

DESIGN AND ACCESS STATEMENT

Location	5 Crown Buildings, Scott Hill, Clayton West, Huddersfield, HD8 9PE
application	Extension and Refurbishment of Existing B2 (General Industrial Unit)
client/applicant	Mr C Hudson
job number	20/332
date	May 2020

INTRODUCTION

This design and access statement forms part of the planning application for the proposed extension and alterations to 5 Crown Buildings, Scott Hill, Clayton West, Huddersfield.

USE

5 Crown Buildings is a two storey general industrial unit in the village of Clayton West. The historical and most recent use has been a joiner's workshop.

This workshop use, we contend, is B2 (*general industrial-Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)*). We contend such a use would normally be considered inappropriate in a residential area taking into account associated noise and dust. The building has a three phase electric supply to provide power for associated industrial joinery machinery such as radial saws, planers, thicknessers, cross cut saws, morticing machines, bandsaws, sanding machines and the usual hand held power tools. This use of the building is longstanding.

PROPOSED EXTENSIONS (Appearance)

Despite the proposal to enlarge the building, the use and associated noise and dust will not significantly change. Manufacture within the workshop requires additional height, hence the extension upwards.

This proposed increase in height will enable large components such as glazed screens, large stairs, and other general joinery items to be manufactured within the workshop as opposed to some assembly and manufacture being carried out to the yard at the front of the site.

The roof apex has been retained with the eaves being increased and a shallower roof pitch to minimise the bulk and massing.

The side lean to is to be removed and replaced with garages to retain some off street parking provision for the neighbouring properties who have had the privilege of off street parking for a number of years.

Opportunity is also being taken to enhance the overall appearance of the building with unsightly blockwork being covered with profiled sheeting, dilapidated windows being removed and replaced with higher level windows to retain natural light within the workshop, but also to enhance privacy and acoustics for the nearby/neighbouring properties.

The large defunct chimney is to be removed as part of this proposal.

The following materials are proposed:

Walls

- Brickwork to be retained and repointed.
- Profiled sheeting to cover exposed concrete blockwork in RAL 7016 Anthracite colour.
- Composite cladding to the increased wall height in RAL 7016 colour.
- Render to the proposed garages, weberpral M or similar in RAL 9010 colour

Roof

- Existing grey profiled sheeting to be removed (to be tested for asbestos content prior to works commencing) new shallower roof covering of single span composite cladding in RAL 7016 anthracite colour
- Garages to have profiled sheeting in RAL 7016 Anthracite colour.

Rainwater Goods

- Deepflow Upvc guttering & downpipes in black.

Windows and Doors

- Upvc windows in white, with white Upvc personnel (security shutter externally)
- 22 gauge galvanized steel roller shutters to garages and enlarged opening to the front of the unit all powder coated in albatross grey colour.

MEANS OF ACCESS

There is no proposed change to the means of access to the site or building, the side personnel door is being retained. The large loading door to the front is simply being enlarged.

With regards to means of escape and compliance with Building Regulations, the proposed layout provides a significantly enhanced design providing a safer egress from the building in the case of an emergency.

LANDSCAPING

There is no proposed change to the landscaping to the site.

LAYOUT

The garages extension to the side of the existing property replaces the timber lean to structure. The extension to the unit is simply upwards to provide the required internal height to enable manufacture and dry erection within the workshop. The current building has a full first floor as

existing. The proposal is for a smaller first floor area (reduced office and display area) to enable internal height within the workshop area. This effectively reduces the overall square footage of the building. The layout detail can be seen on the submitted plans.

SCALE

The proposed extension is a modest increase in size. Minimal external ground area is lost as a result of the proposal. The yard and parking to the front of the unit is retained.

The removal of the lean to timber side element is being replaced with garages which cover what is currently wasteland. This will enable off street parking provision for the adjacent property owners whilst ensuring the right of access is not obstructed.

The GIA of the unit is reduced as a result of the first floor space reduction to increase the internal height of the workshop.

The original unit will remain the dominant aspect with the adjoining garages being subservient having a roof line lower than the current eaves height of the industrial unit. The garages roofs slope towards the rear to ensure no overbearing impact on the dwellings to the rear.

The roof apex of the industrial unit is not being increased, the eaves are being raised, this, in conjunction with a shallower roof pitch, provides the required internal height of the workshop.

CONCLUSION

This proposal has been carefully thought out to ensure the impact on the adjacent and nearby residential properties is minimised. Steps have been taken to enhance the appearance and to incorporate off street parking for the directly adjacent dwellings.

Whilst the property is currently vacant following the retirement of the former occupier, it is an ideal opportunity for the Local authority to support the applicant and this application and in the process create employment opportunities in the village of Clayton West.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural. We respectfully ask for contact from the case officer prior to the formal determination of this application.