DESIGN AND ACCESS STATEMENT

EXTENSIONS TO EXISTING OFFICE FURNITURE MANUFACTURE BUSINESS AT HOLME STREET, LIVERSEDGE.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for extensions to my clients existing furniture manufacture business at Holme Street, Liversedge.

The existing building currently houses my clients existing business which is the manufacture of office furniture. Due to increased demand the company is outgrowing the existing property and extensions are therefore required. The business is long established in the area.

Existing access for emergency and service vehicles is via Holme street this situation will not alter as part of this application.

Sited next to existing manufacture/warehouse units would suggest that this site is suitable for the proposed use and further development. With the addition of this development other employment opportunities will be created adding to its sustainability in line with current policy.

Amount

The proposal is to extend in 2 areas to create additional manufacture and storage space. As can be seen from the enclosed plans the extensions fit in well and do not over dominate there surroundings. The proposal as stated above will create additional employment and also temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed extensions are single storey, flat roofed. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the buildings have been designed so as to not over dominate there surroundings to the detrement of the character of the area.

Landscaping

None proposed.

Appearance

Extensions will be built from a mixture of natural stone and render with a flat roof finish. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Holme street. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.