

DESIGN AND ACCESS STATEMENT + HERITAGE IMPACT ASSESSMENT

location	Pennine Industrial Equipment Ltd, Manor Croft House, Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DT.
application	Commercial Development/Business Expansion
client/applicant	Pennine Industrial Equipment Ltd
job number	20/572
date	January 2021 Rev B 25/02/2021

Ltd
PAUL MATTHEWS ARCHITECTURAL

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499

paul@paulmatthewsarchitectural.co.uk

www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

DESIGN & ACCESS STATEMENT

INTRODUCTION

This design and access statement forms part of the planning application for the Commercial Development to enable the business expansion at Pennine Industrial Equipment, Commercial Road, Skelmanthorpe.

The proposal consists of three phases;

Phase 1 - Erection of new industrial units, buildings 5 – 6

Phase 2 - Internal Alterations and partial first floor extension to Building 1.

Phase 3 - Erection of Unit 7

Phase 4 – Erection of Unit 8, including partial demolition of the rear (non-original) part public house

Phase 5 – Renovation of the former public house

All these proposals are detailed on the submitted drawings.

This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation the site's surrounding area.

The application is accompanied by supporting documentation from GEOENVIRO (Geotechnical consultants) and Iain Tavendale (project arborculturalist).

The site has a planning history including the following applications

95/93308 – Erection of Single Storey Warehouse Extension

08/94094 – Erection of extension to existing factory and increased car park

08/94094 – Erection of extension of existing factory and increased car park

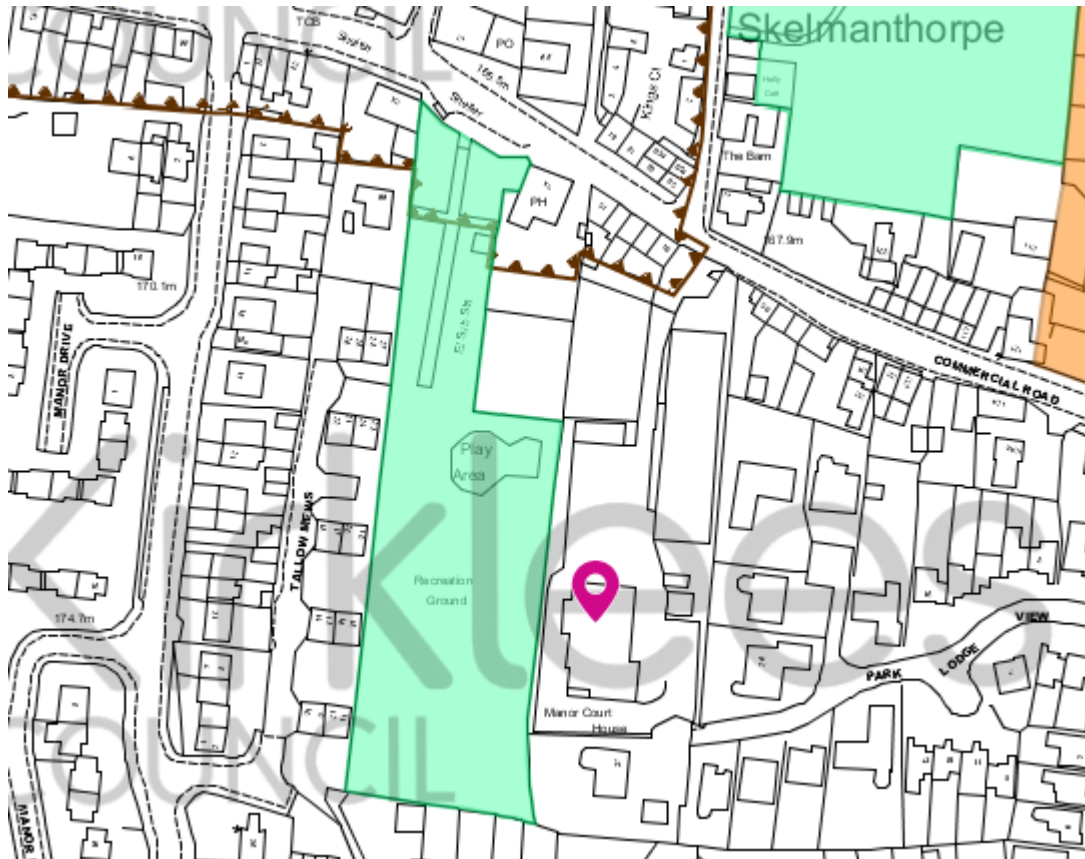
09/91179 – Erection of extension of existing factory and increased car park

12/93825 – Discharge of conditions on 09/91179

19/90729 - Change of use of former public house to offices with two storey extension to the rear

The site is unallocated on the local plan with the public house and part of the rear car park falling within the south east of the designated Skelmanthorpe Conservation Area.

Local Plan map extract;



PROPOSAL

The proposal is for partial demolition of the existing public house, redevelopment of the public house car park to create new storage provision, erection of new storage units/workshop and alterations/extensions to the existing workshop and office building.

The public house will be partially demolished by taking down the rear extensions. These rear extensions are later additions to the pub and do not provide any visual amenity or benefit to the conservation area. By doing this the original premises and frontage can be retained and the residual land to the rear can be used within the redevelopment of the car park.

The car park area and land beyond is to be redeveloped to create a terrace of 4 commercial units to assist with the operations and business expansion of Pennine Industrial Equipment.

The proposed sheds will emulate the style of the existing adjacent units, low level, purpose designed units.

The external works to this area, along with some of the main site will be reconfigured to ensure that adequate parking is provided as well as enhanced turning space for HGV vehicles for loading and unloading.

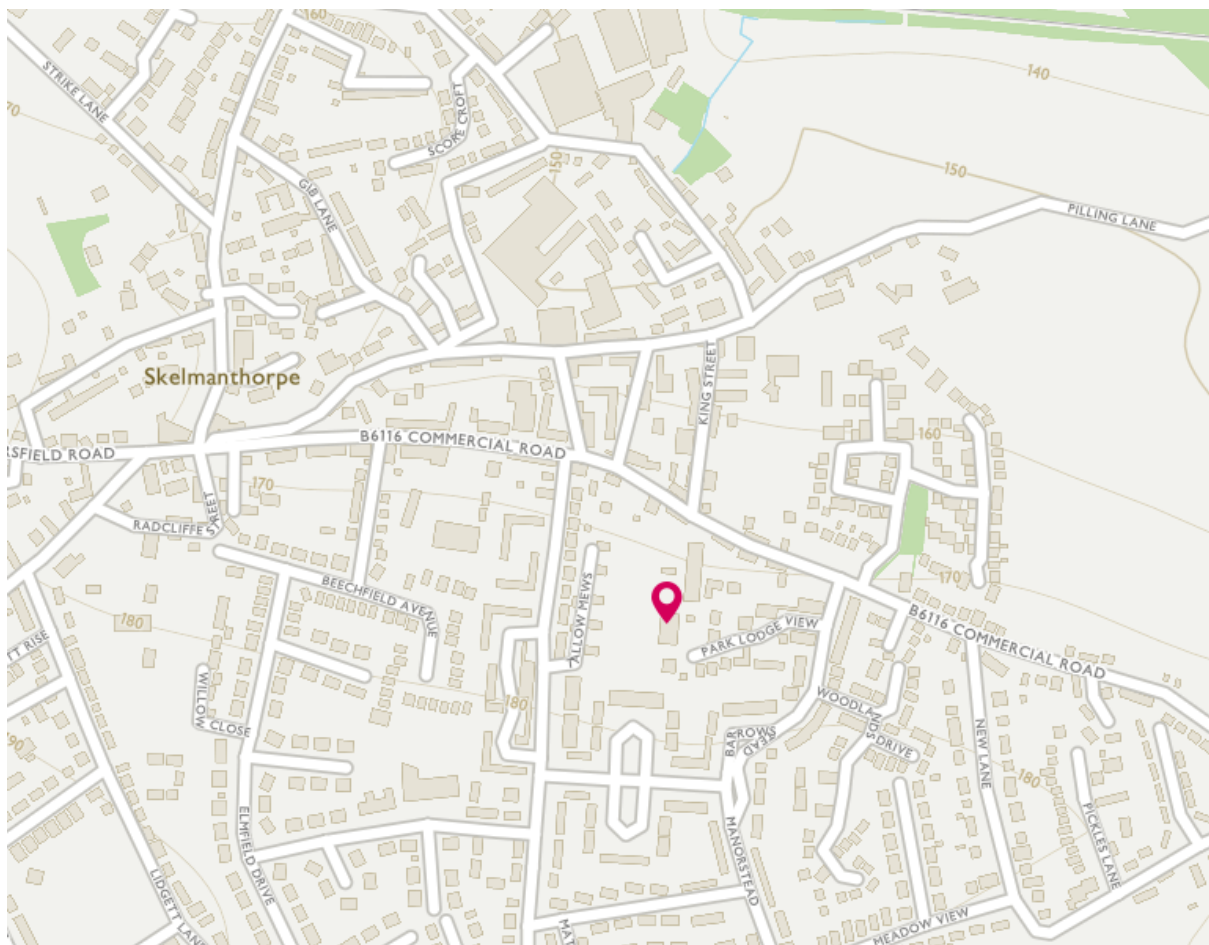
The main office and production building at the southern end of the site is to be extended and altered. The proposal is to form a new entrance/reception leading to a First Floor Extension to form new office space again as a result of the business expansion.

SITE LOCATION

The site is located on the south side of Commercial Road, within the village of Skelmanthorpe, having a grid reference of SE234104

Commercial Road is the main road running through the village.

In the wider context, Skelmanthorpe is a large Village located in South East Kirklees, it is 8.8miles from the centre of Huddersfield



SITE CONTEXT/BUSINESS HISTORY

The site is a commercially used piece of land with a site area of approximately 0.61 hectares.

The site is an existing established light engineering operation and valuable local employer.

Pennine Industrial Equipment Ltd have operated on this site going back over 37 years. The business was previously located in Saddleworth, Oldham and moved to Skelmanthorpe due to business expansion.

The business continues to grow and develop and has seen an increase in staff from 10, when originally relocated to Skelmanthorpe, to now over 60 employees (NB not all staff are site based).

Additional jobs are also created during seasonal surges of work.

Over 80% of the company employees live within the Kirklees district. 25% of the staff live within the village of Skelmanthorpe.

Continued growth has enabled Pennine Industrial Equipment Ltd to set up a subsidiary called Pennine Prostamp LLP which is based in the West Midlands; this employs a further 7 staff members.

Over the course of the 37 years in Skelmanthorpe the company have expanded three times, with the most recent expansion being completed in 2014. This current proposal will enable the company to further develop and evolve. It is expected a further 6-8 full time, permanent jobs will be created as a result of the expansion proposals.

The business is split into 2 key areas; one is the manufacture of silent chain. This is a product that works in conveying applications. The product is mainly used in the glass bottle industry, to move hot glass bottles from the forming point to the Lehr. Products are sold worldwide supplying over 50 countries. The company have over 20 distribution partners across the globe and pride themselves in visiting customers and providing technical support for glass factories. The other area of the business is the supply of plastic parts, made of ultra-high molecular weight polyethylene, either as an extrusion or as a bespoke customer part. The key industry for these products is the food industry. These components are supplied directly to many of the UK's major food processors and to businesses making original equipment that is then sold around the world.

Pennine Industrial Equipment Ltd has made investments and developed new products which have led to several patents being granted; this started in 2001, with the most recent one being granted from the USA patent office in 2019. The Company are investing more in this area and have recently taken on a new full-time research and development engineer. This is a planned area for growth over the course of the next few years with further plans for more staff. The company are already looking into how they can incorporate elements of industry 4.0 into their products and are hopeful that this area of high-tech product development will develop commercial products in the next few years.

These current proposals for expansion are to enable the company to continue to grow the business on the current site. At present, there are several areas of the business where they do not have the room to put in the new machinery which is critical for the expansion and growth. They are currently operating at capacity with their bespoke plastic work the increased lead in times is now resulting in loss of work.

If the proposed expansion goes ahead the company will initially be employing 3 staff (highly skilled machinists). They are however also looking to increasing the silent chain production. This area of the business is also running at capacity given space constraints on site. The planned expansion will also result in a further 3-5 jobs being created.

Over the course of the last 40 years the company has provided at least 1 apprenticeship each year, these have been in all areas of the business with staff starting as machinists, engineers, office administrators and accountants. Several of the company's apprentices have continued to grow and develop their careers at Pennine Industrial. The Sales Director has been with the business for over 36 years and started as an apprentice, one of the office administrators started at 16 and she is now a Sales Engineer looking after the USA/Germany and other countries. The company also provide opportunities for training schemes after apprenticeships; most recently an employee is taking up a management course at a local college.

Pennine has also in the past year taken over the trade and assets of a smaller firm in Stoke on Trent; this was to expand the range of products the company can offer to existing glass customers. This new part of the business has resulted in the employment of 2 new staff at the Skelmanthorpe site. It is likely other acquisitions similar to this will be possible if the company have the space to accommodate them.

The continued expansion of the business now requires further production and specifically storage space on site to meet demand.

The directors have reviewed the option of moving to larger premises outside of Kirklees, however much of the workforce is local and they feel that the site provides sufficient opportunity for expansion.

The site falls at a gradient from south to north, towards the site entrance.

Surrounding the site are some existing residential properties as well as urban greenspace on the western boundary with recent tree planting undertaken on this greenspace.

The site has an extensive history, having been a working mill from the late 19th century the building throughout this time has always been an industrial workplace. The site has been reconfigured with new buildings and extensions to suit the commercial requirements of the business.

The land surrounding the site has been slowly redeveloped as residential properties, with a recreation ground allocated as Urban Greenspace located on the western boundary.

One of the 2 Skelmanthorpe Conservation Areas partially includes the site in which the pub is located on.

SITE ANALYSIS AND LAYOUT

The access for the site is to remain unchanged. Parking and particularly HGV access and turning is enhanced which offers direct benefits not just to the company but also other road users. The new storage facilities lead to the removal of some of the storage containers which in turn creates additional parking on site.

The layout as indicated accommodates an enhanced HGV loading and turning area to ensure that vehicles can enter and exit the site in forward gear.

To facilitate this development as a whole a selection of existing trees (T1-T11) located within the site boundary need to be removed. These are indicated on the application drawings with an accompanying arborculturalist report on the trees. The shadowing of the retained trees we do not consider to be an issue, shadowing of the existing trees is already prevalent on site. The commercial use of the site is not considered to be of detriment as a result of the shading.

Pennine Industrial propose, subject to tree officers support of the proposals, to set aside finance to cover a substantial replanting scheme within the community or possibly a wider locality. This can naturally be further explored if deemed acceptable by Kirklees tree officers.

The public house is to have the previous extensions at the rear removed, with the remaining/original pub building to remain and be restored and renovated as part of the overall scheme.

A new building is proposed at the rear of the pub, utilising the existing car park to form 4 units required for production and storage, replacing the scattered containers. The new building will accommodate access doors where the levels allow and a path around the building for maintenance purposes.

At the southern end of the site, the existing office and production building is to receive a first floor extension, this will not increase the existing footprint associated with the building.

It is anticipated, as a direct result from the proposals, an on-site substation will be required, this could be conditioned with the exact location, scale and appearance subject to a formal discharge of condition application.

DESIGN AND APPEARANCE

The public house will largely remain as it appears currently from the roadside, repairs and renovation work will be carried out where required to ensure the building is of a functional standard for storage purposes and providing an enhanced appearance to the site frontage.

The vehicular access to the former pub carpark is to be extinguished. This is substandard and unsafe for vehicular use for both users of the access and other road users. This is a direct enhancement as a result of the proposals.

The new building behind the pub will replicate the appearance of the existing units adjacent, with a brick plinth wall and grey profile cladding above. The roof will also be grey cladding to match.

The height of the proposed building has purposely been kept low to reduce visual impact from the west.

The existing office and production building is to receive a first-floor extension, this will be built on top of the existing brick structure using profiled cladding for the new walls and roof in grey to replicate the existing appearance on site and to reduce loading on the existing structure.

CONSULTATIONS

The site has been subject to a variety of planning applications to which these applications have been reviewed and considered in the preparation of this application.

Discussions have been held with Kirklees conservation officer, Sue Oakley, specifically in relation to the pub premises.

These premises were bought by the business back in June 2017 to safeguard the commercial site and provide future opportunity for business expansion.

The pub closed back in 2016 and has been boarded up ever since. The decline of local pubs is a well-known fact with this property being one of those statistics. Covid-19 and a change in ownership means this property will not reopen as a pub.

Initial plans were to remove the whole of the pub premises and to form parking spaces to be rented to local residents. This was informally opposed given the *harm to the character of the conservation area*. We were advised to explore other options/uses for the building to ensure its retention.

Other initial contact has been made with Andy Wickham (KMC Countryside officer) and River Holme Connections in relation to pledging financial support for a planting scheme within the district to offset the loss of the removed trees on site.

LANDSCAPING

The existing yard area is predominantly tarmac with some of the parking area constructed from a geo cellular containment system.

The land to the rear of the pub comprises of a tarmac hardstanding and a grassed area. It is intended for much of this area to be redeveloped as new commercial units with the residual land re-landscaped to form a new parking and turning area. Herras fencing currently separates the adjoining urban greenspace/recreational ground but antisocial behaviour in the village has resulted in damage to the fencing, the fencing being breached and the pub premises vandalised.

It is proposed to erect a 1.8m high non climbable high security fencing in RAL 6005 green to the boundary of units 5-8. This will provide both security and safety to the business and children with the adjoining park.

A selection of trees (T1 – T11) are to be removed within the site curtilage to accommodate the new parking and turning area.

Much of the site is screened by existing and newly planted trees along with large boundary walls, reducing visual impact on neighbours.

The proposed commercial units do not dominate any existing residential properties and therefore do not cause any concern for residential amenity.

Existing stone boundary walls are to be retained and repaired where possible.

ACCESS

The proposals maintain the existing site access and sight lines in each direction. The pub vehicular access is to be extinguished and guarded with bollards, similar to those across the front/side of the pub, to prevent local residents to park on the pavement/former pub car park area.

The existing business has operated successfully for many years in the present locations. Access to the highway network has not been a problem and the present proposals do not change this situation.

The business employs local people, making it easy for employees to access their workplace on foot or by sustainable methods such as by bicycle or bus. Where employees do travel by car, sufficient car parking is provided on site to avoid any overspill onto the highway network in the locality.

HERITAGE STATEMENT

INTRODUCTION

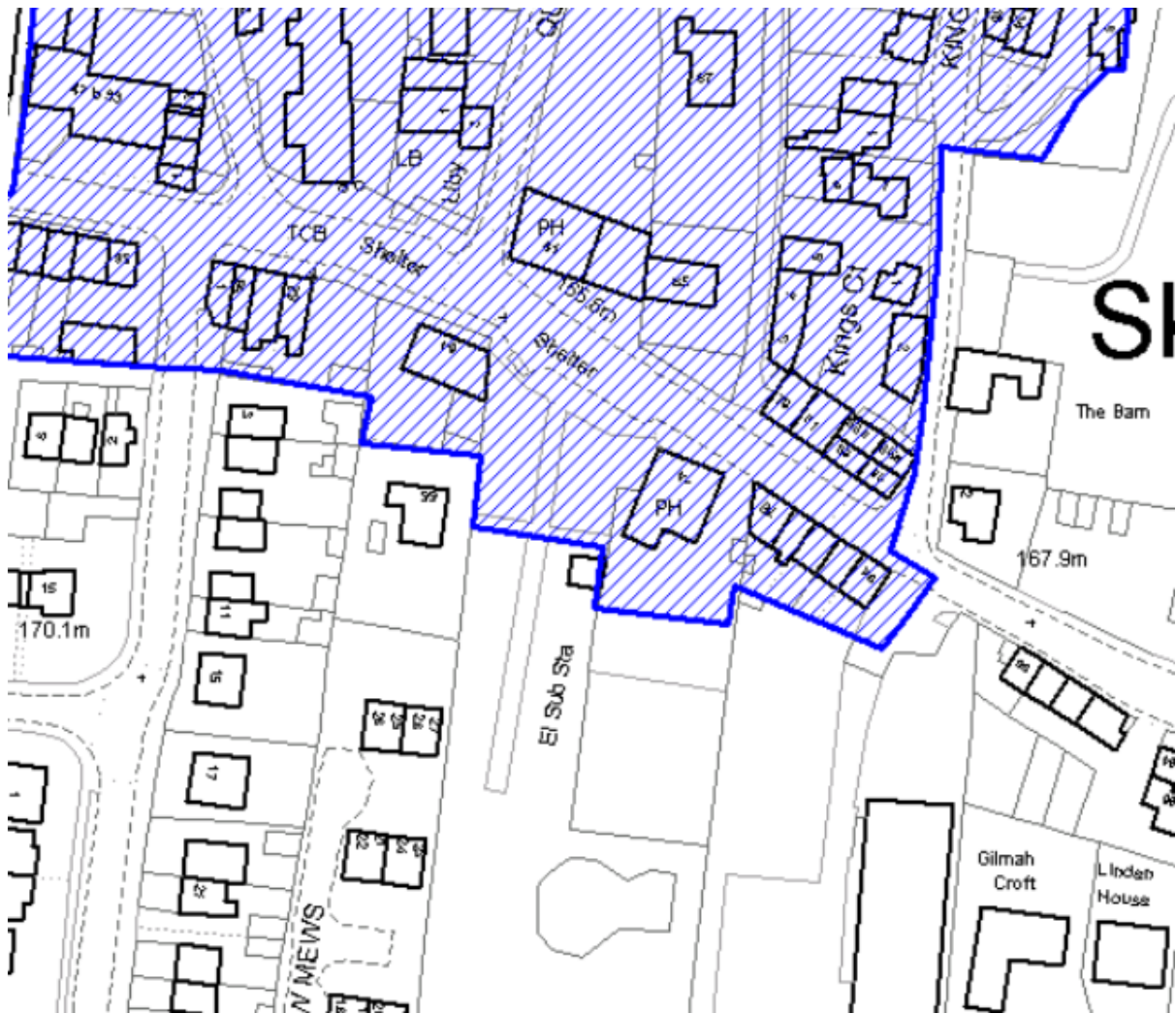
This Heritage Impact Assessment forms part of the planning application for the proposed new units, extensions and alterations to Pennine Industrial Equipment, Commercial Road, Skelmanthorpe

This report relates to the Chartist Pub located within the site boundary and within the Conservation area.



The property is located within the Skelmanthorpe Village Centre which is a mix of commercial and residential properties.

The site is partially located within one of the two Skelmanthorpe Conservation Areas.



The remainder of the site is unallocated on the Kirklees Local Plan.

DESCRIPTION

The part of the application site located within the Conservation Area contains the Public House, access and a small area of parking/hardstanding to the rear of the pub.

The existing pub forms part of the Pennine Industrial Equipment ownership, The company purchased the disused pub with a view to safeguarding their business and providing scope to expanding the business.



The pub forms part of the conservation area of Skelmanthorpe that benefits from a variety of buildings types from different historic eras.

Basis for Assessment

In preparing our report, we have referred to the following National Policy and Guidance:

- National Planning Policy Framework
- Chapter 2 – Achieving sustainable development
- Chapter 6 – Building a strong and competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 12 – Achieving well-designed places
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

and the following Local Policies:-

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 13 – Town Centre use
- LP 21 – Highway safety and access
- LP 22 – Parking
- LP 24 – Design
- LP 30 – Biodiversity
- LP 33 – Trees
- LP 34 – Conserving and enhancing the water environment
- LP 35 – Historic environment
- LP 48 – Community facilities and services
- LP 51 – Protection and improvement of local air quality
- LP 52 – Protection and improvement of environment quality

Assessment of Significance

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The property forms part of the Conservation Area, situated in a prominent position along the street scene with its frontage having a strong relationship to the neighbouring properties.

Assessment of Impact on Significance / Heritage Impact Assessment

Policy LP 35 of the Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

Whilst the pub presents an interesting and prominent frontage to the Conservation Area, the current appearance of the premises with boarded up windows and neglected/unoccupied appearance causes some degree of visual harm to the conservation area.

The proposal sets out to reuse the building as part of the commercial business, whilst maintaining the historic aspect of the pubs appearance. The continued commercial aspect derived from Pennine Industrial Equipment will ensure a sustainable use ensuring that the building is well maintained for future years.

The demolition of the flat roof single storey and hipped roof two storey extensions to the rear of the property should not be of concern as they lend little in value to the conservation area setting.

The rear hardstanding will appear similar to the existing situation where tarmac is proposed. The proposed new buildings in this area have been designed to be kept low in height to avoid a dominated effect on the existing pub and reduce any impact on visual amenity.



Justification

The original pub frontage and side elevations will remain mostly as existing with minor repairs to ensure the premises are serviceable for the new business.

The demolition of the later extensions to the rear is hopefully viewed as a benefit and enables the original part of the pub premises to remain the dominant aspect. Whilst some of the later additions are built in stone, there is also a mix of materials, styles and arrangements presented within the extensions that lend very little to the conservation area.

The rear extensions lend little benefit to the conservation area specifically visually, when mainly viewed from the recreation area which in itself is surrounded by buildings of modest character.

The redevelopment of this area will ensure that the pub building is retained within the village as a sustainable use, re-enabling the building to positively enhance the conservation area and add to the historic value.

The proposal will re-establish a building that is more sympathetic to the village context, reintroducing an aesthetically pleasing elevation to the street scene.

Conclusion

We consider that the application is appropriate on the basis that the proposals do not have an overbearing effect on the neighbouring properties.

Through the careful design, the proposals will harmonise with the context of Skelmanthorpe Village Conservation Area with the selection of natural materials.

This application will enable a Kirklees based business to continue to grow and develop, continuing their ethos providing jobs for local people.

It is accepted the loss of trees has a negative impact but overall we contend the benefits resulting from highway improvements/extinguishing the pub highways access, retaining and refurbishing the pub premises and retaining this successful and longstanding business within the authority outweighs the loss of the mature trees. As noted within this document the company are more than willing to finance a replanting scheme to significantly outweigh the number of lost trees on this site.

The proposals have full regard and will not cause any detriment to the character of the street scene or surrounding Conservation Area, providing a positive enhancement from what can currently be seen on site.

Should any further information or clarification be required, please contact Paul Matthews Architectural Ltd.