

Phoenix Textiles

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Design and Access Statement

Redevelopment of Existing Warehouse

Phoenix Textiles Ltd, Wood Street, Wakefield
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I. Design Considerations

I.1. Physical Assessment

Phoenix Textiles produce and manufacture bespoke textiles across a number of sites and properties in the Scissett / Clayton West Area. The existing building at Wood Street comprises 2270sqm of manufacture, storage and distribution.



Figure 1 - Aerial Image of Site

The site comprises a number of attached buildings of various styles, scale and appearance, with a range of materials to the walls including brick, stone and cladding, and the roofs ranging from cement cladding panels, steel cladding panels, rooflights and slate tiles.

Generally the building is dated, of poor architectural quality and no longer fit for purpose for the clients changing business operation needs.



Figure 2 - Images of Existing Building

The surrounding area consists a mixture of industrial buildings and retail units immediately to the north and south of the site. The River Dearne runs under the building through a culverted section.

I.2. Social and Economic Assessment

Phoenix Textiles is a long-established company, producing and manufacturing textiles spanning nearly seven decades.

The site has become a destination within the textiles market which appeals to Phoenix's customers and the site attracts numerous customers both nationally and internationally. These customers will no doubt stop at local shops, cafes and takeaways and this should provide a significant economic contribution to the local businesses of Scissett on a regular basis.

These proposals will enable the client to sustain this well-established and sustainable business in this location for the foreseeable future.

I.3. Evaluation

The applicant is in need of good quality, practical and efficient storage and distribution space. The existing premises at Wood Street is inefficient in design due to varying internal floor levels, is of poor architectural quality and impractical for good quality storage. The site has been extended over previous years unsympathetically and the site would benefit from redevelopment,

2. Design

2.1. Proposed Use

The proposed redevelopment will be classified as use B8 Storage and Distribution.

2.2. Amount

The existing warehouse has a GIA of approx. 2270m², spread throughout a number of adjoined buildings at varying floor levels.

The proposed warehouse has a GIA of approximately 1886m², including a small area for office and welfare for staff.

2.3. Layout

The proposed building has been located generally on the footprint of the existing buildings (existing footprint shown in red on the plan below) , but with a stand off considered to neighbouring buildings to ensure maintenance can be undertaken to both the applicants building and the neighbours buildings. The car park area to the north of the site has been extended and the building footprint reduced in this area.



Figure 3 - Proposed Site Plan (existing building to be demolished outlined in red)

2.4. Scale

The site is located on a sloped site, sloping down away from Wood Street. The existing building is cut in to the slope and therefore appears smaller than it is internally. The existing building

varies in size and scale. Due to the sloping site, there is no standard external level. The building height is between 5m and 10m dependant on its varying size and slope.

The proposed building standardises the design and scale. Again, when compared to the slope, the building appears smaller than it is internally. At its northern elevation facing Wood Street, the building has an eaves height of 9.1m and a ridge height of between 7.8m and 8.1m. The southern extent of the building has an eaves height 9.1m of and a ridge height of 10.1m.

2.5. Landscaping

Due to the restricted site boundary and existing building location, there is minimal potential for alterations to the landscaping. Some tree pruning / crowning / removal is required to the South of the site to facilitate the demolition and construction of the new building.

2.6. Appearance

The building has been designed to be of a standardised style, replacing the random and poor quality building that is currently present. Care has been given to keep the appearance of the building in keeping with the surrounding units.

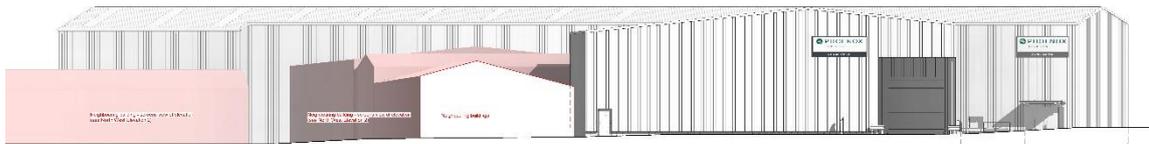


Figure 4 - Proposed Elevation

The proposed walls are to be a trapezoidal vertical cladding in goosewing grey with trims and flashing in merlin grey. The roof will be a trapezoidal cladding in goosewing grey with transparent GRP rooflights.

3. Access

Vehicular and pedestrian access from Wakefield Road is via Wood Street, a privately owned access to the industrial park and applicants site. The applicant has a right of access over this, as part of a redesign to the Wood Street junction that enabled the neighbouring development to have sufficient access.

Whilst an entire new building, HGV access has been designed to be retained in the same location, however improvements have been made to the gradient of the ramp, length of ramp and width of ramp. Additional parking, including a disabled space and EV charging, have been provided.

The main entrance is located to the south of the site and accessible via stairs or a ramp due to level changes. Pedestrian doors are located around the building for staff fire escape. Internally there are no stairs or level changes.