

DESIGN AND ACCESS STATEMENT

Proposed Showroom

At

**Fire Places 4 Life, Rapyal
Business Park, Dewsbury
Road, Cleckheaton,
BD19 5BT.**



Aerial Photo

Introduction:

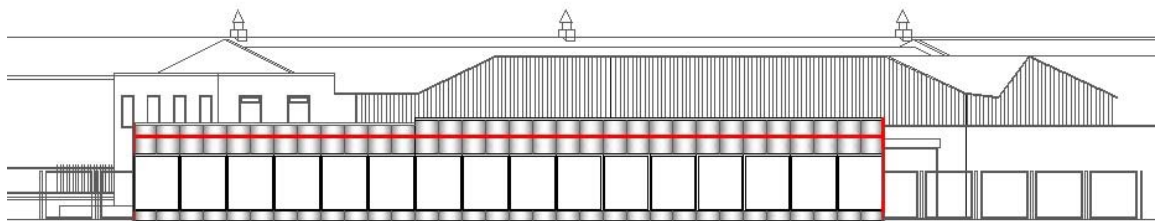
This Planning application is for planning permission, to:

Erect a show room at Fire Places 4 Life, Rapyal Business Park, Dewsbury Road, Cleckheaton, BD19 5BT.

This statement forms part of the Planning Application submission

The drawings to which this statement and the planning application relates, list as follows:-

- 4/18/2016 - New showroom elevations & plan SR/01
- 4/18/2016 - Elevations existing & proposed SR/02
- 4/18/2016 - Fire strategy & plan SR/03
- 4/18/2016 - Electric strategy drawing SR/04
- 4/18/2016 - Site plan showing new showroom SR/05
- 4/18/2016 - Ordnance survey map
- 8/28/2016 - Vehicle strategy drawing as site meeting with Tim Wood
- 8/28/2016 - Flood assessment report
- 8/26/2016 - Site plan
- 8/26/2016 - Design & access statement



Proposed elevations Dewsbury road

General/ Planning

The blue line site area is approximately 5978sqm

The existing application building is used as a fireplace and garden furniture sales and display area, with associated storage/ distribution and ancillary office space.

The proposal is for a road side show room for the expanding business.

The business has operated from this site since April 2013 and has grown steadily. There are currently 25 people employed on the site, which could increase as the business continues to grow.



Front view showing location of Proposed show room

Proposal:

The existing business is expanding and the applicant is therefore seeking to extend showroom area by erecting a new showroom to the front of the site. The proposal involves moving the existing car parking spaces as drawn, the height of the proposed showroom does not exceed the surrounding property and as you can see from the old photo below they have developed the site to make the whole area aesthetically pleasing



Historic view

The showroom will be constructed from cold rolled steel galvanized main frame with single skin goosewing grey sheeting, flashing to be in red to match existing colour scheme, with grey polyester powder coated aluminium windows and doors fitted with safety glass. Internal walls insulated and lined with 12 mm plaster board, a suspended fire resistant ceiling tiles system will be fitted.

The total gross external area of the proposed extension is 220sqm.

Access: See vehicle strategy drawing

Vehicle and pedestrian access to the site is currently off Dewsbury Road, with visitor and staff parking to the front of the building, which will be maintained

Access to the new showroom is by means of the side entrance doors on elevation four.

No access from the main road will be allowed

Parking Provision: revised after meeting with Tim Woods

See vehicle strategy drawing as discussed with Tim Woods

Drainage:

The existing mains drains will be used for the scheme and no new connections will be necessary.

Environmental Impact Statement:

The proposed showroom has been designed to incorporate Climate Change Mitigation measures as follows:

Built to current building regulations. Highly insulated with very low air leakage.

High performance windows and doors will be used.

Where appliances are supplied they will be A+ rated for power and water usage. The site is located in a sustainable business location.

The site is located on a major bus route.

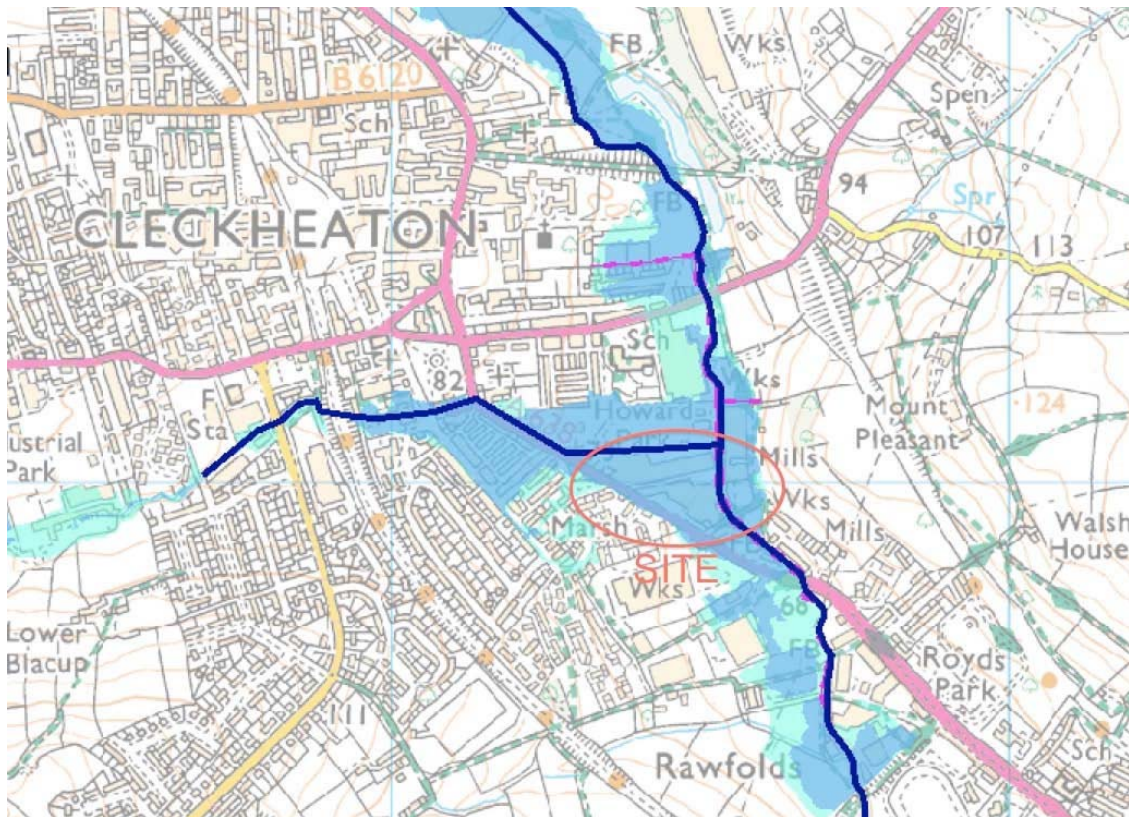
All construction materials will be locally sourced wherever possible.

All timber & insulation will be from sustainable sources wherever possible.

All contractors and tradesmen will be based locally.

The sum total of the above points will create a very efficient building, with a low carbon footprint, which is responsibly built in a sustainable location.

Flood Risk Assessment:



Flood Risk Map and Key

-  Flood Zone 3
-  Flood Zone 2
-  Flood defences
(Not all may be shown*)
-  Areas benefiting from flood
defences
(Not all may be shown*)
-  Main rivers

The site is within an area at risk of flooding.

See attached flood risk assessment

Local Requirements:

Affordable Housing:

Not applicable to this application, below threshold.

Air Quality Assessment:

Not required for this application.

Biodiversity:

Not required for this application.

Environmental Impact Statement:

We do not consider an environmental impact statement is applicable to this application.

Foul Sewer and utilities assessment

Not required for this application, we are re-using the existing sewer connection.

Heritage Statement.

We do not consider a heritage statement is applicable to this application.

Land Contamination Statement.

There is no evidence of any current or historical industrial uses on or adjacent to the application site, and we therefore do not consider a contamination survey or desktop study is necessary to consider this application.

Noise Assessment.

Not required for this application.

Open Space Assessment

Not required with this application.

Planning Statement

Not required with this application, below threshold.

Site Waste Management Plan

Not required with this application, below threshold.

Transport Assessment:

See strategy drawing SR/05 Rev B

Tree Survey

There are no trees or shrubs on or adjacent to the site.

Photographs.

Included in the application drawings and this report

Conclusion

This is a reasonable proposal, as it does not infringe on the footpath or interfere with traffic on the adjacent Drewsbury road all access to the showroom will be from elevation four within the existing ground's.

A.Blalock (AB Consulting

