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(20/C21)

DESIGN AND ACCESS STATEMENT

Proposed Industrial Unit
at
Spa Field Industrial Estate, Slaithwaite, HD7 5BB
for
D M TEXTILE MACHINERY LIMITED



1.00 Assessment of Context

1.10 Physical Context

1.11 The site is located towards the end of the Spa Field Industrial Estate situated on the outskirts of Slaithwaite village centre.

- 1.12 The existing site has been occupied by Vanguard Processing Equipment Ltd, for over 12 years with the original industrial unit built in the mid 1990's.
- 1.13 The site is under-utilised and will easily accommodate an additional unit of the size proposed in the attached application.
- 1.14 A previous application for an industrial unit was approved under 2016/92825/W. The proposal was not taken up by the intended occupier and the approval lapsed on 24th November 2019.
- 1.15 Being situated on an established industrial estate, the surrounding buildings are of a similar character, built with steel frames clad in profiled steel sheeting to walls and roofs with elements of storey height stonework.
- 1.16 To better accommodate the proposed building, the existing site entrance is to be re-located centrally in the site frontage in the position previously approved under the 2016 approval.
- 1.20 Social Context
 - 1.21 As the site is within the boundary of an existing industrial unit within an established industrial estate, no residential properties will be affected by the proposal.
 - 1.22 Public footpath COL/87/10 runs along the Western boundary of the site from Spa Fields down to the towpath of the Huddersfield Narrow Canal. The footpath is outside the site boundary and will remain unaffected by the proposal.
- 1.30 Economic Context
 - 1.31 The proposed application is not for a speculative building, but is for a specific occupier who is moving from his existing premises on Manchester Road to be closer to his existing works situated in Slaithwaite, so they can be run more efficiently. He will retain his existing workforce who are drawn from the surrounding locality.
 - 1.32 The industrial unit will be constructed using local building subcontracting labour, thereby generating economic benefit for relevant companies in the locality.

2.00 Land Allocation and Relevant Planning Policies

2.01 The site is subject to policies contained in the Kirklees Local Plan and the National Planning Policy Framework.

2.02 The site is situated in a Priority Employment Area in the Kirklees Local Plan.

Relevant Kirklees Local Plan Policies include:

LP1 – Presumption in favour of sustainable development

LP2 – Place shaping

LP7 – Efficient and effective use of land and building

LP8 – Safeguarding employment land and premises

LP9 – Supporting skilled and flexible communities and workforce

LP24 – Design

LP27 – Flood Risk

LP53 – Contaminated and unstable land

2.03 Relevant National Planning Policy Framework requirements:

Chapter 2 – Achieving sustainable development

Chapter 6 – Building a strong, competitive economy

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well designed places

3.00 Design of the Scheme

3.10 Use

3.11 The use of the land is designated as Priority Employment Area on the Kirklees Local Plan and the proposal is compliant with the allocated land use.

3.20 Amount

3.21 The gross floor area of the building is 1185 square metres and the site area contained within the red line boundary is 2777 square metres.

3.30 Layout

3.31 To facilitate the positioning of the proposed building, the existing site entrance/exit is to be relocated centrally within the site frontage.

- 3.32 The proposed position is in the location previously approved under planning application no 2016/92825. The entrance will be set further forward and will be wider than the previous layout to enable the single sliding gate to slide back forward of the gable elevation of the existing building. The entrance is not to be used as a turning head as it is not part of the adoptable road.
- 3.33 The entrance can easily accommodate the swept path of a pantechicon as shown on the site layout.
- 3.34 The building shape and size is to accommodate the specific requirements of the applicant and the indentation of the building at its southern end is to accommodate the turning area required for a pantechicon as shown on the site layout.
- 3.35 The parking arrangement shown, which is way in excess for the number of people who will be working there, will have parking spaces abutting the front elevation of the building, with additional parking on the southern boundary achieved by incorporating a gabion retaining wall to provide a level site.
- 3.36 Parking arrangements for the existing industrial building will be unaffected.
- 3.40 Scale
- 3.41 The plan size and height will be commensurate with the surrounding industrial building types and will not appear incongruous in its setting.
- 3.50 Landscaping
- 3.51 Planting will be undertaken to the site frontage to an agreed scheme.
- 3.60 Appearance
- 3.61 The building is designed to be constructed of similar materials to those industrial buildings within the industrial estate. It will be constructed using vertical metal profile cladding from floor level up to eaves and throughout the roof, with 10% of the roof incorporating rooflights. The retaining wall which brings the building up to ground level will be clad in artificial stone.

4.00 Access

- 4.01 Access into the site will be re-positioned as previously mentioned with the swept path for a pantechnicon to manoeuvre within the site as shown on the site layout.
- 4.02 Level access into the building will be provided from the car park in accordance with Part M of the Building Regulations.