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	Revision Number:		
	Initial Issue	1	
Author:	Kevin Dawson For & On Behalf of Dawson Williamson Ltd	Kevin Dawson For & On Behalf of Dawson Williamson Ltd	
Position:	Director	Director	
Date of Issue:	11 May 2022	10 March 2023	
Notes:			

1.0 Introduction

1.1 Description of Planning Application

1.1.1 This statement has been prepared by Dawson Williamson Ltd to support of a Planning Application for the Extension of an Existing Veterinary Hospital.

1.1.2 The purpose of this statement and the documents / drawings which accompany the application is to describe the existing condition and details of the proposition.

1.1.3 The statement has been produced in response to Local & National Planning Policy which highlights the need to promote high quality & sustainable design in development in order to make a positive contribution to the local environment.

The statement has been produced to be able to be read in a clear manner & be understood by all parties involved in consultation during the planning application process. It is intended to be a positive tool to fully explain the proposition to Kirklees Council Officers & any Third Party Consultees.

2.0 Planning Matters

2.1 Planning History

2.1.1 A search of the Kirklees Council Public Access System has revealed the following information regarding applications which relate to the existing Veterinary Hospital.

2.1.2 Planning application reference: 2017/62/94302/W titled '*Erection of Veterinary Hospital'* was determined following a Planning Committee meeting and a decision notice confirming conditional approval was issued by Kirklees Council dated 14 June 2018.

2.1.3 A non material amendment reference: 2018/92168 was determined using delegated powers and a decison letter was issued by Kirklees Council dated 11 July 2018.

2.1.4 A number of planning applications relating to satisfying the conditions listed on the decision notice for planning application reference: 2017/62/94302/W including:

2018/92191	Condition 3, 7, 11, 12, 17	
2019/90408	Condition 2	Plans & Specifications
2019/90363	Condition 7	Drainage
2019/91135	Conditions 9 & 13	Access / Road Improvement
2019/91795	Condition 15	External Lighting
2019/91664	Condition 16	Mounted Fixed Plant

2.1.5 Planning application reference: 2022/91373 relating to the discharge of condition 6 (planning application reference: 2017/62/94302/W) is currently with the Local Authority pending a decision.

2.1.6 Planning application reference: 2019/90408 titled '*Variation of condition 2. (plans and specifications) on previous permission no. 2017/94302 erection of veterinary hospital'* was determined using delegated powers and a decision notice confirming conditional approval was issued by Kirklees Council dated 8 July 2021.

3.0 Site Analysis

3.1 Flood Risk

3.1.1 A 'Flood Map for Planning' which has been downloaded from the Environment Agency website is included within Appendix A at the conclusion of this document. The document indicates that the site is located in *'flood zone 1, an area with a low probability of flooding'.*

3.2 Drainage

3.2.1 The application site benefits from existing mains drainage and it is proposed to adapt the existing below ground drainage systems on site / utilise existing connections to dispose of surface water from the roof of the proposed extension subject to detailed design by the Project Consulting Engineer.

3.3 Character / Local Vernacular

3.3.1 The application site is adjacent to Somerset Road, Almondbury.

3.3.2 Prior to the construction of the Veterinary Hospital which was completed in 2019 the site was an unused and overgrown garage site.

3.3.3 The site is surrounded on three sides by woodland, some of which is subject to a Tree Preservation Order and there are a number of protected trees towards the north western and south western boundaries.

3.3.4 To the west and south west of the site is residential development that lies on the opposite side of Somerset Road. There are playing fields a short distance away to the south east.

3.3.5 When planning application reference: 2017/94302 was assessed the local vernacular was referenced when a request was made to change the facing material of the propositon from grey brickwork to 'buff' coursed natural stonework.

3.4 Orientation

3.4.1 The vehicular access point from Somerset Road to the application site is in the north western corner of the site.

3.4.2 The residential dwellings which are closest to the site are located to the north west across the busy Somerset Road and mini roundabout junction.

3.4.3 The building is orientated so that the primary elevation faces onto the car parking space with a north western facing aspect.

3.4.4 The location of the proposed extension is in the north eastern corner of the site positioned with woodland to three sides (north west, north east and south east).

3.5 Acoustics

3.5.1 Planning condition 16 (planning application reference: 2017/94302) required the submission of details relating to fixed plant including noises levels in order that the Local Authority could protect the amenity of the occupants of adjacent reasidential properties.

3.5.2 Application reference: 2019/91664 was submitted to the Local Authority and approved in writing in order to discharge planning condition 16.

3.6 Contamination

3.6.1 Planning condition 6 (planning application reference: 2017/94302) required the submission of details relating to a validation report to confirm that remediation measures identified in the Phase 2 Geoenvironmental appraisal prepared by Patrick Parsons.

3.6.2 Planning application ref: 2022/91373 is currently pending a decision by the Local Authority with a consultation repsonse dated 1 June 2022 confirming no objections from Environmental Health.

3.6 Utilities

3.6.1 The existing Veterinary Hospital building on the site is connected to mains electricity, water and sewerage.

4.0 Proposition

4.1 Layout

4.1.1 The internal layout of the existing building was influenced by the functional requirements associated with modern veterinary practice.

4.1.2 There are currently 6 No Consulting Rooms on the Ground Floor Level of the building.

4.1.3 It is proposed to extend the building and reconfigure part of the internal layout to achieve the layout shown on the sketch opposite and provide a total of 10 No consulting rooms on the Ground Floor Level of the building.

4.1.4 The existing consulting rooms numbered 5 and 6 are to be taken down and the internal layout is to be reconfigured to create consulting rooms 5, 6, 7 and 8 which will involve a slight projection into the extension and the existing waiting area.

4.1.5 2 no new consulting rooms are to be formed within the extension and numbered 9 and 10.

4.1.6 An additonal waiting area is to be created within the extension to offset the loss of space in existing waiting area as a result of forming consulting room 7.

4.1.7 A key functional requirement for the use of consulting rooms is for there to be a private circulation space which can be used by a vet to access the existing dispensary and / or clinical spaces without the need to pass through a public space. This is achieved in room numbers 9 and 10 by the inclusion of circulation space within the extension. Consulting room numbers 5 and 6 have private access from the existing dispensary whilst it is not possible to achieve this requirement in consulting room numbers 7 and 8.

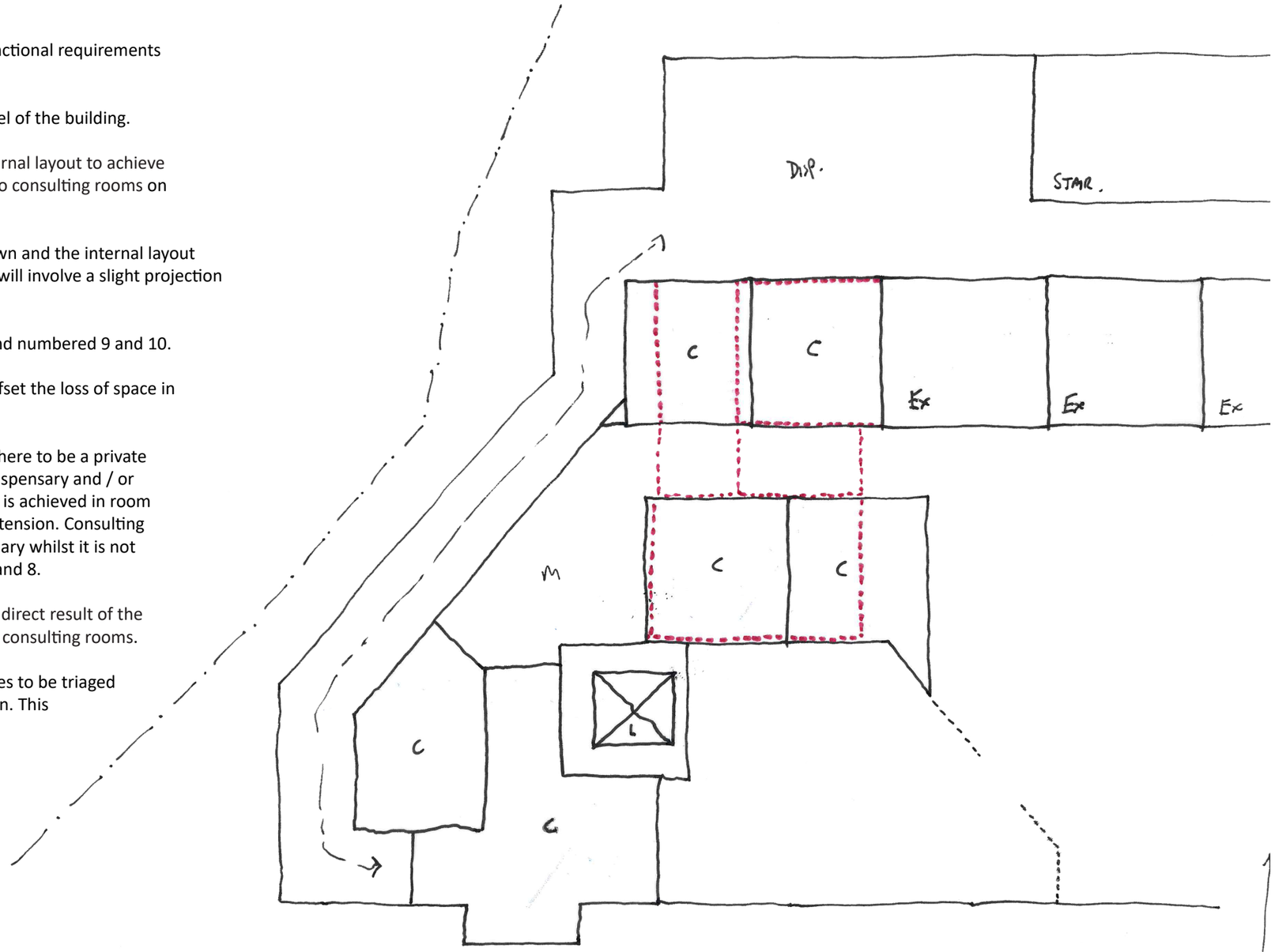
4.1.8 It is not anticipated that the number of employees will increase as a direct result of the proposed extension / reconfiguration and increase in the number of consulting rooms.

4.1.9 The additional rooms will be used by existing staff and will allow cases to be triaged and case histories to be taken by a nurse prior to the Vet consultation. This system will cut the Vet time per consultation and increase the client throughput.

4.1.10 As a business, Donaldson's Vets Ltd has looked at the prospect of continued COVID compliant working practices and the impact that new COVID compliant work practices has on the use of the existing space. This requires a strictly controlled appointment system to manage customers visiting the site.

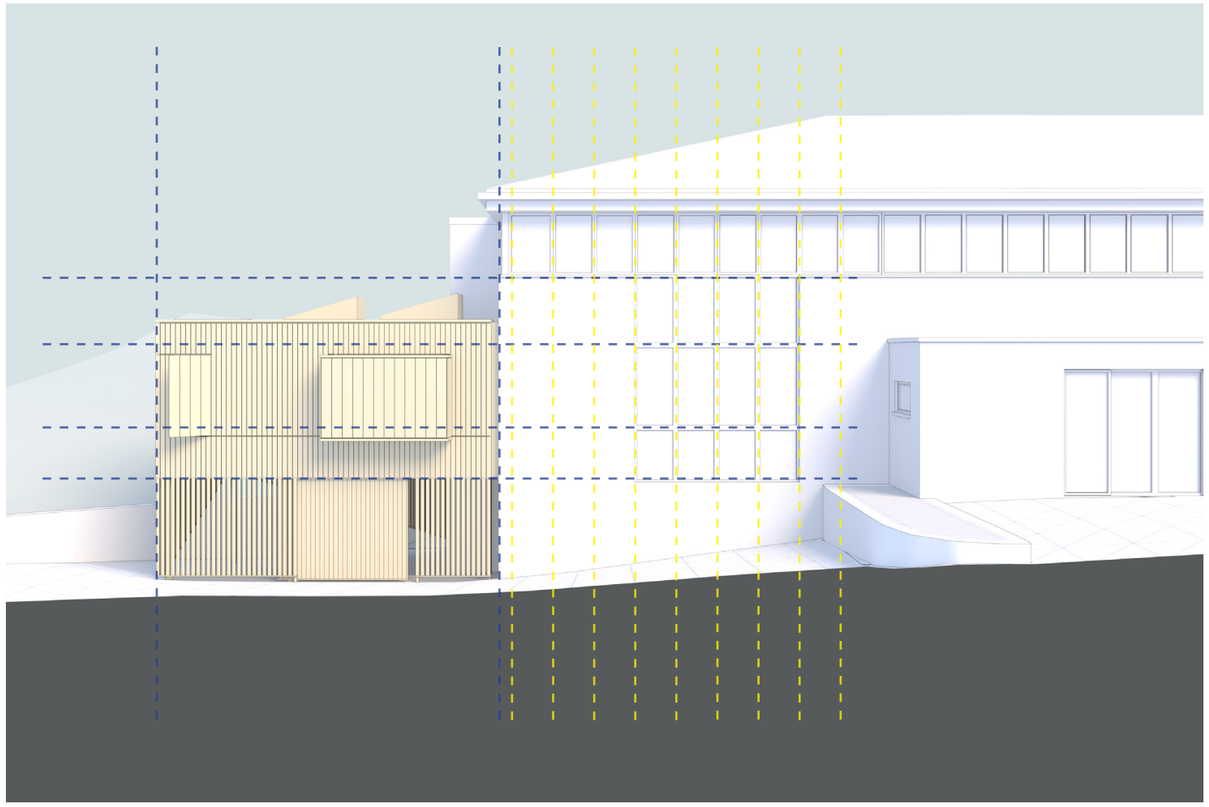
4.1.11 The Applicant considers the relatively modest increase in floorspace that will be afforded by the proposed extension will have a large impact on the ability to serve their clients in a safe and efficient manner.

4.1.12 Decreasing customer waiting times should improve the customer experience, decrease pressure in both the Waiting Room within the building and also the pressure on the car park.



4.2 Design Development

4.2.1 The Local Authority planning officer provided comments relating to architectural matters on 20 July 2022.



The elevation originally submitted to Kirklees Council in relation to planning application ref: 2022/92097

"I have undertaken the site visit and my initial appraisal of the scheme in relation to its design.
I would recommend consideration is given to amending the design of the proposal such that it would be in keeping with the design of the existing building.

The submitted plans detail a portal type structure to be constructed which would be clad with timber.
Given the extension is to a stone building I would recommend using matching materials.

The design would be improved by continuing the roof design and elevation design of the host property as part of the design of the extension in my opinion."

Comment from Mr John Holmes, Kirklees Council
Deputy Team Leader (West),
By email dated 20 july 2022 (16:43)



Part floor plan (existing) originally submitted to Kirklees Council (planning application ref: 2022/92097)

4.2.2 The design of the building has developed as a response to comments from the Local Authority.

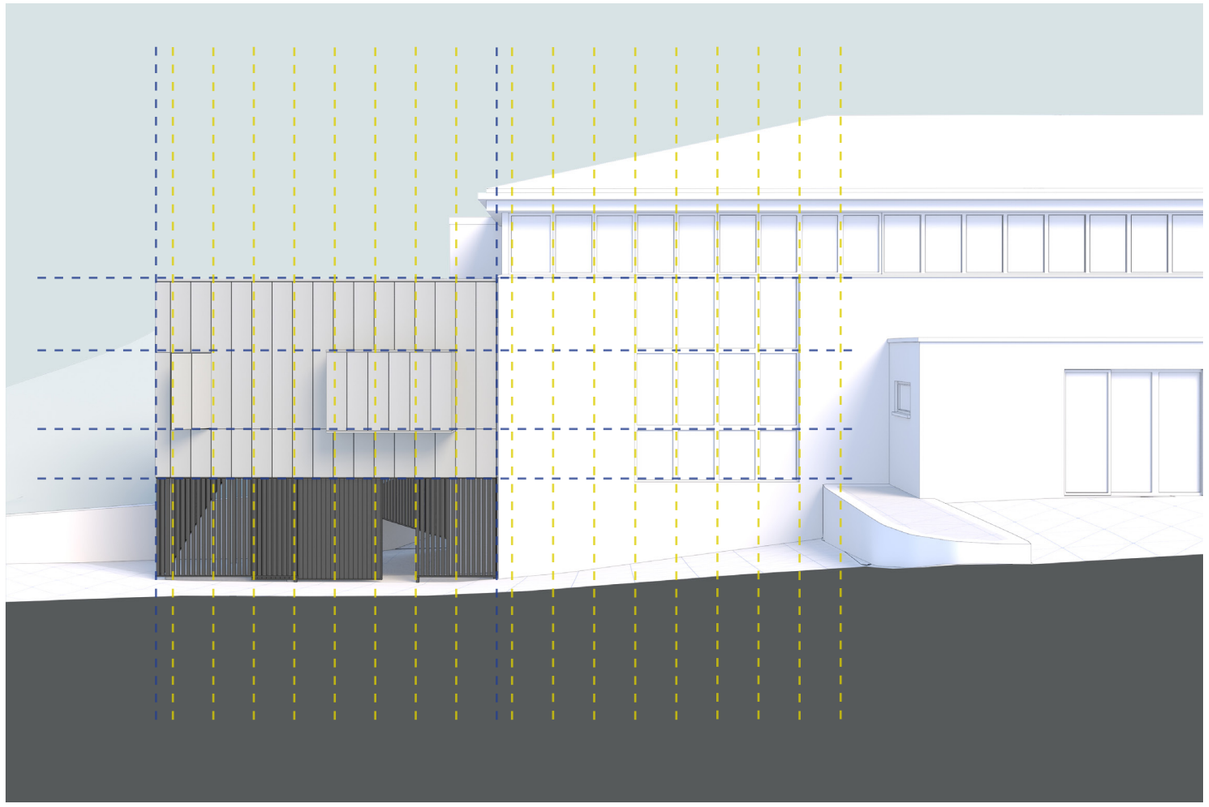


Diagram indicating revisions to the design to strengthen the relationship between the proposed extension and the host building

The irregular plan of the proposed extension means that the suggestion of the Local Authority to extrude the existing volume to form a continuation of the existing built form is not practical, specifically in terms of forming the hipped roof in a revised location.

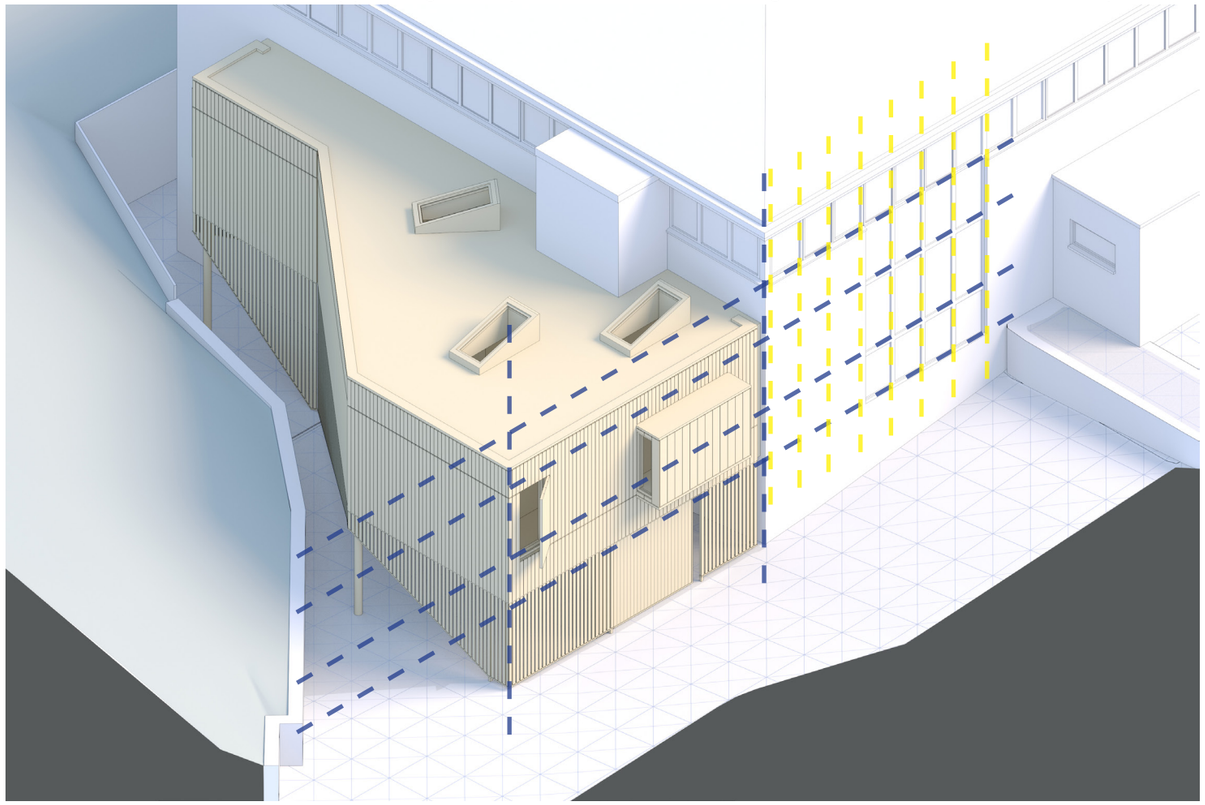
The extension has been designed to relate to the host building but to be read as an architectural layer which is clearly an addition to the original building. This relationship is a geometric one characterised by the rhythmical grid of the clerestorey and reception area glazing of the host building.

We have made revisions to the design of the extension in order to strengthen the relationship between the proposed extension and the host building which include raising the parapet level to increase the prescence of the extension and continue the solid line beow the void of the clerestorey glazing.



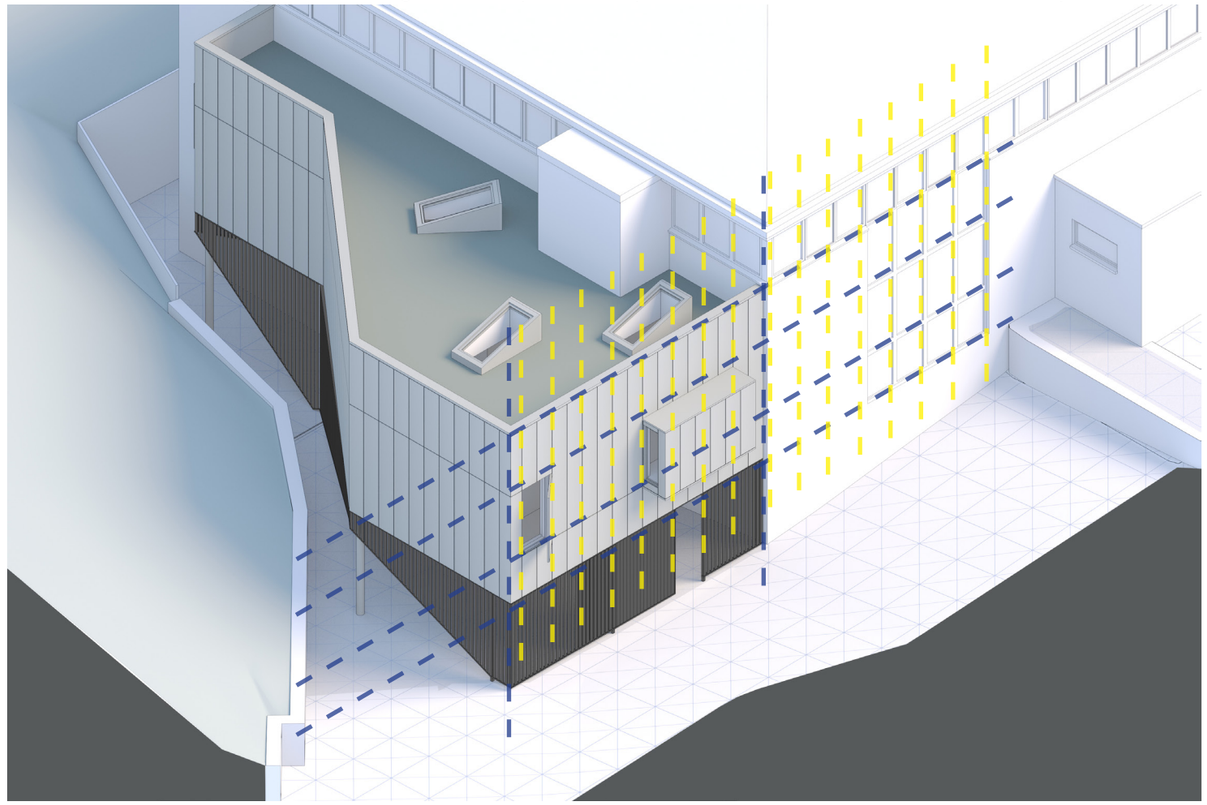
Part floor plan (proosed) originally submitted to Kirklees Council (planning application ref: 2022/92097)

4.2.3 The Local Authority planning officer provided comments relating to architectural matters on 20 July 2022.



Axonometric originally submitted to Kirklees Council in relation to planning application ref: 2022/92097

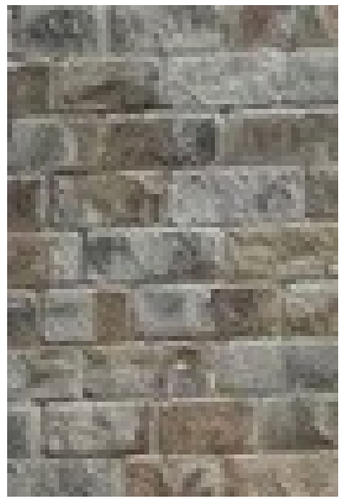
4.2.4 The design of the building has developed as a response to comments from the Local Authority.



Axonometric indicating revisions to the design to strengthen the relationship between the proposed extension and the host building



Zinc cladding
to main body of extension



Natural stone walling
to existing building



Aluminium framed glazing
to existing building

The relationship between the extension and the host building has been further strengthened by updating the materiality from the timber cladding proposed in the original submission to a metal cladding, specifically zinc.

Key characteristics of the zinc panelling are:

- The width of the vertical panels which continue the rhythm of the clerestorey glazing grid from the existing building.

- The grey colour and material texture which relate to the grey aluminium framing of the glazing in the existing building.

Raising the parapet of the extension creates a stronger form and conceals the roof light windows from view.



Russwood Thermopine
(Black)

Used at low level

4.3 Appearance & Materiality

4.3.1 The existing building is constructed with external facing materials comprising coursed natural stonework (walls) and natural slates (roof). This was considered to be appropriate in the context of the local vernacular when the planning application relating to the building (2017/94302) was detemrined by the Local Authority.

4.3.2 The design of the existing building includes masonry with strategically positioned punched openings to the ground floor level and lower part of the first floor level with a continuous band of glazing to the perimeter which seperates the wall and roof elements.

4.3.3 There is an existing single storey element which contains the public entrance to the building and reaches into the car park at the northern end of the site.

4.3.4 The existing building is prominent in the streetscene and is principally viewed by passers by from the southern end of the site (Somerset Road) however footpaths in the adjoining woodland mean that the public can see elevations facing in all directions.

4.3.5 The extension has been designed as a contemporary addition to the existing building which although recently constructed has a more traditional appearance in terms of materiality.

4.3.6 The specification of timber cladding allows the lower part of the extension to create a sheltered space which benefits from the free flow of air and the perforation of natural light through the open joints in the elevations.

4.3.7 The zinc cladding to the higher part of the extension continues the dark colour from below but is more solid in it's appearance as it acts as part of the enclosure containing consulting rooms, waiting area and circulation spaces described in the previous section of this document.

4.3.8 The flat roof covering and roof light upstands will be finished in a grey 'single ply' roofing membrane to reference the colour of the natural slate roof on the host building.

4.4 Form, Height, Scale & Massing

4.4.1 The existing building was recently constructed but has a traditional form which responds to the local vernacular of mostly two storey residential dwellings with pitched roofs.

4.4.2 The existing building is prominent in the streetscene and is principally viewed by passers by from the southern end of the site (Somerset Road) however footpaths in the adjoining woodland mean that the public can see elevations facing in all directions.

4.4.3 The extension has been designed to be read as a contemporary addition to the existing building and the flat roofed form / materiality choices discussed in the previous section of this document clearly identify the 'old and the new'.

4.4.4 The form of the extension has been influenced by the modules of the existing glazing on the existing building as described earlier in this document.

5.0 Access

5.1 Vehicular Access

5.1.1 See technical note by VIA Solutions contained within Appendix B at the conclusion of this document.

5.2 Pedestrian Access

5.2.1 See technical note by VIA Solutions contained within Appendix B at the conclusion of this document.

5.3 Refuse Vehicle Access

5.3.1 See technical note by VIA Solutions contained within Appendix B at the conclusion of this document.

6.0 Summary:

Dawson Williamson Ltd are committed to producing high quality, sustainable design for all developments.

Within this statement we have detailed all of those aspects of the development not previously approved and outlined why it is considered that the Retrospective Rlanning Application outlining variations to the previously approved drawings should be acceptable to the Local Authority.

Appendix A:

Flood Risk

Appendix B:

Highways