

DESIGN AND ACCESS STATEMENT

Proposed relocation of storage unit, erection of replacement storage building, and installation of external lighting

Site: The New Barn, Great North Road, Radwell, Baldock, SG7 5EN

Applicant: Mr Martin Carey

1. Introduction

This Design and Access Statement has been prepared in support of a part-retrospective full planning application for the relocation of an existing storage unit, the erection of a replacement storage building in a new position within the site, and the installation of external lighting at The New Barn, Great North Road, Radwell, Baldock. The statement has been submitted to assist the Local Planning Authority in assessing the design rationale, site context, and access arrangements associated with the proposal.

2. Site Context

The application site is an established commercial storage site with an authorised B8 use. The site contains existing storage buildings, hardstanding, and associated operational infrastructure and is accessed from the Great North Road. The surrounding area comprises a mix of commercial uses and open land, with landscaping and boundary treatment providing a degree of visual containment.

3. Amount and Layout

The proposal does not introduce an additional use or intensification of activity beyond the established lawful use of the site. Instead, it seeks to rationalise the layout through the relocation of an existing storage unit and the erection of a replacement building in a more operationally efficient position. The overall developed footprint remains appropriate to the scale of the site and avoids unnecessary expansion into undeveloped areas.

4. Scale

The proposed replacement storage building measures approximately 43.1 metres in length, 18.6 metres in width, with a height of 7.0 metres to eaves. The ridge height is as shown on the accompanying drawings. Materials stored within the building and externally are stacked up to approximately 6 metres in height, which reflects operational requirements and remains proportionate to the scale of the building and wider site context. Site sections and elevations submitted with the application demonstrate that the scale of the development is appropriate and does not result in undue visual prominence.

5. Appearance

The proposed building is a simple, functional structure typical of storage and distribution uses. It will be constructed with a steel frame and clad in juniper green box-profile steel sheeting, a subdued colour chosen to reduce visual contrast and assist the building in assimilating with its surroundings. The existing relocated storage unit is steel-framed with timber cladding and will remain brown in colour. The overall appearance reflects the established character of the site.

6. Landscaping and Visual Impact

Existing landscaping within and around the site is retained where possible and continues to provide visual screening. The submitted elevation drawings and site sections illustrate the relationship between the proposed development, finished ground levels, stored materials, and landscaping. When viewed in context, the development is contained within the operational area of the site and does not give rise to unacceptable visual or landscape impacts.

7. Lighting

External lighting is proposed to support safe and efficient operation of the site. The lighting design is detailed within the submitted lighting plan and has been arranged to minimise light spill beyond the site boundary, protecting the amenity of surrounding land and uses.

8. Access

Vehicular access to the site remains unchanged from the existing arrangement. The proposal does not introduce new access points or alter existing highway arrangements. Internal circulation within the site continues to operate safely and efficiently, with adequate space for vehicle manoeuvring and storage activities.

9. Conclusion

The proposed development represents a logical and well-considered improvement to an established commercial storage site. The design, scale, and layout are appropriate to the site context and operational requirements, while impacts on visual amenity and the wider landscape are acceptable. It is therefore respectfully requested that planning permission be granted.