

Design & Access Statement

MEMS DIY – 24 MOOREFIELD ROAD LONDON N176PY

Proposed modernisation of existing builders merchant (sui generis) for the display, sale and storage of building materials and plumbing supplies. Works comprising of the demolition of existing dilapidated building and erection of new steel framed building in its place, extended to cover the existing outside storage compound to offer secure internal storage space and provide a wider opening to facilitate safer access.

Flexible use of site within classes – B1, B2 and B8 (sui generis).

Prepared by Daniel Bedocs

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1.0 Introduction & Background

Steel Build Masters Ltd have prepared this Design & Access Statement to illustrate and validate the benefits of the erection of a new **Steel Portal Storage Unit** to replace the existing building and enclose the existing outside storage compound to offer much needed secure internal storage space and improve the overall aesthetics of the business.

There is a very real financial requirement to the development of the existing site to consolidate two sites into one to improve the facility and offering to the local community. The choice of design, location and materials have all been carefully considered to offer a modern sustainable facility with minimal disruption to both the business and the local community with fast construction speeds.

COMPANY BACKGROUND

Mem's DIY Ltd has been on Moorefield Road for over 40 years and in its present location for over 20 years.

The family run business has supplied the local community with all types of products and services and is widely respected and appreciated as the sole builders merchant within the area. The strength within the local community customer base has also helped the business establish itself as a pillar within the community.

Despite the strength with the local community, the last few years have been very difficult for MEMS DIY due to Covid, fuel and energy costs as well as indirect knock-on pressures from Brexit and the war in Ukraine. All of which has effective both the business and its local customer base directly.

Something local and more specific has been the introduction of the Low Traffic Neighbourhood scheme. The effect of this scheme on all businesses locally has been well documented and reported in the press and has resulted in turnover down as much as 90% in the initial 2 months of the introduction.

This level of catastrophic downturn in revenue has meant that MEMS DIY can no longer sit back and do nothing and need to re-evaluate the business in order to improve the offering to the local community and to modernise the business.

The business comprised of 2 sites both located on Moorefield Road. The main site which has been outlined in this planning proposal and the industrial units opposite. The existing site (where the new proposed building will be sited) houses the retail counter along with both internal and outside warehouse storage space. The other site is located on the opposite side of the road and contains both open and closed storage.

With significant increases in rent and energy prices, it is no longer financially viable to sustain the 2 sites. Our plan is to close the site opposite and consolidate all of the materials, streamlining the stock control, within the existing main site with a retail counter.

To do this in the most efficient and cost effective way we propose to demolish the existing warehouse which has become dilapidated and to erect a new steel portal frame building that will offer much better use of space within

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the site by extending the length to enclose the existing outside storage area to offer a fully enclosed warehouse. Once this has been done we will move the products over and just have one site.

The current warehouse has been added to over time and has never been considered properly to make the best use of the space within the site. The products stocked has changed and therefore the building to house them needs to change too in order to modernise the business both in terms of its offering to the local community, its aesthetics and its running.

This proposal has been designed with much thought, after considering all options available (including relocating the business). MEMS DIY would like to retain their local reputation and build on decades of success within the community. This proposal is the last opportunity to keep the business viable.

There is no proposed change in number of employees or the available car parking spaces, which will remain unchanged. The existing Moorefield Road access will continue to be used for deliveries and access. With the new proposed building narrower at the point of the boundary the access will be wider.

This proposal requires minimal disruption to the business and surrounding area.

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DESIGN AND POSITION

The Design and position of the building has been carefully considered to maximise the use of space and provide safe working and loading access with the minimal distance between the existing building for efficient production.

Care and attention to detail have been considered to ensure materials and colours all offer the best possible option with regards to aesthetics, sustainability and minimising impact on the environment. The choice of a steel frame portal building is to ensure that all materials used in the construction are **non-combustible** given the value of the materials to be stored.

Colours have been chosen as either **Merlin Grey - RAL 180 40 05 / BS 18B25** or **Goosewing Grey - RAL 080 70 05 / BS 10A05** to ensure that it will blend perfectly with the surroundings and offer a clean modern appearance.

Materials proposed are highly sustainable and will minimise any impact on the environment offering a fast build process with the minimal amount of construction plant requirement. They also offer a virtually maintenance free material to minimise future plant access requirements and are all non-combustible to ensure further safety on site.

As a fully steel framed and enveloped building the materials stored will be better protected from the elements therefore increasing life span and reducing churn and scrappage.

This proposal involves the construction of a galvanised steel portal framed building with steel box profile insulated cladding to roof and walls (**40mm Composite Tata Steel ®Trisomet**) with roller shutter doors high enough for plant access and standard Steel Security PA Door for pedestrian access.

In determining the application, the following plans and drawings should be considered:

- **BLOCK PLAN (Existing)**
- **BLOCK PLAN (Proposed)**
- **LOCATION PLAN (Existing)**
- **LOCATION PLAN (Proposed)**
- **ELEVATIONS (Existing)**
- **ELEVATIONS (Proposed)**
- **ROAD SIDE VIEW AND SITE PLAN (Existing)**
- **ROAD SIDE VIEW AND SITE PLAN (Proposed)**
- **CAD PORTAL FRAME DRAWINGS**

This document is also designed to fulfil the requirements of a Design and Access Statement as set out in paragraphs 14-029 – 14-032 of the National Planning Practice Guidance (NPPG), and reflects best practice.

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2.0 Description of Site & Surroundings – Context

The application site is located on Moorefield Road, London N17 6PY and has enjoyed more than two decades of successful trading at this site. The size of the site will remain unchanged. This proposal has looked at the space within the site and the use required from the business with a new warehouse building that will maximise the site space as well as internal storage space.

ACCESS/ENTRANCE - UNCHANGED

The existing side access direct off Moorefield Road will remain unchanged with excellent access for vehicles of all sizes. The parking on site will remain unchanged. The only additional outside area to be enclosed by the new building is an area currently used for outside storage (simply because there is no more internal storage space).

The access for loading and unloading remains unchanged and offers ample space for vehicles of all sizes.

FOOTPRINT/ANGLES

The position of the building has been considered carefully due to the number on angles within the site to include fixed walls and boundaries. The building has been squared off the rear boundary wall to neighbouring properties to maximise the area both inside and outside.

HEIGHT

The new building height is LOWER than the surrounding wall

WALL 10.329m – BUILDING FRAME (LOW EVE 6.0m) (HIGH EVE 6.752m)

The height of the building has been increased to offer better internal space for racking and to accommodate materials of greater length vertically to minimise floor space footprint.

The height of the proposed building is lower than the rear wall and therefore, the height impact of the new storage outbuilding is almost unnoticeable with the building proposed in the ideal position. The current building already utilises the roof for additional storage of longer materials (pipes etc). These can be stored vertically in the new building with greater headroom to accommodate the length of materials.

SIZE/FLOOR SPACE

The new building footprint is SMALLER than the current building and outside storage

Original 197sqm – Proposed 188sqm

The size of the proposed Steel Portal Frame warehouse building has been considered to offer adequate storage space to service the needs of the owner both now and in the future. The size and floor space has been considered to allow adequate internal racking with clear safe access for forklifts. The overall size has also reduced the current floorspace taken up by the external storage by better planning the space and position.

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3.0 Description of Site & Surroundings - Views into site from roadside

Moorefield Road

The existing main entrance to the site is from Moorefield Road. This entrance offers clear access and visibility and is maintained with no changes.

The position of the proposed outbuilding has been carefully considered and offers the best possible position all round for both access into the site, with the proposed outbuilding positioned as far back as possible to provide the maximum loading and unloading area in front of the outbuilding.

The position is totally secluded in the corner position and benefits from the neighbouring properties ground level being set above the ground level of the site. The unchanged existing entrance already allows full access for any size vehicle to enter and exit safely.

Because of the size and position of the existing access, no change is required/proposed to the entrance from Moorefield Road as this is already used by vehicles of all sizes.

IT IS AGREED THAT THE CURRENT OUTSIDE STORAGE AND ROOF STORAGE IS UNSIGHTLY FROM THE ROADSIDE AND FROM WITHIN THE SITE TO STAFF AND CUSTOMERS. THE NEW BUILDING PROPOSES TO REMEDY THIS BY ENCLOSING ALL THE MATERIALS TO IMPROVE AESTHETICS.



The photos above (taken from google earth) show the existing building off Moorefield Road from both approaches and highlight the height of the rear wall which runs the entire length of the site and will remain higher than the proposed replacement warehouse building.

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The photos above (taken from google earth) show the existing entrance off Moorefield Road from both approaches and front on.

The images also show the extent of the current outside storage which includes storage to the roof for longer materials.

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The aerial view above (taken direct from Google Earth) shows the entire existing site as well as the site opposite that will no longer be required.

The aerial shot shows the extent of the outside storage area that is proposed to be enclosed with the new warehouse to both improve efficiency and aesthetics.

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4.0 Design Intent – Layout

The replacement warehouse is intended to provide the client with improved storage capabilities to consolidate two current sites into the one site whilst providing a building that is sustainable, non-combustible and maintenance free for future sustainability.

The design and layout of the steel portal storage building has been designed to offer easy in and out access with the main side roller shutters opening at the front side of the building with clear access direct from the access off Moorefield Road and directly adjacent to the existing building to minimise distance outside in adverse weather conditions.

The extended length of the building to cover the existing outside storage area will not only provide safe and secure storage internally but will also clean up the overall aesthetics for the builders yard which currently has to utilise the outside space with pallets and racking which is unsightly.

The height to eaves and roof pitch has also been designed to offer improved storage area inside the building with the option to rack out the perimeter to maximise the interior volume.

ROOFLINE

The interior of the building and roofline has been designed specifically to provide racked storage space to the interior side walls from floor to eaves with a low roof pitch to reduce overall height.

FLOOR SPACE

The building has been designed to fit the area perfectly whilst offering the perfect layout for internal racking based on standard pallet racking sizes. The existing boundary wall will be utilised as a datum point to square off of.

ACCESS

The roller shutters in the front side wall will offer safe access for a forklift truck to load and unload materials. The PA door next to the roller door will offer pedestrian access and a means of access in the event of power failure to manually operate the roller door.

REAR SIDE WALL AND RIGHT HAND GABLE

The rear and right-hand gable walls are positioned as close to the edge of the current space as possible for maximum space around the rest of the building. There is no need for pedestrian access to the rear or right-hand side gable as pedestrian access is already provided to the front and left and between the two. The materials used in the frame and cladding are all non-combustible and fully galvanised to provide a completely maintenance free building. Access to the rear and right-hand side is still maintained via the raised ground to both sides.

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5.0 Design Intent – Amount

The attached planning application seeks permission for the following relevant items.

NEW REPLACEMENT WAREHOUSE

- The existing building will be demolished/dismantled to clear the site for the new modern warehouse building.
- A new replacement warehouse with improved security and access.
- A new replacement warehouse will improve aesthetics of entire site and safety for staff and customers.
- Fully Enclosed to provide all year round safe and secure environment.
- Fully insulated space to store materials all year round out of the elements prolonging their lifespan.
- A site position that will minimise any impact on the business and surrounding environment.
- The new storage outbuilding will vastly improve the overall aesthetics of the area and negate the need to store materials outside.
- The new storage outbuilding will allow the business to improve production and safety with the main workshop (currently having to be used for storage as well).
- The new insulated building will reduce the acoustics on site from materials being stored outside.

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6.0 Routes and Access

There will be **NO CHANGE** to vehicular access whatsoever.

There will be **NO INCREASE** in traffic or vehicles to or from the storage building.

Vehicular access into the site will be maintained using the existing main entrance direct from Moorefield Road as shown in the location and block plan.

The main access road is already utilised for plant and HGV access and provides more than adequate access and safe space for loading and unloading vehicles. No changes are required.

The lorry unloading plan above shows the space already existing that will remain unchanged. There is ample room for the lorries to park and be safely unloaded by forklift truck. The plan shows the ease of movement between the lorry, workshop and proposed storage outbuilding with minimal distance between each.

With the two roller shutter doors there is ample access for lorries and vans or all sizes to be loaded and unloaded safely with direct access to the inside storage.



View from entrance showing trucks with wide gated access

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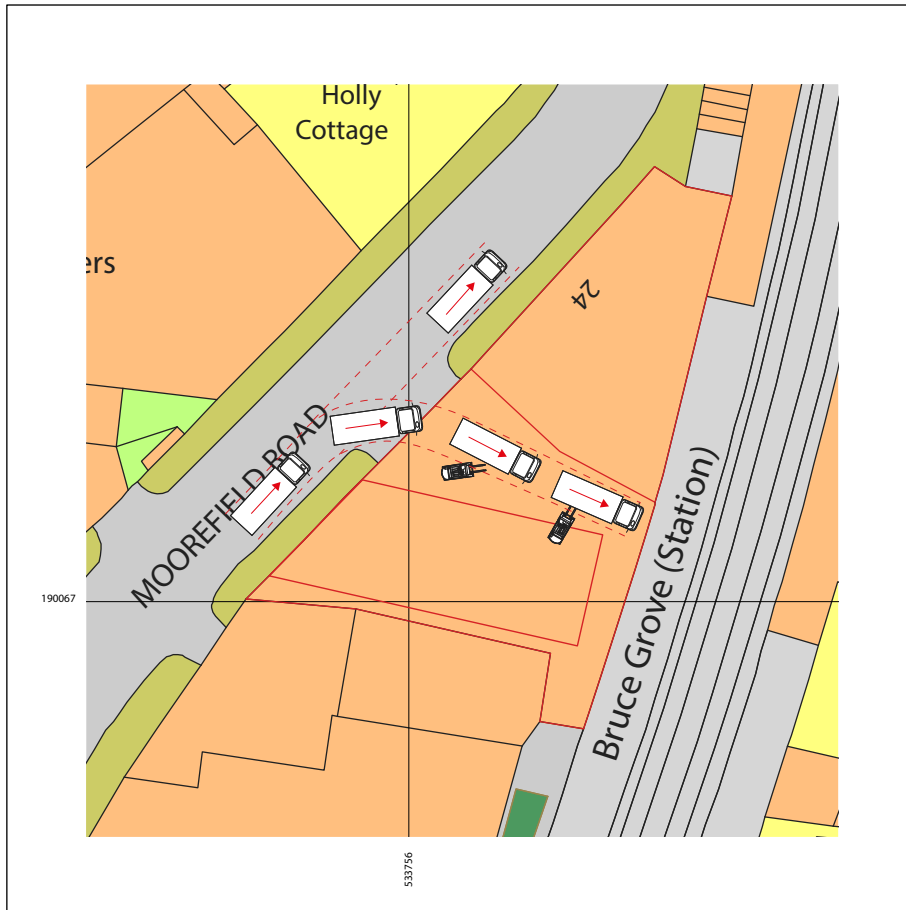
UK
Planning
Maps

LORRY ACCESS TO SITE - UNCHANGED

24 MOORFIELD ROAD
N17 6PY

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Produced on 28 February 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 533706 190017, 533848 190017, 533848 190159, 533706 190159, 533706 190017.
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SCALE 1:500



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7.0 Scale

REPLACEMENT WAREHOUSE

The size and orientation of the new replacement warehouse has been designed to offer the internal space required for storage and height to offer clear safe access for forklift trucks and will offer the height needed for racked storage to maximise the volume.

The proposed eave height is based on the main access opening heights required and the physical height required above a roller shutter opening for the rolled-up lath and flag post system. The full height roller shutter will offer clear and safe access for forklift trucks.

The height is required to stand materials vertically in racks to maximise the floor space by utilising the height.

The position will follow the existing boundary lines with the outbuilding placed perfectly into the corner to maximise use of space. The width of the new replacement building is less than the existing to provide a wider access between the buildings.

8.0 Landscaping

The planning application does not seek to alter the landscape in any way.

The proposed development does not seek to remove any existing trees or hedges within the site nor adjacent to the boundary.

The footprint of the new replacement warehouse is smaller than the combined existing building and existing outside storage.

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9.0 Appearance

The proposed development is considered to be wholly appropriate in terms of form and appearance. The opening types and proposed materials have all been designed to provide a much-needed improved modern storage facility for the estate. Colours and materials reflect the neighbouring buildings on the industrial estate and will blend perfectly with the surroundings.

The new storage outbuilding dimensions are as follows:

SPAN (Width) – 8.841m

FRONT SIDE LENGTH – 18.49m (4 Bays)

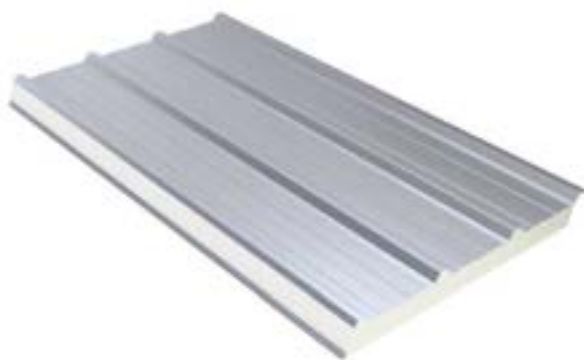
REAR SIDE LENGTH – 24.212m (5 Bays)

HEIGHT (to Eaves at rear) – 6.0m (less than a metre above raised border and ground floor of neighbouring property)

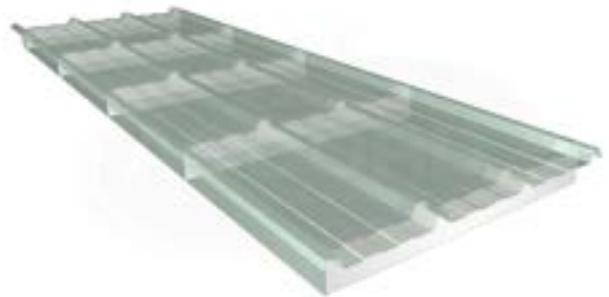
Design materials for the Storage Outbuilding are proposed as follows *(and noted on the elevation drawings for clarity)*:

ROOF

- Box profile Insulated cladding (Tata Steel ®Trisomet) colour being **Merlin Grey - RAL 180 40 05 / BS 18B25** or **Goosewing Grey - RAL 080 70 05 / BS 10A05**
- Skylights twin chamber fully Insulated to offer natural light
- Low Profile Mono Roof pitch 5 Degree
- Barge/Eave Flashings – colour being **Merlin Grey - RAL 180 40 05 / BS 18B25** or **Goosewing Grey - RAL 080 70 05 / BS 10A05** to match.



COMPOSITE STEEL ROOF CLADDING



FACTORY ASSEMBLED INSULATED ROOF SHEETS (FAIRS)

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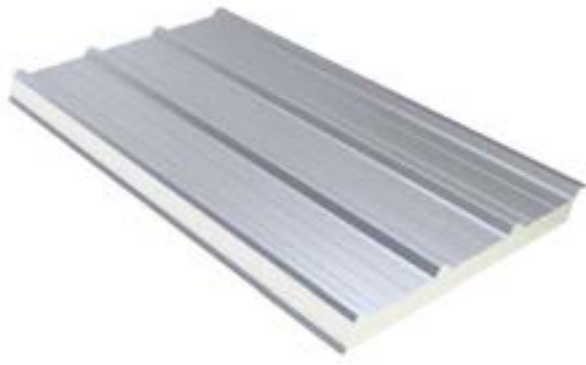
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WALLS

- Box profile Insulated cladding (Tata Steel ®Trisomet) colour being **Merlin Grey - RAL 180 40 05 / BS 18B25** or **Goosewing Grey - RAL 080 70 05 / BS 10A05**
- Flashings – colour being **Merlin Grey - RAL 180 40 05 / BS 18B25** or **Goosewing Grey - RAL 080 70 05 / BS 10A05** to match.



COMPOSITE STEEL WALL CLADDING

STRUCTURAL

- Galvanised Steel – Stanchions, Mullions & Rafters – Fully Bolted System
- Galvanized Steel Section – Wall & Roof Purlins



Example of pre-engineered fully galvanised industrial steel frame system with integrated bracing

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DOORS

- Main central Premium Industrial Roller Shutter doors 3.6m width x 3.0m height in **Merlin Grey - RAL 180 40 05 / BS 18B25** or **Goosewing Grey - RAL 080 70 05 / BS 10A05 05 / BS 18B25** finish to match
- 1 x Double Steel 12-Point Locking PA Security Door – **Merlin Grey - RAL 180 40 05 / BS 18B25** or **Goosewing Grey - RAL 080 70 05 / BS 10A05** finish



Above is a range of similar portal frame buildings. The buildings feature Steel Security PA door and Industrial Roller Shutter and a fully galvanised bolted frame system.

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Trisomet®

Performance benefits



Thermal performance

Trisomet® complies with the minimum requirements of the conservation of fuel and power sections of the Building Regulations for England and Wales (Part L2) and Scotland (Technical Handbook Section 6 Energy). The panel construction offers highly consistent insulation performance, and the site-formed junctions provide a practical and effective method of ensuring good thermal performance.

Thickness (mm)	U-value (W/m²K)*	Typical application
40	0.45	Unheated building
60	0.33	Site Part L requirement for wall
80	0.25	Site Part L requirement for roof
100	0.20	Enhanced
120	0.16	Enhanced
150	0.11	Enhanced

* Figures computed in accordance with EN ISO 10211 as stated in BS EN 12976:2017



Fire safety

Trisomet® carries Grade EXT-B and EXT-A approval by the LPCB. Also achieves fire resistance performance of up to 4 hours integrity and 30 mins insulation dependent on panel thickness. These are attained using standard fixing and sealing methods (external side-lap etched at maximum 300mm centres).

The panel achieves a Roof 3/4 performance for the external surface spread of flame and fire penetration on a roof in accordance with BS EN 13501-5. The internal surface of the panel also complies with a Class B s2 d0 rating in accordance with BS EN 13501-1.



Acoustic performance

The acoustic performance of Trisomet® has been predicted using software developed by the Department of Applied Acoustics, University of Salford, under a research contract funded by the Metal Cladding and Roofing Manufacturers Association (MCRMA). The results in the table are based on an 80 mm core.

Frequency (Hz)	Stl Values (dB)*	Frequency (Hz)	Stl Values (dB)*
100	12.1	800	27.2
125	11.6	1,000	26.9
160	11.2	1,250	26.6
200	10.9	1,600	25.3
250	10.5	2,000	24.9
315	10.2	2,500	26
400	21.9	3,150	25.4
500	23.6	4,000	24.8
630	25.4	5,000	24.2

(Weighted Stl 39-40-38.8)

* The predicted sound reduction values should only be used in general guidance for preliminary design and/or approval of building systems.



Water penetration

In accordance with product standard BS EN 14509, the water-tightness of a system should be tested to EN 12865. The standard advises that the system should achieve water-tightness to a pressure of 600 Pa for normal conditions. Laboratory testing shows evidence that the Trisomet® system is water tight up to a pressure of 1200 Pa, which far surpasses this requirement.



Air-tightness

The cladding panel and its junction details must be air-tight so that the air permeability of the building does not exceed 10m³/h/m² at an applied pressure of 50 Pa, in accordance with the Building Regulations for England and Wales (Part L2) and Scotland (Technical Handbook Section 6 Energy). In laboratory tests in accordance with EN BS 12118, the sealed panel show evidence of air leakage as low as 0.43 m³/h/m².

A practical expectation for a finished building, with effective sealing at all junctions would be 3-5 m³/h/m². However enhanced detailing practices on large shed buildings can realise air leakage performance figures of less than 3 m³/h/m².



Environmental credentials

Trisomet® is a sustainable solution with responsible sourcing and traceability of all component materials. All steel elements are produced within the Tata Steel's UK steel production, strip processing, galvanising, coating and profiling facilities. In addition the system's carbon footprint is further minimised by the manufacturing process being situated adjacent to Colcoast® pre-finished steel production facility.

The PIR insulation within the system has zero ozone depletion potential (ODP) and a very low global warming potential (GWP) of less than 5. Both these factors support the achievement of a high BRECAM rating.

All steel elements are 100 % recyclable back into new steel products, without loss of quality. The insulation can be separated using existing scrap shredding technology, after which the materials can be recovered or recycled.



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Above is the manufacturer brochure showing all the benefits of ®Trisomet Cladding with specific reference to the Thermal, Acoustic and Fire performance benefits.

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10.0 Surface Water Drainage

The new storage outbuilding is sited on the same footprint as the existing with the road running away and sloping down naturally away from the building. Guttering will collect the rainwater and disperse to ground via downpipes to ensure rainwater is returned to source immediately.

All surface water will run away naturally, therefore no additional surface water runoff is being created with this proposal, likewise the existing gravel and grassed access area on the raised boarder will be retained so as not to increase the current rate of surface water runoff compared to what already exists, as it will mimic the existing ground condition and therefore will not require additional draining as well.

The proposed site is elevated and is within FLOOD ZONE 1 classified as VERY LOW and is therefore not affected. (As per map below and included report from Environment Agency).



Flood risk from surface water

Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

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MEMS BUILDING SUPPLIES, 24, MOOREFIELD ROAD, LONDON, N17 6PY

Rivers and the sea

Very low risk

► [More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Very low risk

► [More information about your level of flood risk from surface water](#)

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

(Government Classification of the site for flooding: <https://check-long-term-flood-risk.service.gov.uk/risk>).

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11.0 Foul Water Sewage

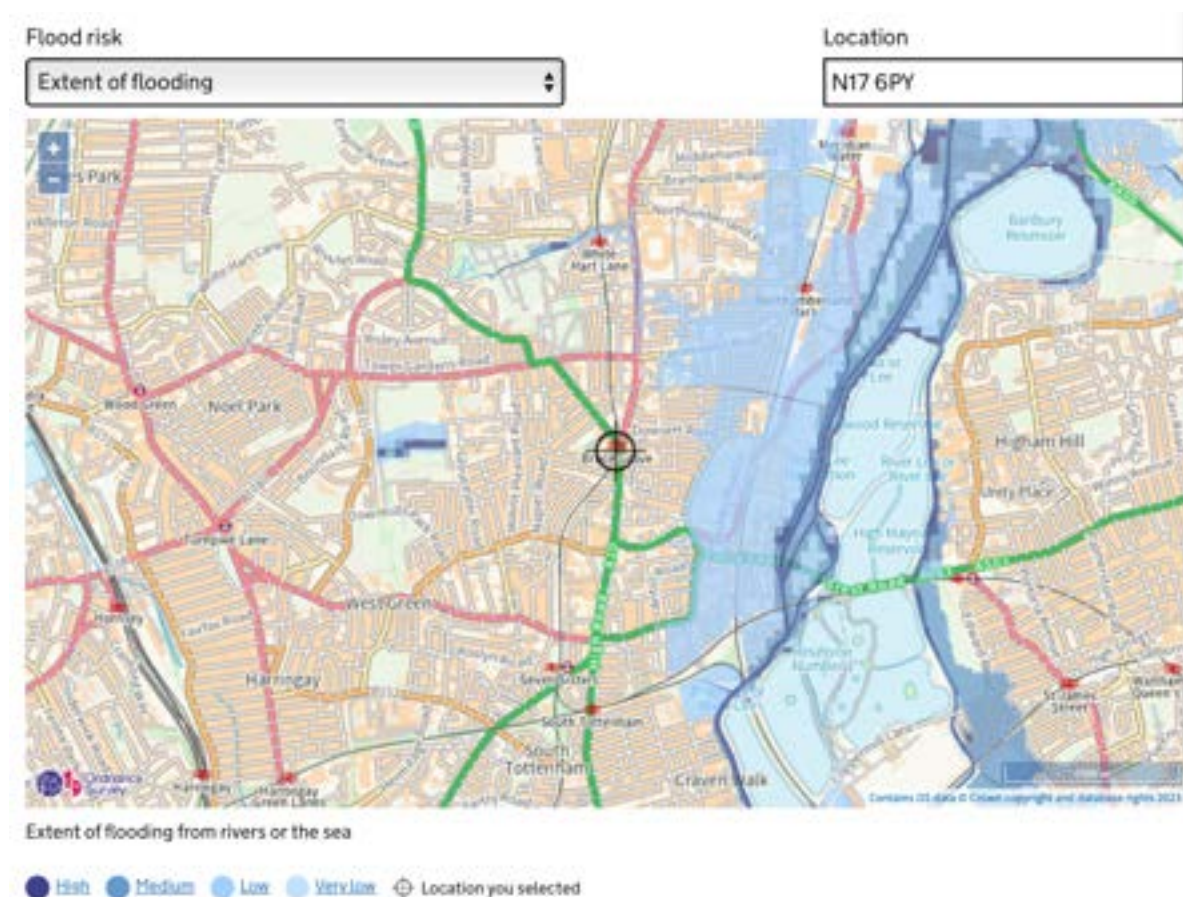
NOT APPLICABLE. There is no foul water sewage applicable to this application. The proposed building is for storage purposes only.

12.0 Flood Risk Assessment

The proposed site is elevated and is classified as VERY LOW and is therefore not affected. (As per map below and included report from Environment Agency).

Flood risk from rivers or the sea

Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.



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13.0 Current Site Photos

Below is a selection of photos taken recently on site to show existing building and all the outside storage areas and racking.



View towards existing building with trade counter to show extent of current outside storage



View to the left hand side of dilapidated building to show extent of current outside storage

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View to the left hand side of dilapidated building to show extent of disrepair



View from the entrance to show extent of outside storage on both sides. The proposed new enclosed warehouse will tidy this area up and improve the aesthetics from the roadside.

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View from the property immediately behind the current dilapidated building to show height of wall and fence above with barbed wire protection.



Shot of one of the lorries already used on site with Hi-Ab to load and unload.

14.0 Summary

In summary, the new replacement storage warehouse will increase both aesthetics and efficiency for the business all year round as stated below:

- **The site is currently occupied a Builder's Merchant.** The principle of the development is acceptable.
- The proposal will have **no impact in terms of flood risk.**
- The new replacement storage warehouse will **remain secluded from the roadside**, and the neighbouring properties blending in perfectly with the environment.
- The new replacement storage warehouse already has **direct access direct from Moorefield Road** that is already utilised by plant and HGV vehicles. The access will be maintained with no changes.
- The new replacement storage warehouse **does not propose to increase traffic.**
- The new replacement storage warehouse **does not require parking bays** and will not remove any bays.
- The new replacement storage warehouse **does not require hard standing.** The surface is already laid to concrete and tarmac hardstanding and will require footings only to minimise any impact on the ground.
- The new replacement storage warehouse **does not have a negative impact on the current site or adjoining sites.** In fact the impact will be improved with materials stored inside the new building instead of outside in the elements.
- The new replacement storage warehouse is of a **high standard of design in terms of the materials and construction methods** used.
- The new replacement storage warehouse **provides much needed additional enclosed storage space** in a secure facility all year-round.
- The new replacement storage warehouse is **a sustainable and accessible development**, making good use of an existing underutilised secluded area whilst ensuring that it is not altered to such an extent that it changes the footprint of the site.

We hope that this statement provides useful information to all concerned in the planning process. Should any queries or clarifications arise please do not hesitate to contact Steel Build Masters direct –

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