

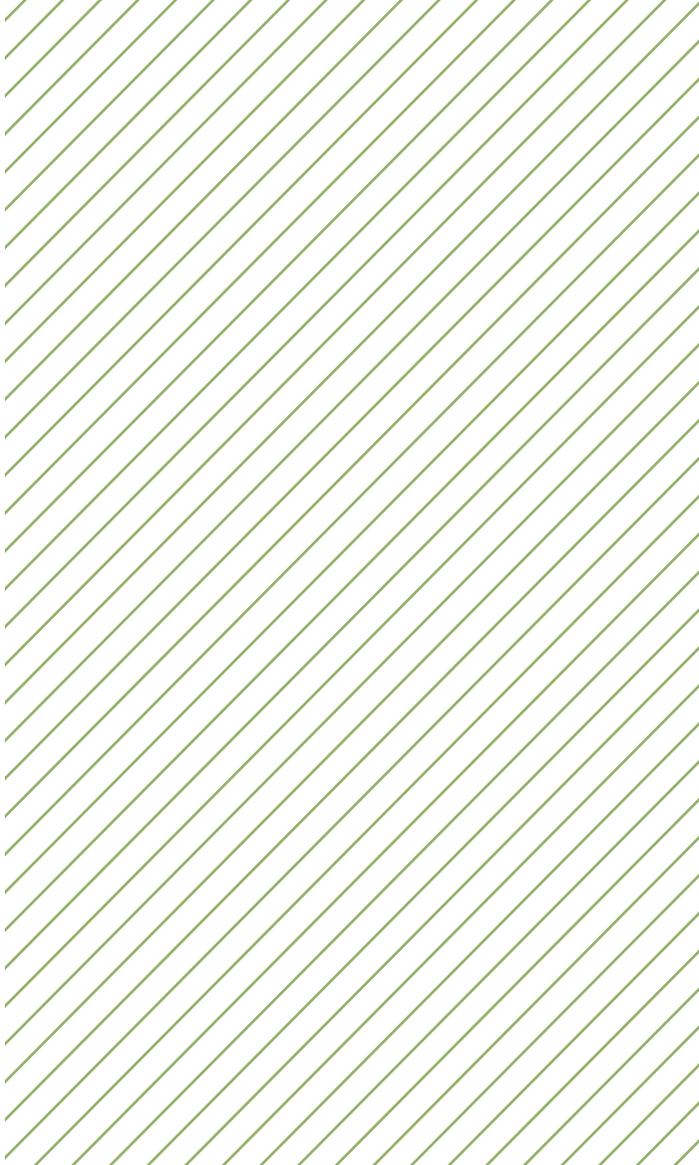
PARKdesigned

20.30

Sueno HQ

**Design and Access
Statement**

February 2022



1.0

Site

1.1 Site Location

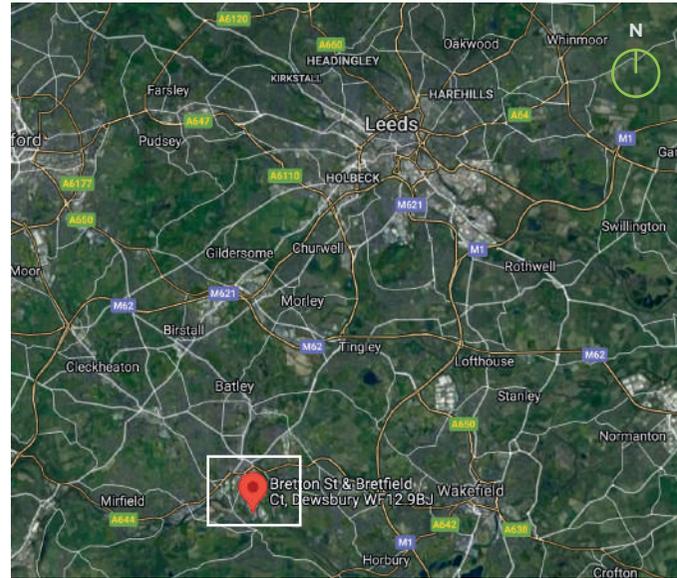
The project site lies in Savile Town, Dewsbury, a town South-West of Leeds. It lies directly adjacent to the Calder and Hebble Canal and the River Calder.

The site is located off Bretton street and makes up part of the Savile Town Industrial Estate.

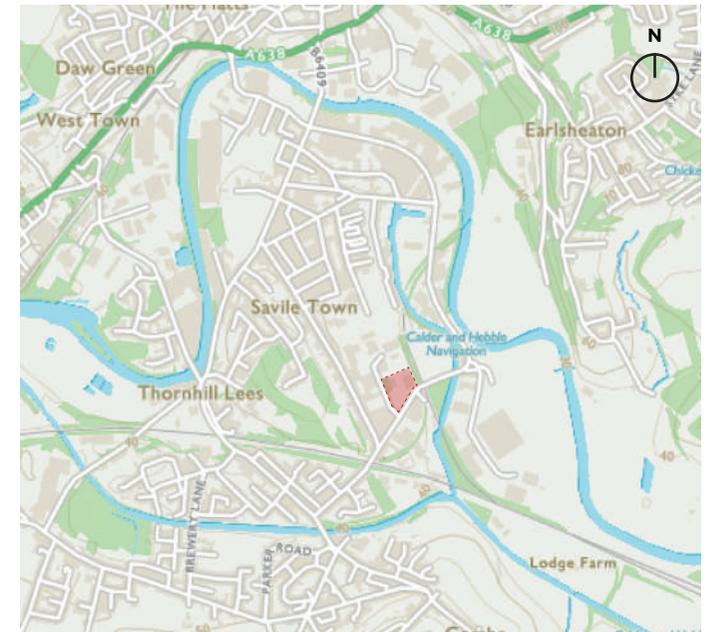
Site Address:

Bretton Street,
Bretfield Court,
Savile Town
WF12 9DB

OS Grid Reference:
SE 24877 20233



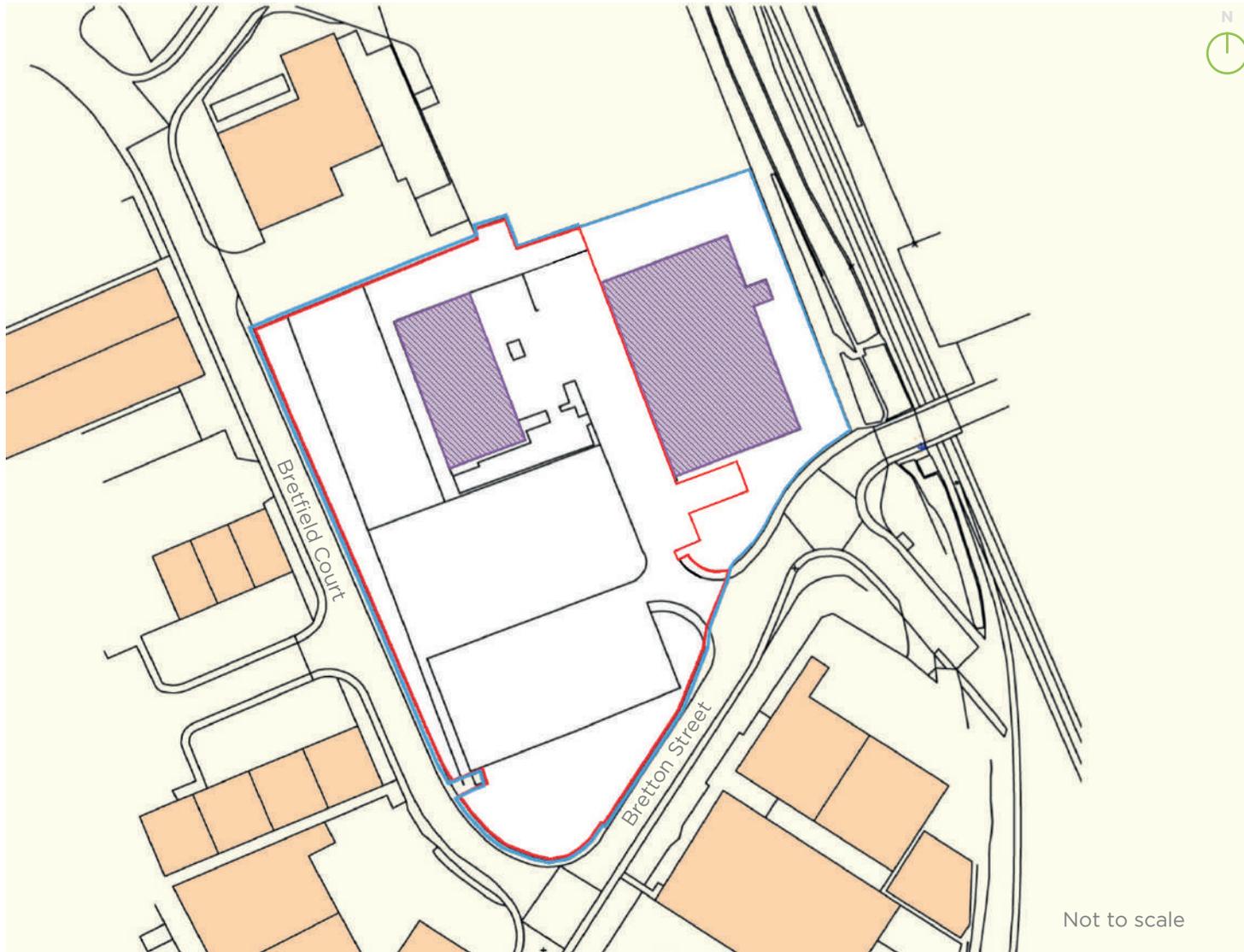
Aerial views of the Dewsbury and the Savile Town within Dewsbury.



OS Map of Savile Town. The project site is marked in red.

1.2

Existing Site Plan



- Site Ownership
- Planning application area

1.3

Site Photographs



View of site from Southern corner of site



View of site from Entrance



Key

— Planning application area

1.4

Aerial View

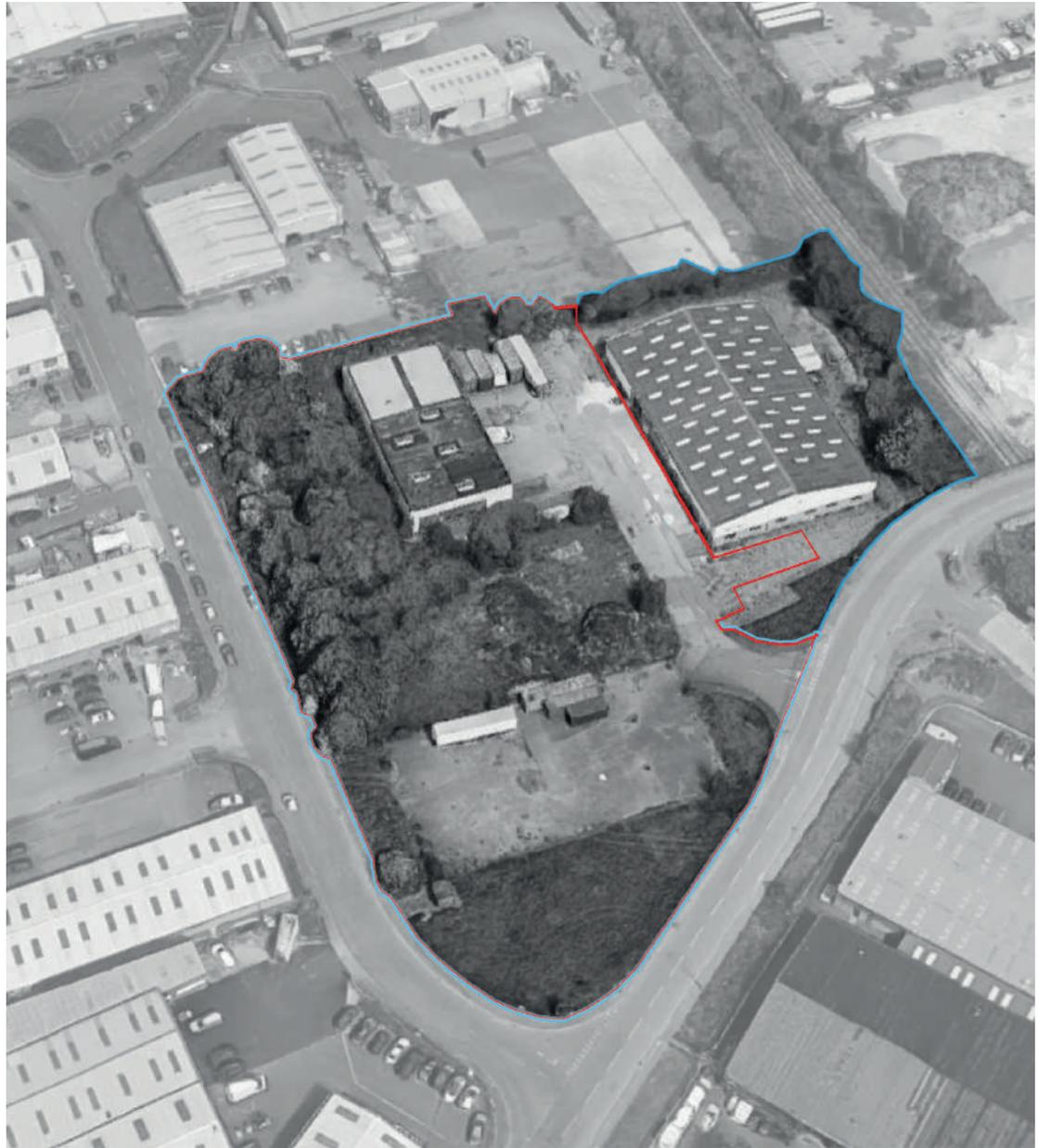
Aerial views of the site, taken from *Google Earth*, show the site's relationship with its surroundings in 3D. The project site is marked in red.



Key

-  Site Ownership
-  Planning application area

1



Aerial view 1

1.5 Key Views

From the site:

- 1 → View towards Thornhill Lees
- 2 → View towards Canal and River Calder

Of the site:

- 3 → Best direction of view from the South
- 4 → View impaired by thick vegetation



- Site Ownership
- Planning application area

1.6 Site Analysis

The site is approximately 3.16 acre (1.28ha) in area and contains two separate units with a large unused area and a significant area of vegetation.

It is located in an industrial estate to the South of Savile Town and North East of Thornhill Lees in the Southern part of the town of Dewsbury. The site is bordered on the North Calverdale Technology factory units, to the East by train tracks, and to the South and West by more industrial units. The main vehicular access to the site is to the South East, via Bretton Street.

The site is in close proximity to Dewsbury town centre amenities and has good public transport links, with Dewsbury station just a 7 minute drive and a 30 minute walk away.



Site Analysis Key

-  Site Ownership
-  Planning Application Area
-  Site Entry
-  Pedestrian and Vehicular Access Route
-  Sun Path

1.7

Flood Risk

The site has little to no risk of being affected by flooding. The proximity to the canal and River Calder may impact areas to the East of the site, but as the site is slightly raised to the level of the bridge on Bretton street, it remains safe from flooding.



Site Ownership
Planning application area

1.8 Water

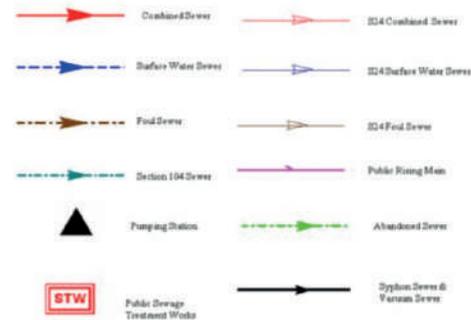
Foul Water



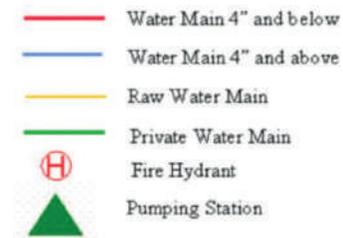
Clean Water

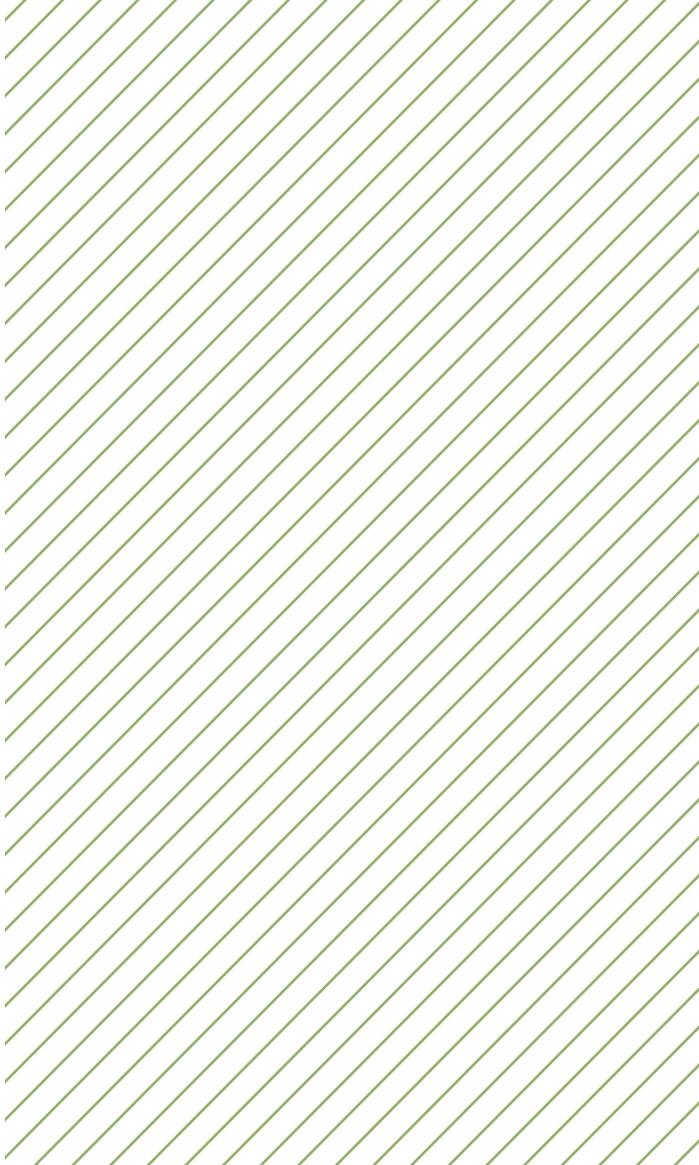


Sewer Legend



Water Legend



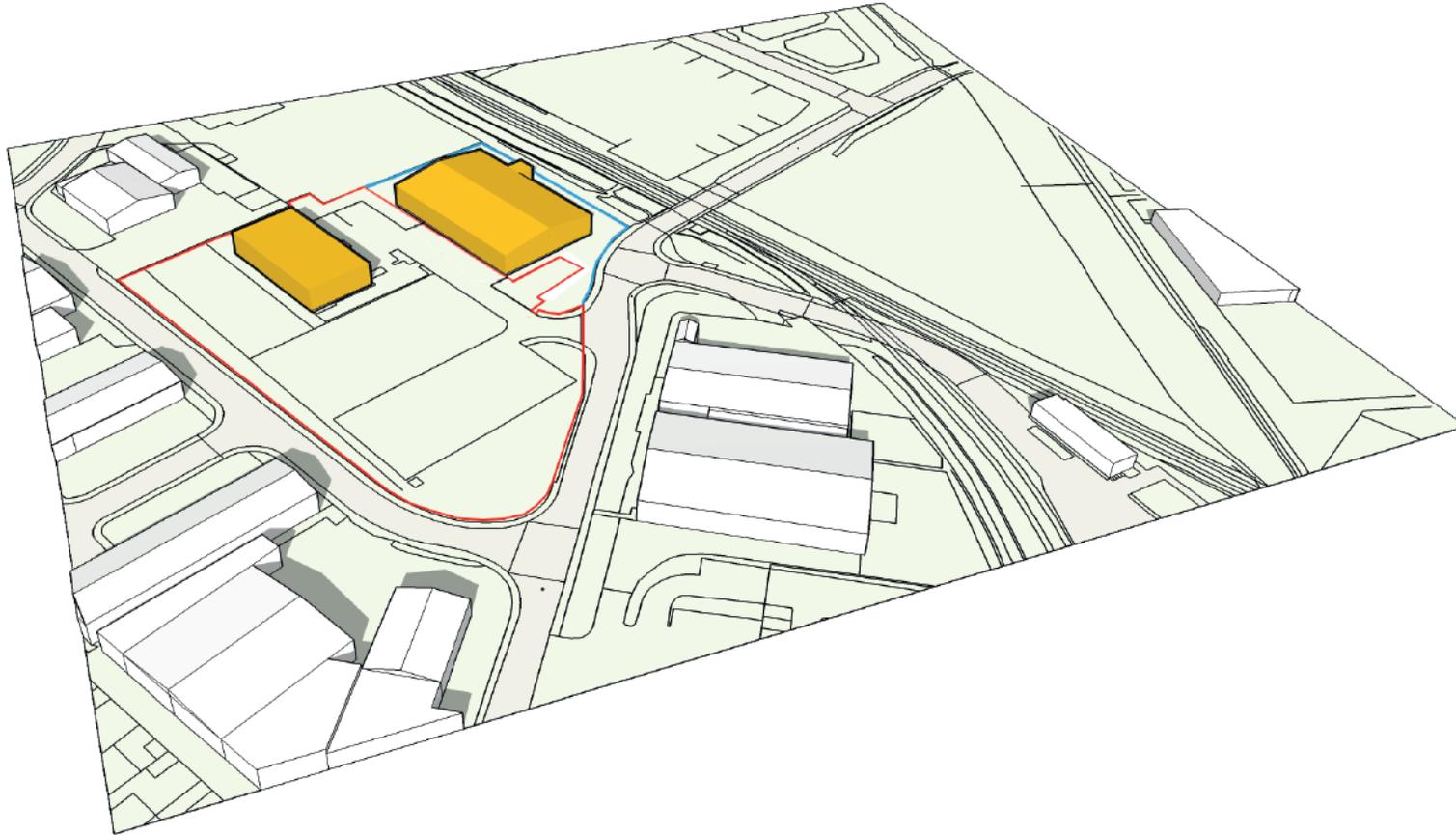


2.0

Concept Design

2.1

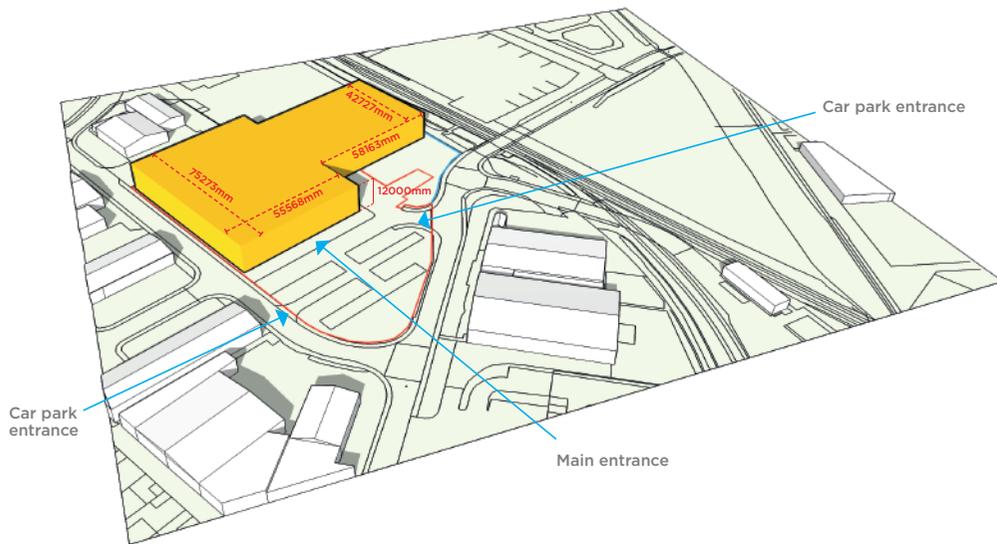
Existing Site Massing



-  Site Ownership
-  Planning application area

2.2

Massing Option 1

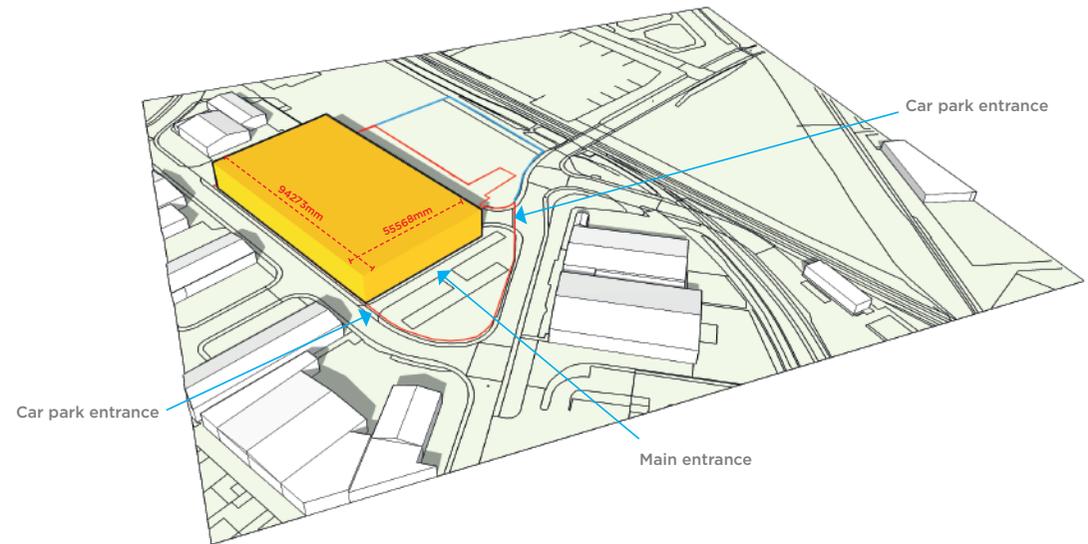


Making use of the whole site ownership with a single large building.

Building Area:
7397 sq/m (79,619sq/ft)

- Site Ownership
- Planning application area

Massing Option 2

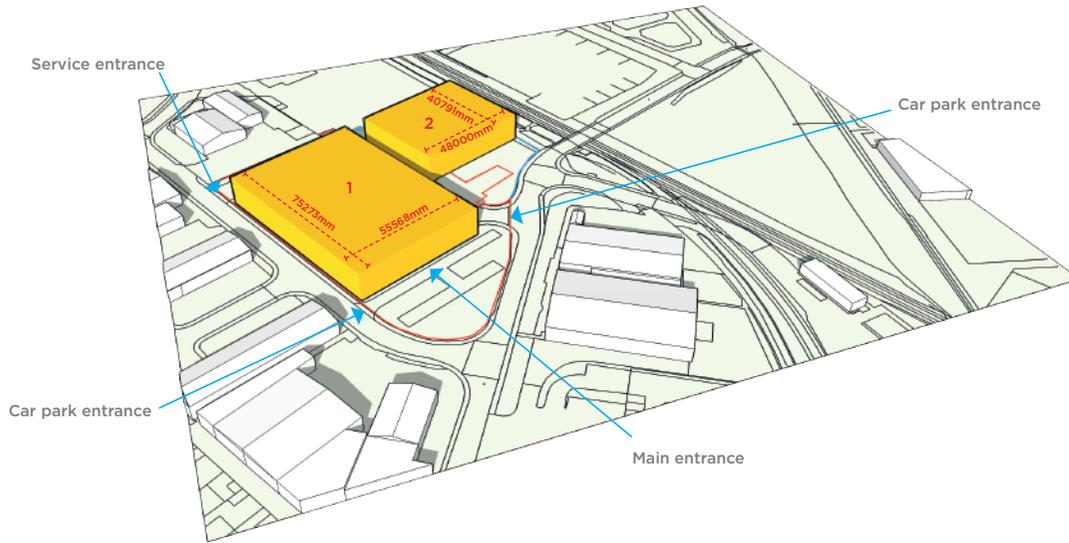


One large building filling most of the planning application area.

Building Area:
5243 sq/m (56,435sq/ft)

2.3

Massing Option 3

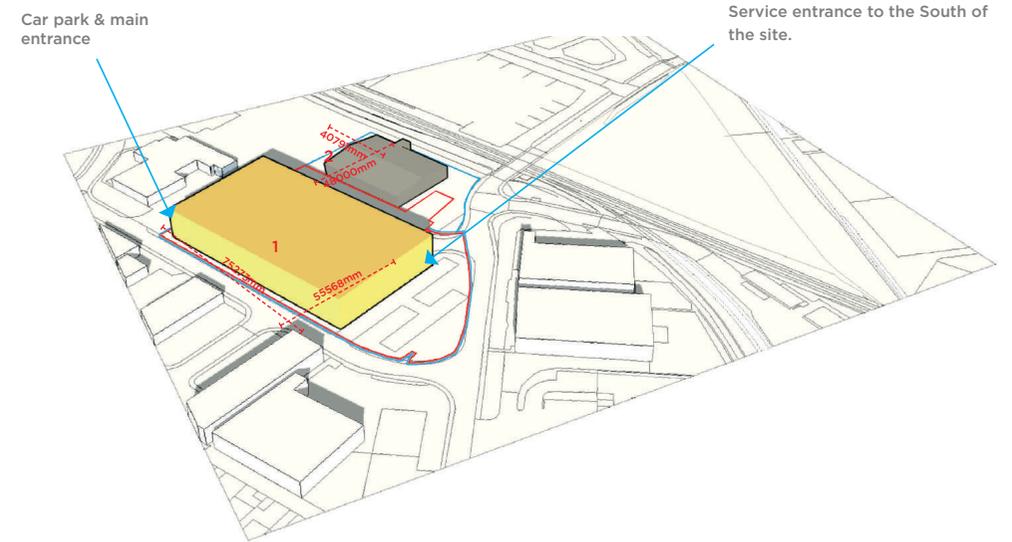


Making use of the whole site ownership with two separate buildings and 3 points of road access.

Total Building Area:
6144 sq/m (66, 133sq/ft)

Building 1: 4186 sq/m (45057sq/ft)
Building 2: 1958 sq/m (21075sq/ft)

Massing Option 4



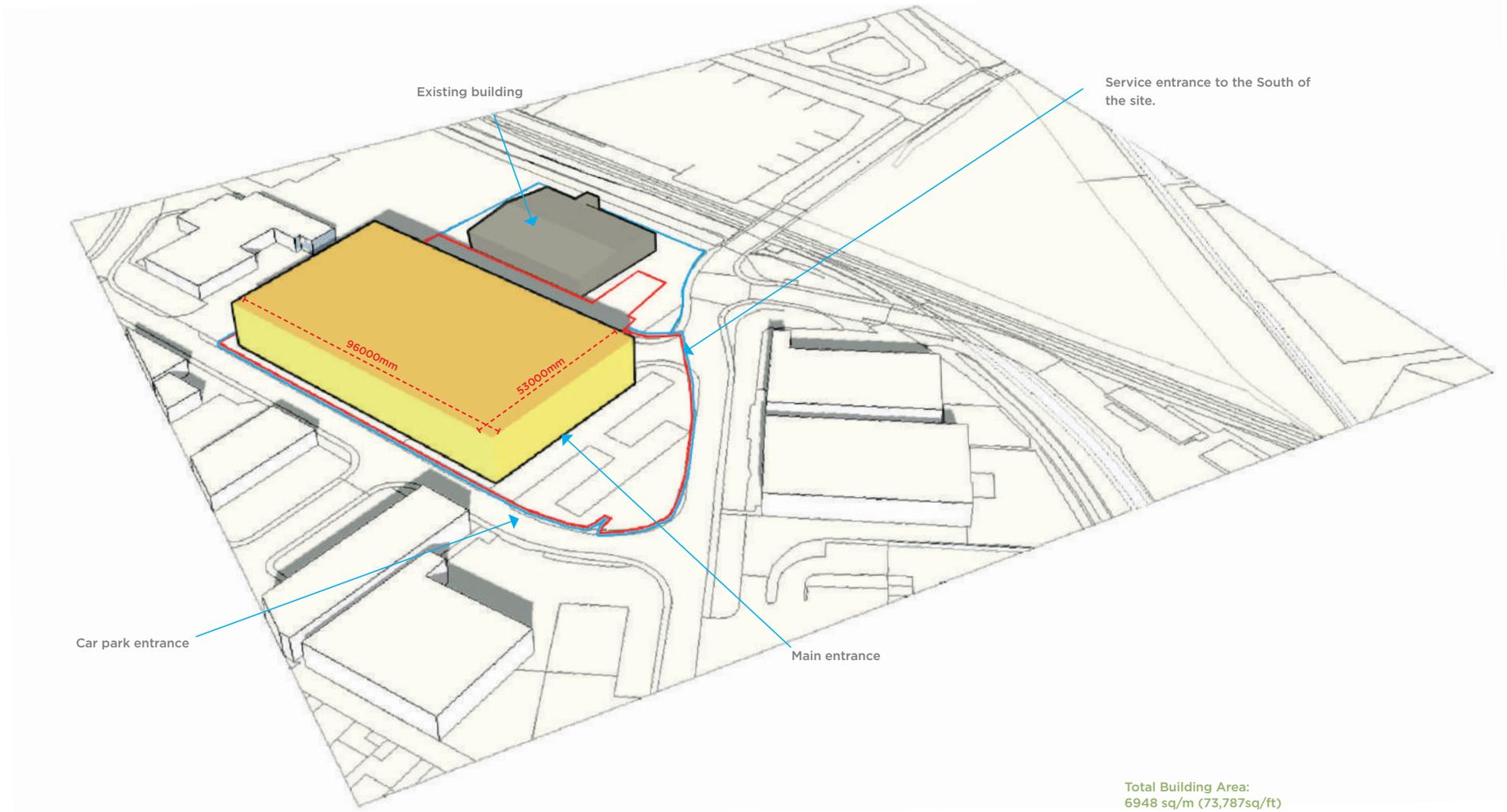
Larger building placed further to the South, front of house entrance to the North of the site.

Total Building Area:
6144 sq/m (66, 133sq/ft)

Building 1: 4186 sq/m (45057sq/ft)
Building 2: 1958 sq/m (21075sq/ft)

- Site Ownership
- Planning application area

2.4 Massing Previously Submitted to Planning



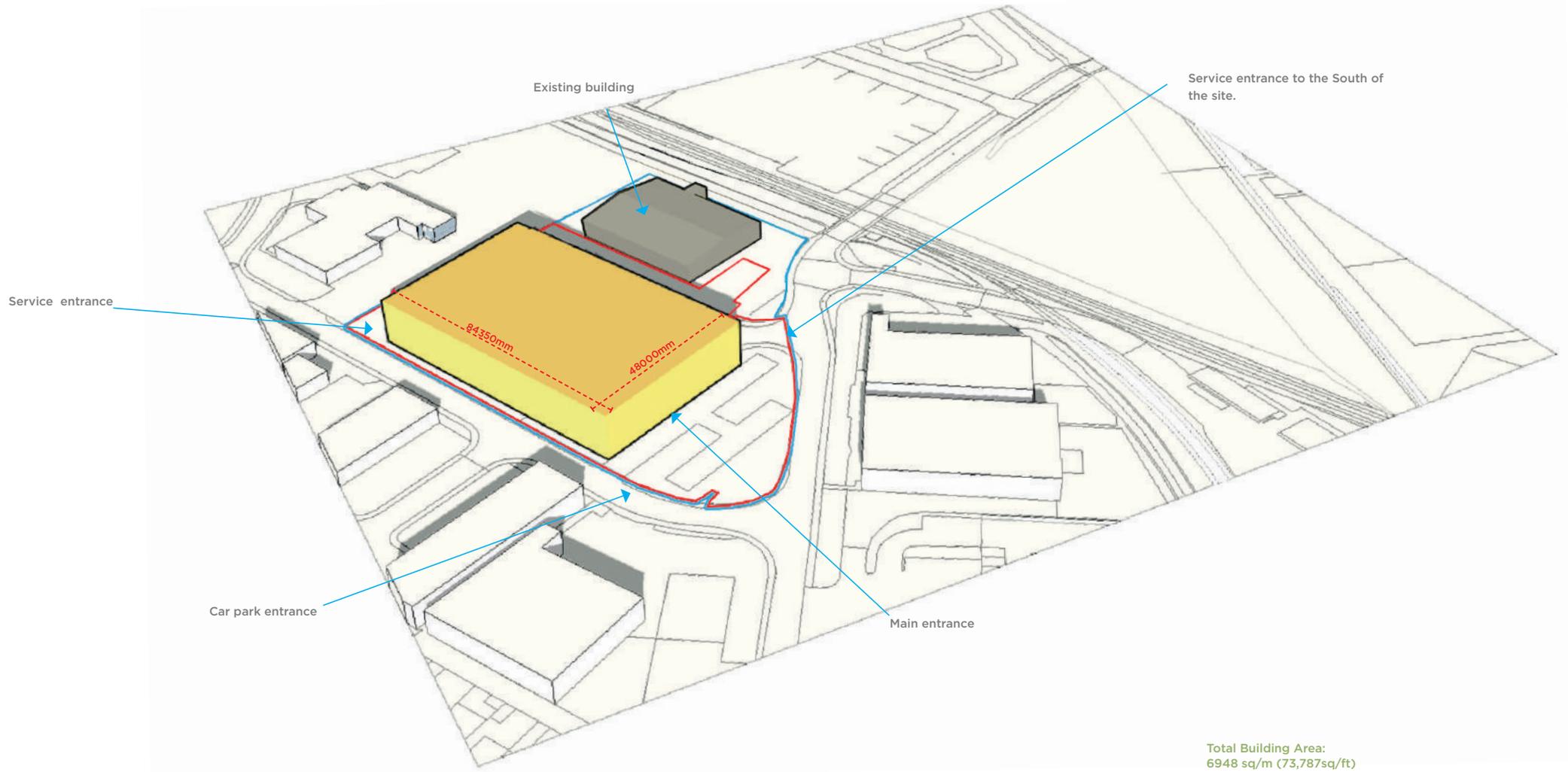
-  Site Ownership
-  Planning application area

Total Building Area:
6948 sq/m (73,787sq/ft)

Building 1: 5088 sq/m (54,766sq/ft)
Building 2: 1860 sq/m (20,020sq/ft)

2.5

Updated Massing



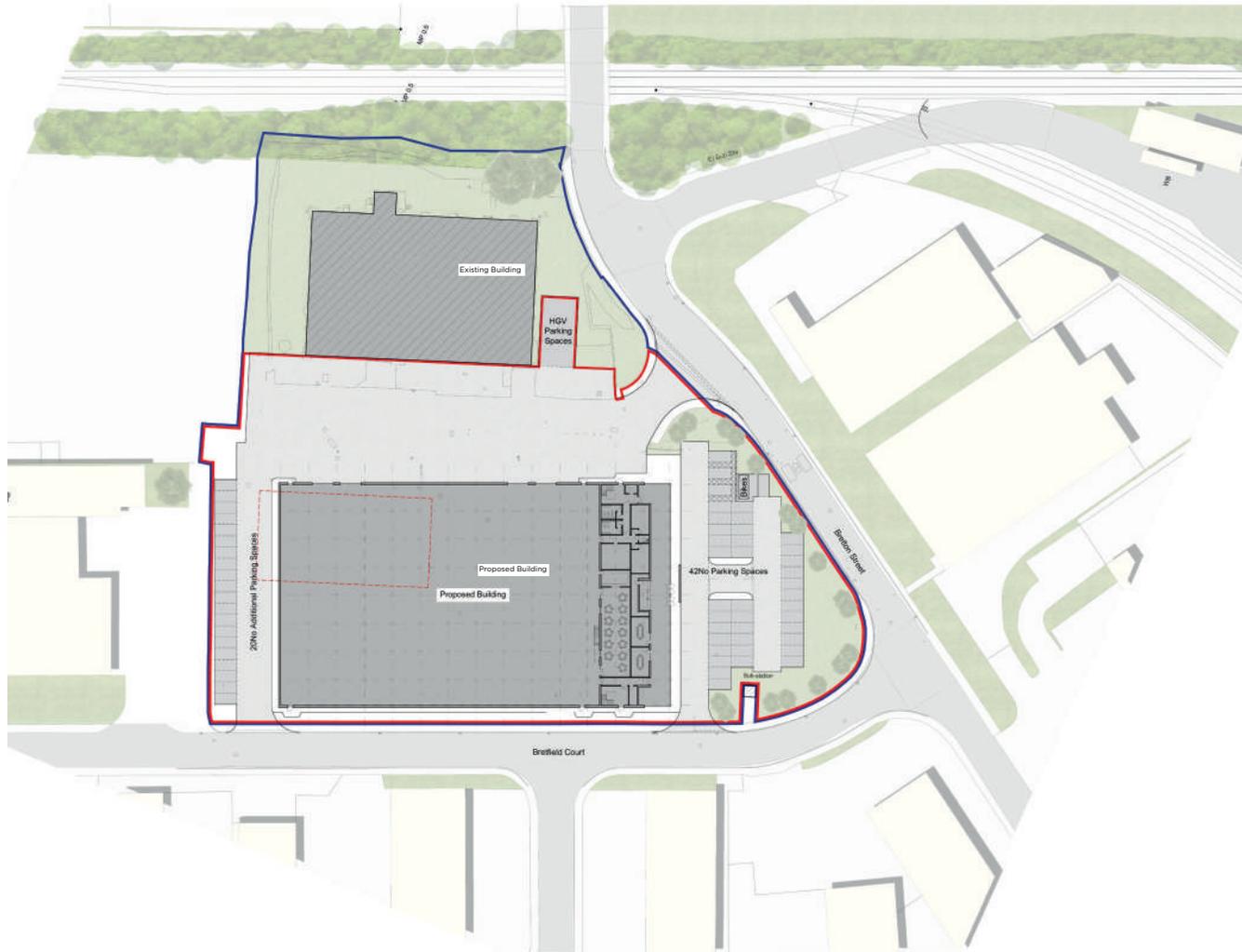
- Site Ownership
- Planning application area

Total Building Area:
6948 sq/m (73,787sq/ft)

Building 1: 5088 sq/m (54,766sq/ft)
Building 2: 1860 sq/m (20,020sq/ft)

3.1

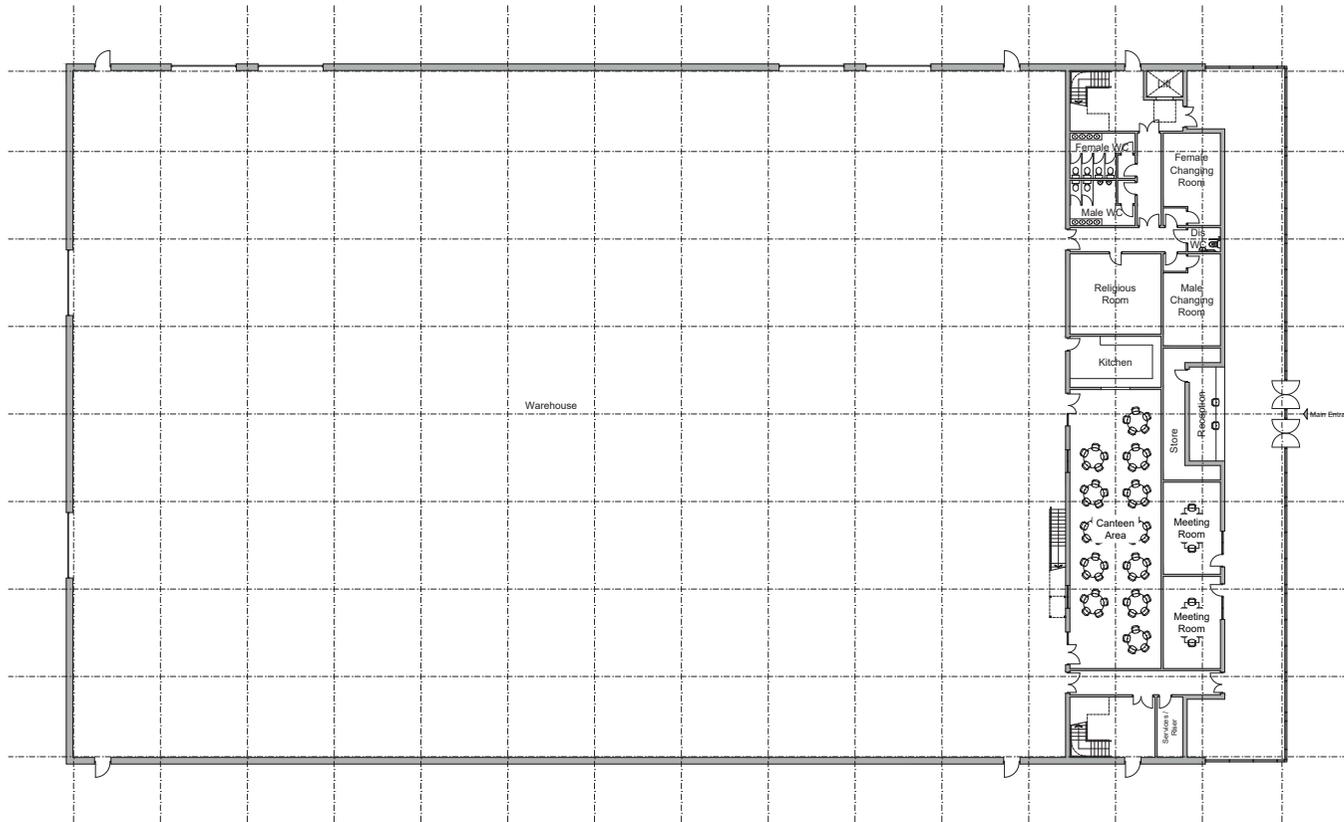
Proposed Site Plan



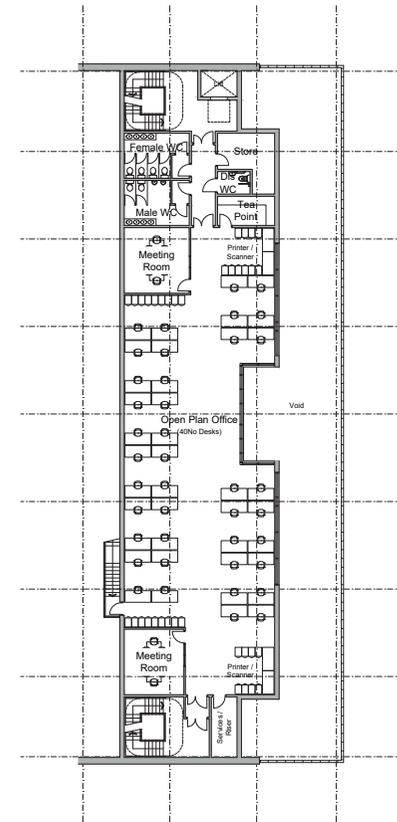
- Site Ownership
- Planning application area

3.2

Proposed Floor Plans



Ground Floor Plan



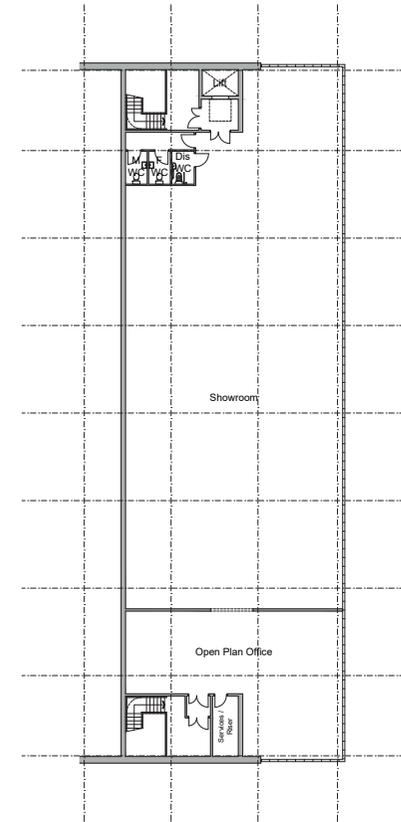
First Floor Plan

3.3

Proposed Floor Plans



Second Floor Plan



Third Floor Plan

3.4

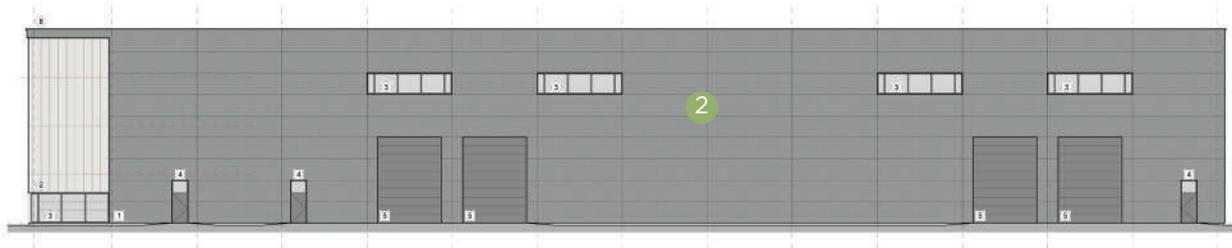
Proposed Elevations



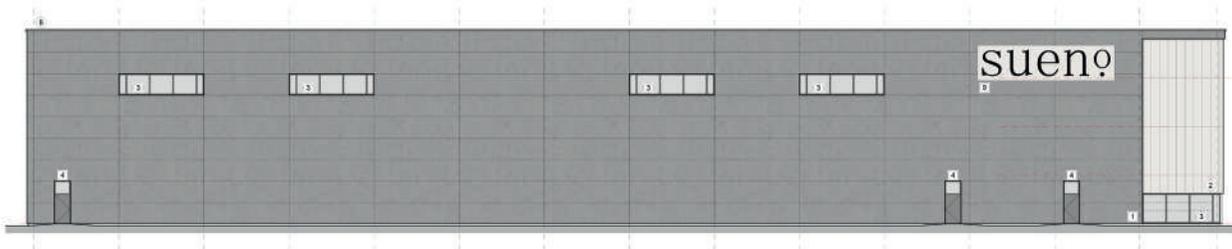
Front Elevation
(South Elevation)



Rear Elevation
(North Elevation)

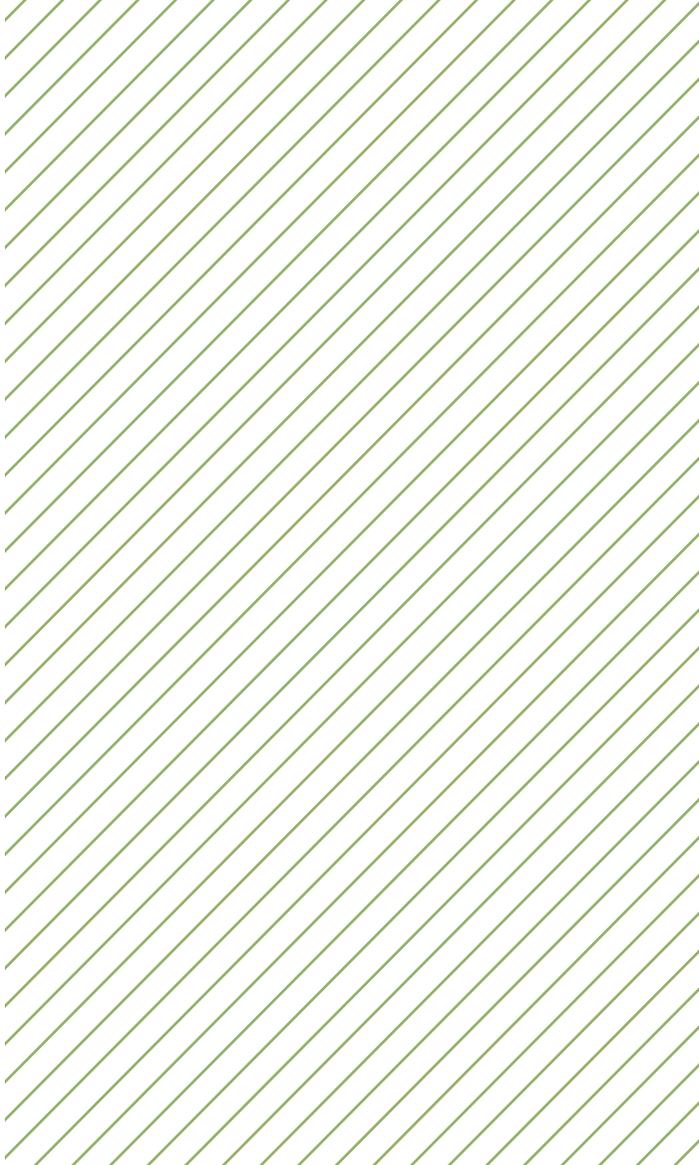


Side Elevation
(East Elevation)



Side Elevation
(West Elevation)

- 1 Pre-cast concrete panel facade system
- 2 Polyester powder coated aluminium glazed screen, windows & doors.
- 3 Translucent poly-carbonate panel facade system



4.0

Exterior
Precedents

4.1

Exterior Precedent

CONCEPT PLANT FOR THE PRODUCTION OF SOLAR CELLS



4.2

Exterior Precedent

JOÃO MENDES RIBEIRO - ADÉMIA OFFICE BUILDING AND INDUSTRIAL WAREHOUSE

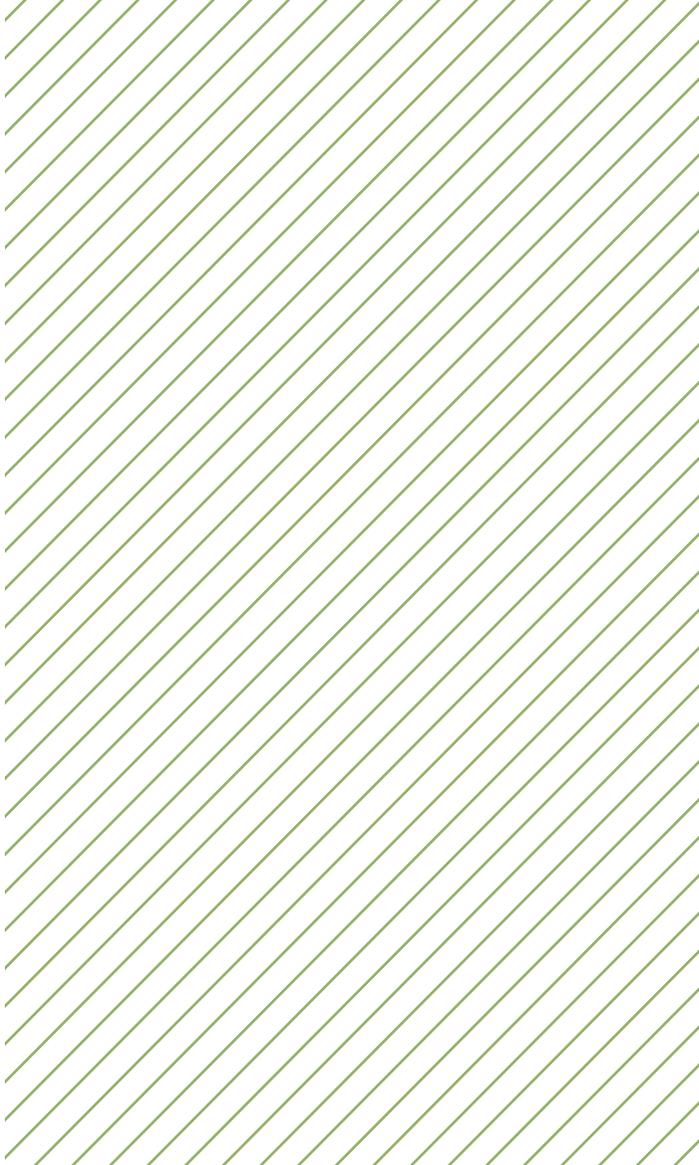


4.3

Exterior Precedent

ÖSTERMALM'S TEMPORARY MARKET HALL





5.0

Exterior Concepts

5.1

Exterior Concept Option 1



5.2

Exterior Concept Option 2



5.3

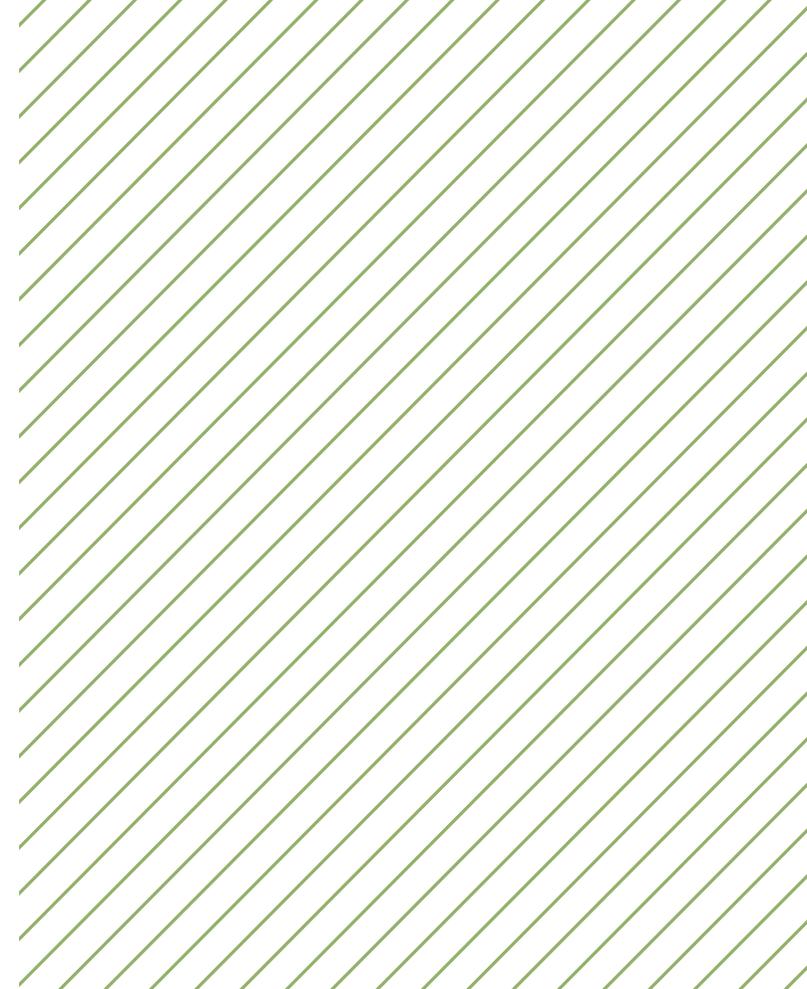
Exterior Concept Option 3



5.4

Preferred Exterior Concept - Planning Application Scheme





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