

## Heritage statement

Land at; 12 George Street, Ravensthorpe, Dewsbury, WF13 3LL.



### Design Solution

The Existing Storage Building have had Approved Planning Application Reference 2019/62/91068/E Land at: William Street, Ravensthorpe, Dewsbury, WF13 3LW.

The Building Structure is constructed of Dark Green Metal Cladding up to wall Height 3400mm and Roof at Metal Sheets Apex Design at Ridge Height 5000mm.

The development proposal has been designed taking in to consideration the application site and its surroundings, including the presence of some nearby residential occupiers, namely the row of terrace dwellings along William Street and the small number of adjacent dwellings along George Street.

The main access and to the proposed units would be from George Street where there are already a range of other industrial and commercial uses which use this street as access. Given the size of the proposed unit 14M Length and 8M Width, which was intended to provide a self-contained storage space is now change of use of TEE MOTOR Garage. The Development is brought into use for Tyre and Minor Mechanical work where Existing Parking area to Rear George Street Nearly 5 metres away from 1400mm Pathway was Hardened Concrete Surface and Building

Internally with Strip and Raft Foundation for Structural Strengthen on Hard Surface. at least 1 Electric vehicle Re-charging Point is installed to side of Proposed Garage.

Proposed main Entrance is from George Street rather than William Street regarding William Street compromised of Domestic Houses Row were considering of disturbance to people living in the street to Avoid this, George Street is quiet and industrial street and has few Domestic Houses. The Owner of Proposed TEE MOTOR Garage own the Property N0-10 to use half of Garden Area for Short time Customer Car Parking rather than Parking on George Street, there is adequate space within the site for vehicle movements and Parking,

### **Design Principle**

The development is General Permitted development order 2015.

The proposed materials reflect the nearby built form and largely what is currently on site, including the proposed use of metal cladding in a dark green colour. The varied palate of materials between would clearly breaks up the façade. The style of building proposed is common within the locality, including directly opposite the side on George Street.

The development proposal has been designed to minimise any potential impact to nearby residential occupiers. The existing garage building comprises 42m<sup>2</sup>; the replacement would proportionally increase the unit size. The height of the proposed building would be lower than the height of the surrounding built.

As previously set out and as evidenced overleaf, the locality is characterised largely by industrial / warehouse units with some residential uses intertwined. The B2/B8 uses generally operate during the day time only with no known adverse impact to living conditions and there is no reason to suggest the proposal (operate Monday-Saturday 9am-7pm) would also be compatible in these respects. This element can be controlled by condition. To summarise on these matters, the proposal is considered to be compatible with respect of UDP Policies BE1 Design principles and BE2 Quality of design.

The Existing Drainage was in accordance and satisfaction of Building Control Legislation. as well as in the interests of satisfactory and suitable drainage to comply with National Policies.

### **Significance of the Asset**

The asset is considered to be significant as it is prominent in the area scene and the agricultural Building is prominent for Generating Business to occupied.

Opening Hours for Proposed Change of use from Storage Unit to Garage Days a week 09:00AM To 7:00PM

### **Scale**

The Scale of the Existing Building is proportionate to the 42.2Msq scale of Proposed Planning in Size.

## **General Design issues Related to Climate Change**

Climate change could potentially have significant impact on many aspects of performance of buildings. A prime example of increased uncertainty is illustrated by the recent increase in severe flood events which have prompted the Association of British insurers (ABI) for reducing impact external gullies.