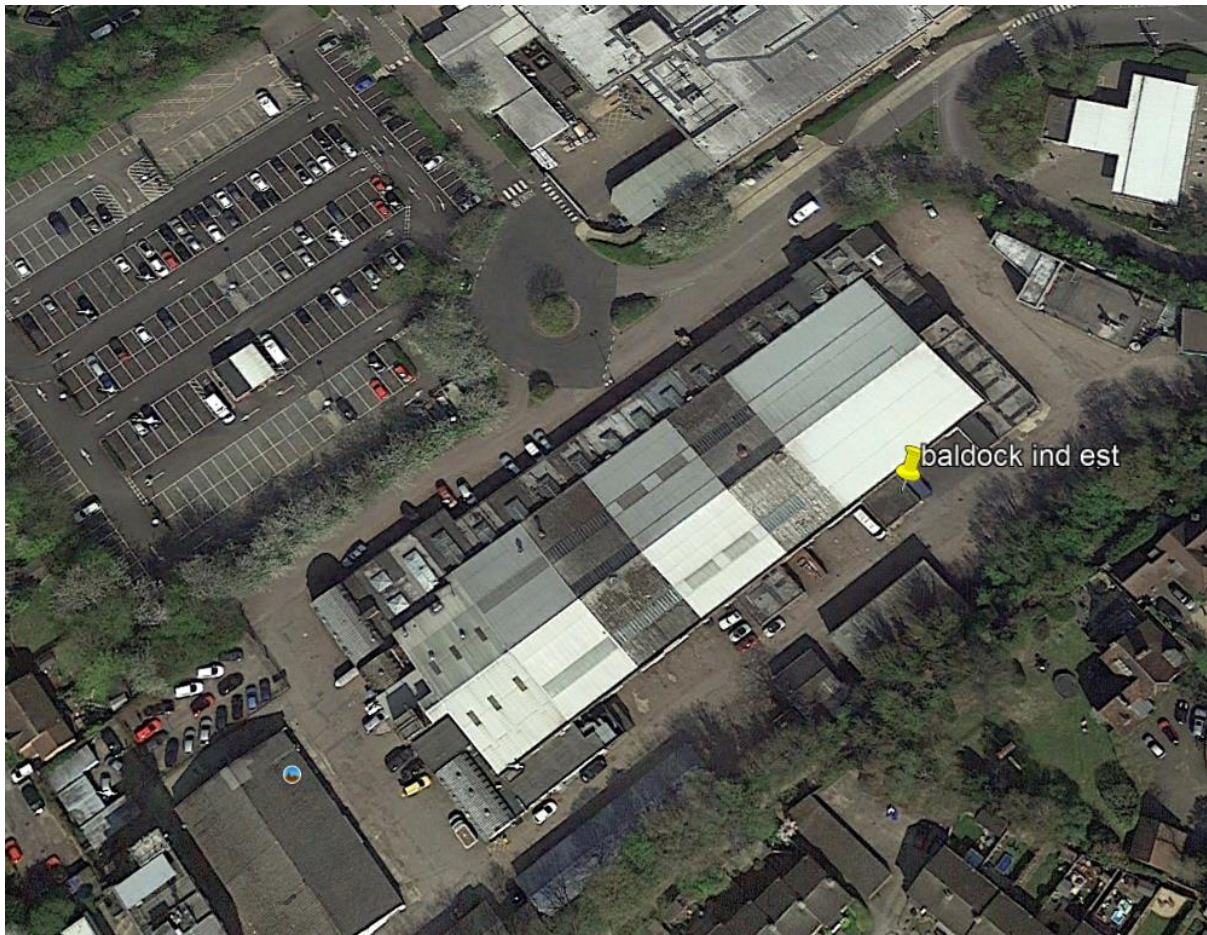


Plate 3 – site prior to fire damage



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6.0 AMOUNTS

- 6.1 There will be no increase in number of businesses from this proposal and it is expected that the previous businesses, will operate as before generally. There should therefore be no change to the way the site is used over the previous use.

7.0 SCALE

- 7.1 There will be no increase in footprint or ridge height. However, to improve the usability of the buildings for modern purposes it is proposed to increase the eaves heights of the portal frame. The buildings were previously used by the military and over time they have been adapted and extended to suit individual uses in respective units. The new portal frame will provide a uniform scale and appearance along the length of the site

8.0 LANDSCAPING

- 8.1 No change however some ecological enhancements are introduced in the form of mixed planters to the north east of the site close to an established hedged area. Bird boxes will also be installed on the north and south elevation as well as insect houses.

9.0 APPEARANCE

- 9.1 The replacement structure would be modern profile metal cladding to roof and walls.

10.0 ACCESS

- 10.1 The access into the site and various units will be maintained as prior to the fire. Both the north and south side of the building will feature a tarmac apron where parking and deliveries will take place as before.



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11.0 PHOTOS



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