

April 2021

Design & Access Statement

for

Proposed Vehicle Storage Building

at

Sands House

Greenhead Avenue

Dalton

Huddersfield HD5 8EA

For

The John Myers Historic Vehicle Collection

1 Introduction & Context

The proposal is to construct a single storey storage building to house historic vehicles owned by the John Myers Historic Vehicle Collection.

The John Myers Historic Vehicle Collection is a registered charity which is the custodian of various historic vehicles varying from small tractors to large military equipment. These are housed in a number of existing buildings on the site enclosed by the blue line on the application location plan 20 538 P 00.

The charity has other vehicles housed off site and would like to amalgamate the storage of all these vehicles in one location.

The proposed site is currently a grassed area adjacent to the existing buildings and external compound. It is slightly elevated from the surfaced access track which runs along its south eastern boundary. There is a cross slope of around 2 metres.

2 Design Proposals

Amount of development

This application proposes the creation of 352 square metres of gross internal floor space.

Layout (see planning application drawings)

The layout of this proposal is a single, open plan, storage area. This allows flexibility in use and it is envisaged that vehicles are parked in rows according to the best fit.

Scale

The proposed building is single storey in scale. The clear height for access for the largest vehicle is critical and this has set the head height of the roller shutter doors and steelwork haunches. The building has been designed with an offset ridge and lower eaves at the rear to keep the height as low as possible. The plan dimensions of the building has been generated by the clients requirement to be able to park vehicles in rows. A 4 metre wide parking bay space has been used with the length of the building accommodating 6 bays. Please refer to the planning application drawings for the exact sizes of all buildings.

Appearance

The proposed building is industrial in appearance. Construction will be a simple steel frame with metal cladding above a plinth wall of natural or artificial stone. As the site currently slopes and the proposed use demands a virtually flat floor slab and turn around area it is proposed that the building will be set into the sloping ground with retaining walls to the southern and western sides. Please refer to the planning application drawings for details.

Access

Vehicular & pedestrian access to the wider site remains as existing. Access to the proposed building will be via the existing roadway which runs along the south eastern boundary which will lead to an external vehicular turnaround area. A new ramp will be formed at the southern end of the site to maintain access to the adjoining site.

Pedestrian access to the buildings will be level and internally the building is designed to meet the requirements of Part M of the Approved Documents of the Building Regulations.

END

GHP Architects