

DESIGN AND ACCESS STATEMENT

Dated: 12th December 2018

Applicant:	JAW Engineering Limited
Proposed Development:	Proposed extension to existing industrial unit
Site Address:	Unit 1, Steps Industrial Estate, Magdale, Honley, Holmfirth HD9 6RA

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- I Previous pre-application advice letter (2018/20081)**
- II Previous pre-application enquiry site plan**

1 Introduction

- 1.1 This Statement has been prepared and submitted as a requirement of Section 62 of the 1990 Town and Country Planning Act as amended by Section 42 of the 2004 Planning and Compulsory Purchase Act.
- 1.2 It has been prepared in accordance with “Guidance on the Requirements of Validation” March 2010 published by the Department for Communities and Local Government and incorporates the overarching principles set out in the National Planning Policy Framework (July 2018)
- 1.3 It must be read in conjunction with the full planning application documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

2 Proposal

- 2.1 Planning Consent is sought for the following
 - **Construction of an extension to an existing industrial unit**

3 Purpose of Development

- 3.1 The proposed development will facilitate the expansion of the business.
- 3.2 In addition the new extension will provide dry and secure accommodation for new machinery and equipment.

4 Site Description

- 4.1 Jaw Engineering occupies a small general-purpose industrial unit at The Steps Industrial Estate, located just off the A616 Woodhead Road on the outskirts of Honley village.
- 4.2 The industrial estate is accessed over a bridge across the River Holme from Magdale. It consists of several small to medium sized units. Previously the site was occupied by Steps Mill.

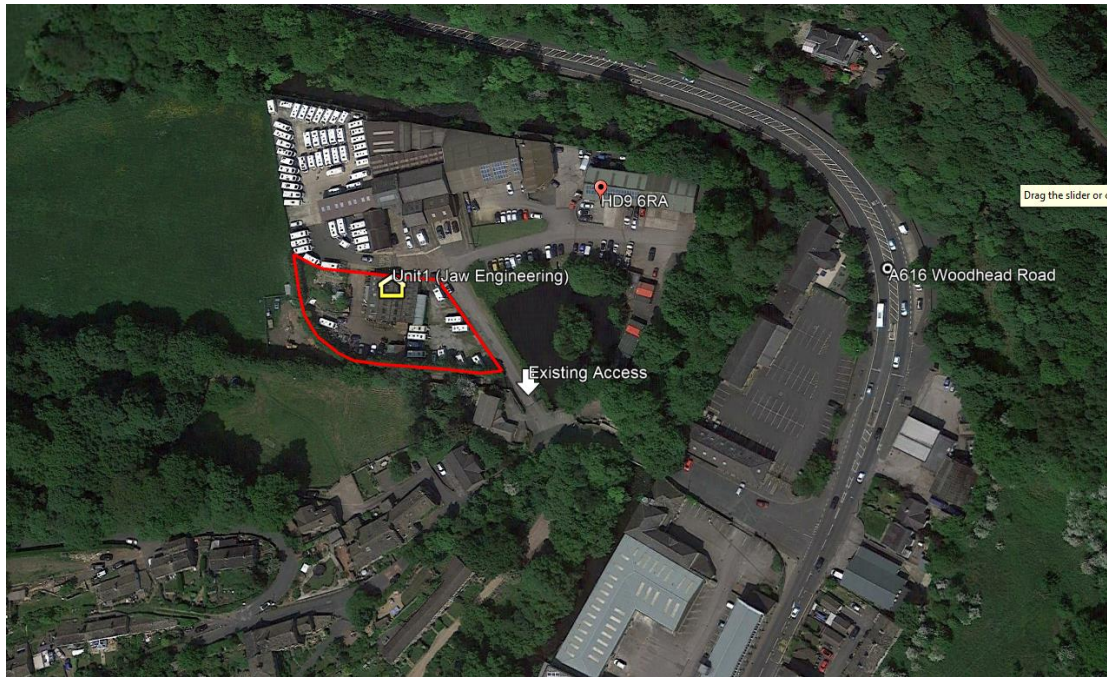


Photo A: Aerial Photo showing Property in relation to Woodhead Road, Honley (not to scale)

- 4.3 The industrial estate lies in Green Belt. To the north and east it abuts the River Holme and Woodhead Road beyond. To the west it abuts open farmland.
- 4.4 The industrial estate is well established and various buildings on the estate have been extended and altered over time. Jaw Engineering occupies Unit 1. This is an original building erected on the site approximately 40 years ago. It has never been extended or significantly altered since it was built.

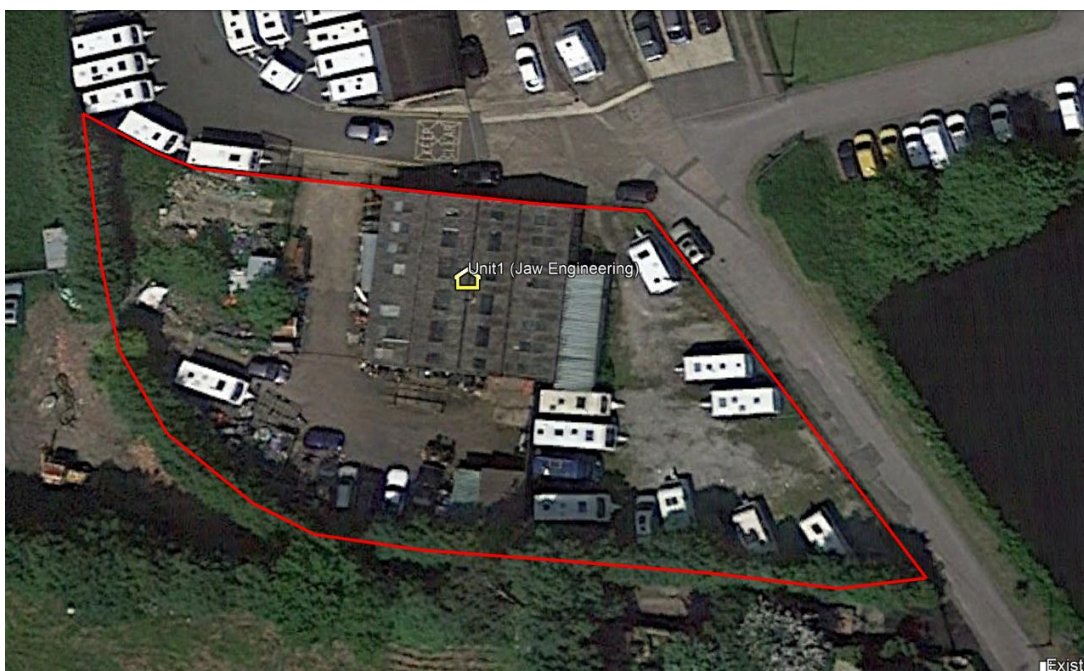


Photo B: Close-up aerial view of the site

- 4.5 Jaw Engineering's premises consist of an 'old style' industrial unit, relatively low to the eaves and ridge and constructed in 2 bays. It has a steel frame with pre-cast concrete and timber walls and a corrugated asbestos sheet roof. To the side is a pre-fabricated building that functions as an office, WC and canteen. It sits on a generous plot and its yard area is used for the permanent storage of materials, vehicles and equipment. It is separated from the rest of the industrial estate by a 2m high mesh fence and screened from open farmland to the west by a high evergreen hedge.



Existing North Elevation (Front) of Building



Existing West Elevation (Side) of Building



Existing East Elevation (side of proposed extension)



Proposed site as viewed from Existing access

4.3 Site Details

Post Code: HD9 6RA

Grid Reference: SE 14021274

Easting: 414029 Northing: 412749

5 Planning Policy Context

- 5.1 Consideration has been given to national, regional and local planning policy & guidance in the preparation of our development proposal. A description of the most relevant policies and how they relate to this proposal are contained in our Planning Support Statement.

6 Design Principles

- 6.1 **Design** has been influenced by the following: -

- To extend the property to meet the client's accommodations requirements
- To design an extension that is appropriate and proportionate to the size of the existing industrial unit taking into account Green Belt and Design considerations
- To design an extension that reflects the character and appearance of existing buildings on the industrial estate.

7 Design Process – Our approach and methodology

- 7.1 Our appraisal was undertaken in three stages. These are outlined as follows: -

Stage 1: Initial Assessment

- 7.2 This was undertaken as a first step to formulate a clear understanding of the site. It involved desk top surveys, information gathering, mapping the client's ownership and an initial site visit. It included an initial assessment of policies in the local development plan and an assessment of local supplementary guidance. The Environment Agency Flood Map was also consulted. Stage 1 helped identify potential site constraints and helped formulate our design principles for the site, as well as our initial development brief.

Stage 2: Site Survey

- 7.3 On completion of our clients brief a more detailed site survey was carried out to enable an accurate proposal to be put together

Stage 3 Design

- 7.4 A proposed site plan, floor plan and elevation were prepared - see drawing 378-P02

8 Consultation

- 8.1 A formal pre-application enquiry was submitted to Kirklees Council (ref: 2018/20081) for the construction of a larger 'stand-alone' unit on land adjacent to the proposal. Following this advice, a revised scheme was prepared. The proposed free-standing unit has now been replaced by an extension to the existing building.

9 Main Aspects of Design

Use

- 9.1 The property is used as a general-purpose industrial unit.
- 9.2 It is proposed to extend the building at the side.

Amount

- 9.3 The proposed extension will be single storey. It will have a footprint of 149.66 sqm. The existing unit has a footprint of 326.98 sqm. It represents an increase of 45.7%

Layout

- 9.4 The proposed extension will create additional manufacturing space at ground floor and this will be used as a new 'shop floor' to house new computerised machinery.

Scale

- 9.7 The proposed extension will be proportionate to the size of the existing unit. It will be approximately the same height to the ridge and eaves of the main building.

Appearance

- 9.8 The proposed extension will be a modern single span, 'portal frame' design. It will be constructed as a steel frame with walls partly constructed in brick and the remainder clad with profiled steel sheet along with the roof. The colour of the brick will be buff and the steel profile sheet either brown or green.
- 9.9 The extension will be slightly set back from the front facade of the existing building, making to ensure the original building remains the most prominent structure and ensure the extension appears subservient to it. The existing pre-fab office building will be removed.

Landscaping

- 9.10 No work is proposed to the existing yard area. However, some hard-landscaping will be necessary between the new extension and the existing access. It is proposed this strip of land be re-instated with either tarmac or concrete.

10 Access

Vehicular access & parking

- 10.1 The site is served by an existing shared access from Magdale. This serves the industrial estate.
- 10.2 Turning facilities are available within the curtilage of the site.

Pedestrian access

- 10.3 There is no separate pedestrian access

Footpaths

- 10.4 There are no Public Rights of Way within or adjacent to the site.

Designing out crime

- 10.6 Recommendations from the crime prevention officer will be incorporated into our scheme.