

3.0

LAYOUT

The layout of the site has been developed to respond to the Design Criteria Plot A set out in the approved Design & Access Statement and Principals Document that formed part of the outline planning consent.

An analysis of constraints and opportunities has been carried out initially in order to inform the design and this is shown below, the primary considerations are as follow:

Constraints:

There are buildings located on three of the phase 2 site's boundaries.

Access is very limited throughout, with access for the offices on the east of the park, and a western entrance serving the industrial and office areas.

An existing storm water drainage connection is situated on the south east of the site and requires the buildings to be set back approximately 5m from the boundary.

A number of existing services such as gas, high voltage electricity, BT/Virgin Media and various telecoms services can be found running along the northern part of the development site, which will dictate the position of the buildings, therefore they will need to be set back.

Transport and pedestrian links must efficiently link to the existing infrastructure to enhance the transport routes within the site.

The site forms part of an occupied employment estate and as such the proposals need to be capable of being delivered without compromising the existing occupier's day to day activities or safety.

In the approved outline consent in conditions 16 & 17 have restrictions to the Eastern side of Plot A;

Condition 16
Any building(s) erected within the area annotated as Plot A on drawing No. 004 shall be sited a minimum of 4m to the west of the adjacent eastern estate road (as shown on the Indicative Master plan drawing No. 005).

Condition 17
Any building(s) erected within the area annotated as Plot C on drawing No. 004 shall be sited a minimum of 74m to the east of the eastern elevation of No.47 Brookside Road (as shown on the Indicative Master plan drawing No. 005).

CONSTRAINTS DIAGRAM



Google Earth, 2022

