

Design and access statement

Proposed demolition of 5 existing B2 commercial buildings and erection of one new commercial building comprising the same volume for use within use Class B2 at Ryebank Farm, Climping.

(Doc ref: Rye d&as)

- The proposed building is upon land that is previously developed (Brownfield) that is currently being used for B2 (general industrial) purposes.
- The existing buildings are simple steel framed buildings with black cladding; it is proposed that the new building will be clad in light green two toned box profile cladding to complement the rural nature of its surroundings. It will be a low eaved portal framed building, the cladding and roof colours will complement the surrounding green shades. The doors, gutters and barges will contrast in colour with the walls and roof. The roof pitch will be low to further minimise any impact.
- The front (Western) elevation will have some brickwork to complement the adjacent building
- All access arrangements shall be inclusive, including to and within the new building, and will be compliant with Part M of the building regulations.
- The highway access for Ryebank Farm is long established directly onto the A259 main road and has a good safety record with excellent visibility. There will be no increase in whole site traffic generation as a result of this application; any future new employees will be encouraged to cycle, use public transport or car share.
- The private internal road network is of a permanent construction and is suitable for the proposed use.
- Provision for parking has been allowed for in accordance with the Councils adopted standards and is shown to the Southern end. 2 parking bays will be created for disabled use and 2 bays for visitors. Cycle parking will be provided.