# APPLICATION FOR PLANNING PERMISSION

FOR

# ERECTION OF TWO STOREY COMMERCIAL PREMISES WITH OFFICES / WORKSHOPS, AND DETACHED STORE

AT

LAND AT
(FORMER PERSEVERANCE HOUSE)
ST ANDREW'S ROAD
HUDDERSFIELD HD1 6RZ

ON BEHALF OF

arrowselfdrive

DESIGN AND ACCESS STATEMENT

DATED: MAY 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
EMAIL: paul.briggs@northerndesignpartnership.co.uk

## 1.0 – THE SITE AND PLANNING HISTORY

1.01 - The site is located on the East side of St Andrew's Road in Huddersfield. The site was previously home to Perseverance House, which was occupied by Kirklees Neighbourhood Housing, see images 1 and 2. This building was demolished in recent years.

Image 1 - The Former Perseverance House from St Andrew's Road.

Image 2 - The Former Perseverance House from Turnbridge Road

1.02 - Perseverance House was demolished in 2022/3 and the site cleared, see images 3 and 4.

Image 3 - The Cleared Site as viewed from the North

Image 4 - The Cleared Site as viewed from the South

1.03 - The site has an area of 6,670 sqm, and is located in an area dominated by commercial and industrial premises.

## 2.0 - THE APPLICANTS

2.01 - Arrow Self Drive were first established in 1987 as Arrow Commercial Centre, with a stock of 3 vans.

2.02 - Arrow Self Drive are an independent family run business with a headquarters in a premises at Hazel Grove, Linthwaite in Huddersfield.

2.03 - The premises at Huddersfield also houses a series of workshops where Arrow carry out their own repairs and servicing. Due to the success of the business, the Hazel Grove site is no longer suitable for the scale of the current business.

2.04 - In addition to Huddersfield, Arrow Self Drive have six other branches in Barnsley, Knaresborough, Leeds, Sheffield, Bradford and Wakefield, all with in-house workshops. Their fleet of vehicles exceeds 2000.

2.05 - Arrow Self Drive have a strong desire to maintain their headquarters in Huddersfield. Arrow purchased the site from Kirklees Council in 2023 as it provides a perfect site and location for them to do this.

## 3.0 – PROPOSALS

3.01 – The proposals are to erect a two storey premises working on a similar footprint as Perseverance House. Indeed the existing foundations remain and it's the applicant's intention to utilise and extend them to suit the proposals.

3.02 - The new premises will house offices on both floors at the South, and entrance, side of the building. This will enable the use of the existing gated site access which will be in close proximity to the main building entrance.

3.03 - To the North of the offices will be a series of workshop bays to service and maintain the range of vehicles Arrow Self Drive provide. These workshops will be double height to allow for the hoisting and lifting of vehicles.

3.04 - To the North East of the main building will be vehicle storage unit. This will house vehicles that are awaiting repair. This will also be two storey to allow for higher vehicles.

3.05 - Adjacent to the storage building a small enclosure will be formed to screen the vehicle waste oil tank, see the environmental section.

3.06 - The proposals will include a new gated entrance. The main gate will be open during office opening times and will lead to a number of visitor parking spaces. A second gate will be secured and only opened for staff parking and access to the main vehicle car park and workshop/stores. The general public will have no access to these areas.

3.07 - The main building is designed with glazed entrance and staircase features to the South side. These features will be enclosed with red box cladding to mirror the corporate colouring of Arrow Self Drive. The proposals are to break up the roadside elevation with darker cladding on the structural bay lines. The light grey cladding will sit on a plinth of stone coloured brickwork.

3.08 - The roof will have a shallow pitch with the eaves overhanging. On the roof the arrow form will be highlighted in a darker cladding. The roof will also accommodate solar panels on the South face.

3.09. - Eastern elevation will be have a series of shutter doors which will provide access to the workshops and service bays.

3.10 - The detached storage building will be finished to compliment the main building.

**4.00 - HIGHWAYS AND ACCESS**

4.01 - The proposals utilise an existing gated vehicle access. Image 4 shows this access, which is directly off St Andrew's Road with an extensive existing drop kerb.

4.02 - The number of staff working from the new premises will be significantly less than Perseverance House when fully functioning.

4.03 - Arrow Self Drive does not target general public usage, with the majority of rentals being commercial, often on long term contracts. This minimises the amount of day to day visitors and hence vehicle movements.

4.04 - The site is close to the main centre of Huddersfield and the associated public transport links for staff and visitors.

4.05 - The site topography ensures level access into the building will not be an issue.

## 5.00 - ENVIRONMENTAL

5.01 - The proposals include the installation of solar panels on the South facing roof. These will generate renewable energy to supply the offices and some equipement.

5.02 - The workshop area will accommodate an underground tank which will harvest some of the rainwater from the roof. This rainwater will be sued to clean vehicles and external areas.

5.03 - The site will include a bunded vehicle waste oil container. Arrow have a contract with a registered company that removes the oil from site and deals with the waste in a considered way.

5.04 - An Initial Flood Risk Assessment has been carried out and is submitted.

5.05 - An initial contaminated land study has been carried out and is submitted.

## 6.00 - BIO-DIVERSITY

6.01 - There are no current bio-diversity features on the site. The proposals will include a low maintenance green planted screen along the roadside to soften the building and to provide a bio-diversity net gain.

## 7.00 - DRAINAGE

7.01- There is existing foul and surface water drainage on site, previously serving Perseverance House. This drainage is to be re-used, noting that the levels of drainage into the main sewer will be significantly lower than the previous use. The proposed number of staff is reduced from the former offices which will generate less foul water drainage.

7.02 - In terms of surface water drainage, it is accepted that the current proposals will have a larger surface area of roof than the previous building. However as mentioned in 5.02, the proposals will include a water tank that will harvest surface water for cleaning vehicles. This will act as a attenuation system, reducing the flow into the sewer.

## 8.00 - CONCLUSIONS

8.01 - The proposals are wholly appropriate for the site in terms of usage, scale and appearance.

8.02 - The proposals will ensure a local established company will remain in Huddersfield and make use of a vacant brown field site..

8.03 - We therefore trust that Kirklees MC can support this application.