PALOMA CAPITAL

GRAFTONGATE

Proposed Re-cladding of Existing Warehouse, Various Internal & External Alterations and Change of Usage Classification from B8 to B1(c), B2 & B8: Vacant Industrial Unit @ Southam Road, Banbury, OX16 2QU

Full Planning Application
Design and Access Statement - to be printed / read @ A3
June 2018

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Prepared By:

umc architects

UMC Architects, Newark Beacon Innovation Centre,
Cafferata Way, Newark, Nottinghamshire NG24 2TN

o. +44 (0)1636 653027
f. +44 (0)1636 653010
e. info@umcarchitects.com
umcarchitects.com

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01 Introduction

1.1 Statement Overview

This Design and Access Statement has been prepared by UMC Architects on behalf of Graftongate and Paloma Capital, in support of the submission for:

Proposed recladding of existing warehouse, various internal & external alterations and change of usage classification from B8 to B1, B2 & B8 @ Southam Road, Banbury, Oxfordshire, OX16 2QU.

This document has been prepared as part of the supporting documentation for a Full Planning Application which is to be submitted to Cherwell District Council for the refurbishment works and change of usage classification of the existing warehouse. This follows ongoing consultation between Graftongate and Cherwell District Council, which have amalgamated in separate pre-application meeting and submission. These reviews were generally favourable (as is demonstrated later in this document), without any significant causes for concern or objection.

This document highlights the evolution of the physical design and identifies potential design responses in respect of access, appearance, landscaping and layout.

1.2 Report Content & Structure

The statement contains a summary of the site context and analysis of the surrounding areas, and explores how the physical characteristics of the scheme have been informed by the design process and explains the steps taken in the process, culminating in the design parameters.

This is in accordance with the requirements of the planning application processes, which were introduced by the Government in May 2006. These are set out in the circular “Guidance on changes to the development control system”, effective from 10th August 2006, and are explained further in the publication “Design and Access Statements – How to write, read and use them” (CABE 2006).

For details of the pre application works and for details of how this proposal fits within local and national planning policies, refer to the separate Planning Statement produced by Pegasus Group.

The statement is structured as follows:

- Section 1.0 is an Introduction.
- Section 2.0 is a Site Appraisal, containing a description of the existing site, usage, building heights, landscaping, sun path analysis, vehicular and pedestrian routes and views.
- Section 3.0 is a Site Evaluation & Scheme Development, including design brief, site constraints and opportunities, design principles and a description of the scheme evolution.
- Section 4.0 discusses the Design and Access aspects of the proposed design, covering proposed: usage, amount, layout, scale & massing, appearance, vehicular & pedestrian movements, landscaping & fencing and a Design Summary.

This document should be read in conjunction with the accompanying drawings, ancillary information and application form for the site.

02 | Site Appraisal

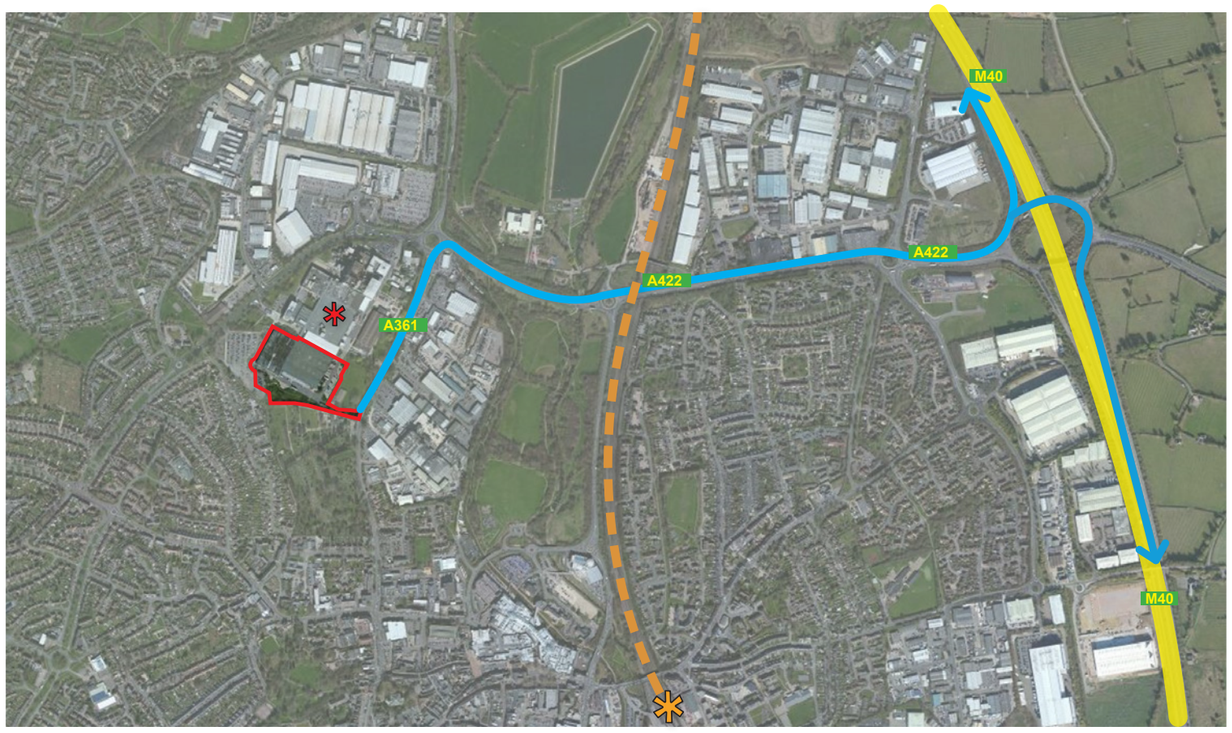
02 | Site Appraisal

2.1 Site Location & Description

The site is located just north of Banbury town centre, mid-way between Birmingham and London off the A361 Southam Road, within easy access to the national motorway network provided by Junction 11 off the M40, making it ideal for warehouse / distribution purposes. At the same time being within a 45 minute drive of 1.5 million people, makes the building ideal for research / development / office purposes.

The building is adjacent (and previously connected) to Jacobs Douwe Egberts (JDE) building, previously known as Kraft / Mondalez. This building type is consistent with the buildings to the north-east, north and north-west, with a wide range of industrial and commercial buildings located around the Grimsbury Reservoir, as indicated in the wider context.

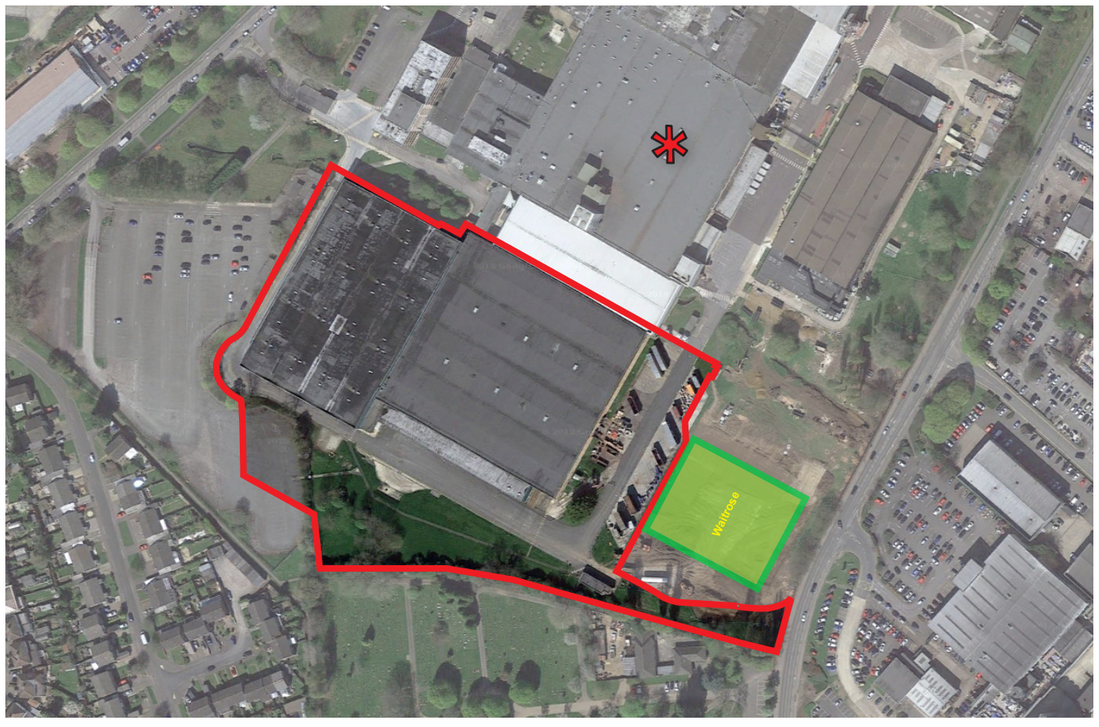
Note that to the south-east of the site (highlighted green within the immediate context image) a Waitrose building has been recently constructed, with contemporary metallic silver flat cladding panels and brickwork.



Site Location - Wider Context

Key

- Site
- A422
- M40
- Railway
- Trainstation
- JDE Building
- Waitrose Building



Site Location - Immediate Context

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02 | Site Appraisal

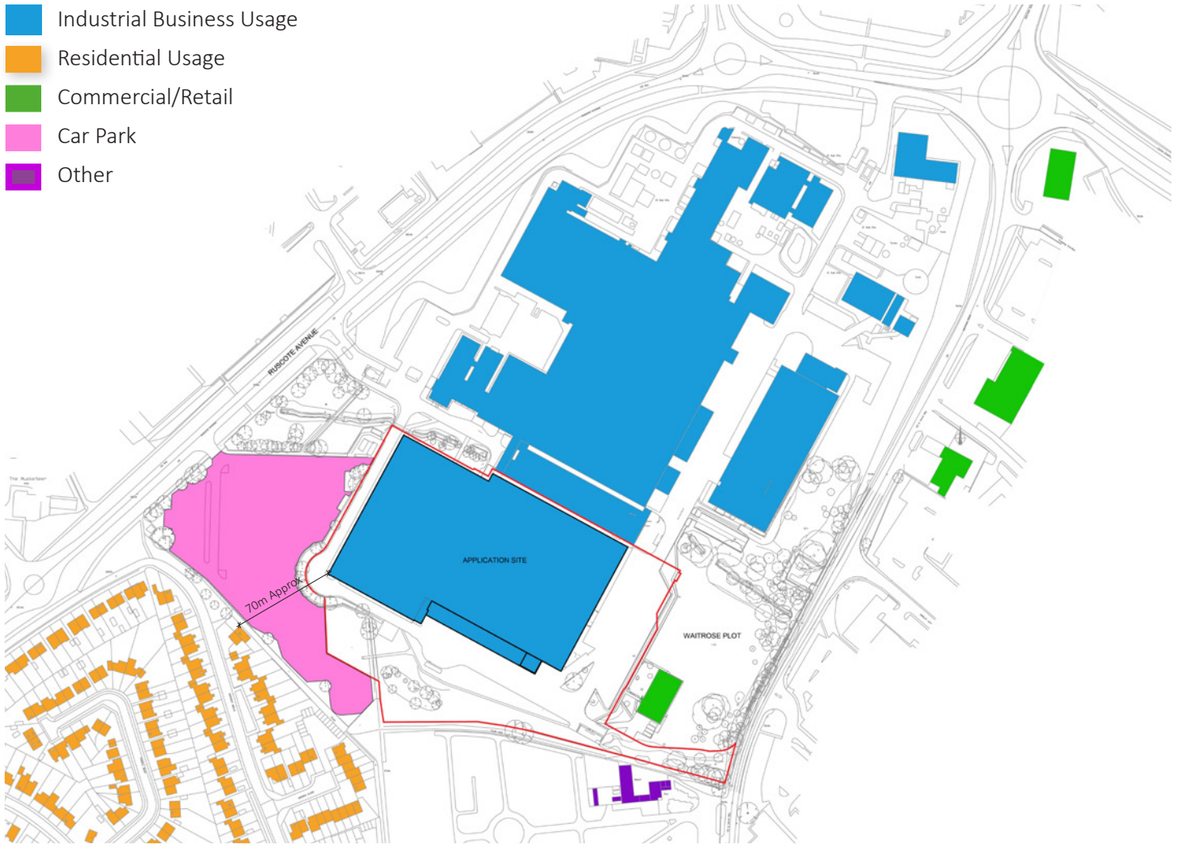
2.2 Land Use

The illustration below demonstrates the prominence of industrial and commercial building types within the local area of the proposed scheme, with all adjacent buildings to the north and north-east being industrial and/or commercial. An area of residential properties are situated to the south-west of the proposed site, with the closest property approximately 70m from the proposed site. The dwellings are separated from the site by a landscaping bund of trees, fences and a large car park.

The site currently has no constraints regarding the operating house of the site and is currently identified as an existing strategic employment site.

Key

- Industrial Business Usage
- Residential Usage
- Commercial/Retail
- Car Park
- Other



Existing Building Usage Plan

2.3 Existing Building

The existing building is finished in buff brick and green vertical profiled metal cladding. The property is currently in a poor state of repair and has a detrimental impact on the visual amenity of the area, albeit, within a predominantly industrial context. The building is currently not occupied.

The east warehouse roof covering is weathered with a mineral felt roof covering whilst the west warehouse is weathered with a single ply membrane.

Existing external ancillary structures are also in a state of dilapidation including the lorry canopy, vehicle wash and ramps.

There are currently 17no. dock levellers to the south-west elevation and 2no.dock levellers to the south-east elevation. There is 1no. level access roller shutter door within the south-west elevtion, which is to be retained, and a further 3no. roller shutters ill be removed on the north-east elevation as a result of the removal of the link building to the neighbouring JDE building.

The east warehouse office accommodation comprises 2no. two storey office blocks with a first floor level bridge link between them. The west warehouse has a two storey office block, comprising of meeting rooms and male and female WC's.

Both warehouses are provided with a concrete floor slab, laid in bays with a power floated finish.

Existing Building South-West Elevation

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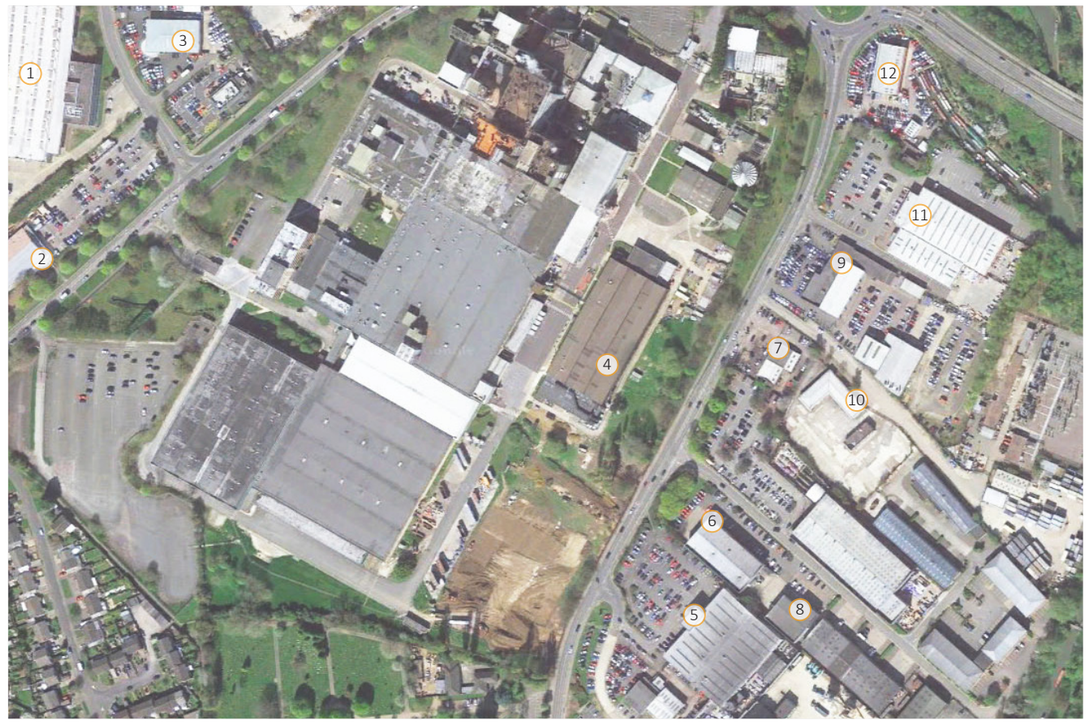
2.4 Existing Site Photos: Surrounding Buildings

These photos give an indication of the mixed building types around the site, which are predominantly industrial type units as can be seen on diagram ‘Existing Land Usage’ Page 7.

Photos of Existing Surrounding Buildings



Key Plan

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2.5 Existing Site Photos: Eastern Approach Roads

The photos below are taken from the route one would take travelling from Junction 11 M40 roundabout towards the proposed site. They show the approach to the site from the existing eastern road network and document the impact that ground levels and existing vegetation have in concealing the existing industrial / commercial buildings.

Eastern Approach and Existing Roundabout

Key Plan

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