



**Jewson, Huddersfield, 213 West Yorkshire, HD1 6PT
Stark Building Materials Ltd.**

Design & Access Statement

December 2024

Issue 01 - Draft – 06.12.2024
Issue 02 - Planning – 10.12.2024

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Aerial view

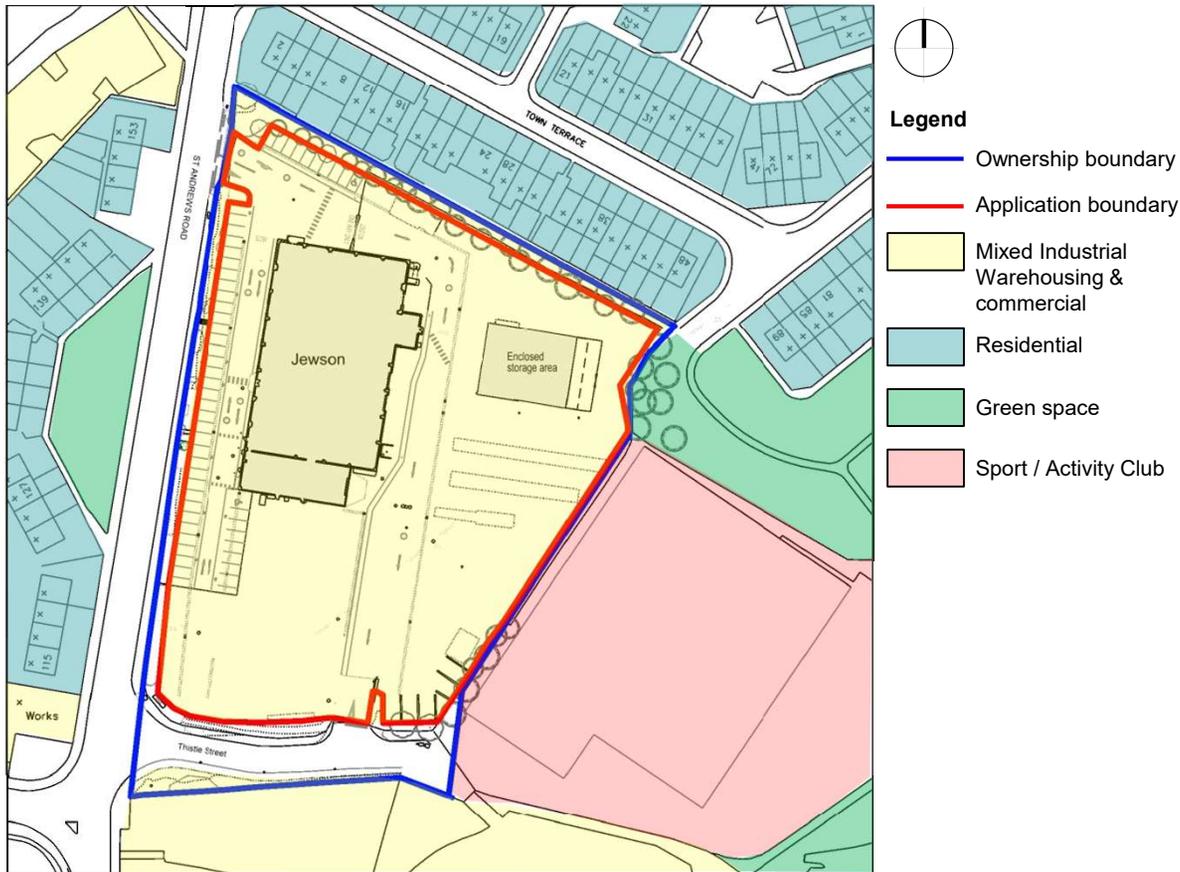
Existing aerial view of the area surrounding Jewson Unit.
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1.0 Introduction

This Design and Access Statement has been prepared on behalf of Stark Building Materials in support of a planning application for the demolition of part of the existing Jewson's building in order to erect the new extension. In addition, the existing timber storage will be demolished and replaced with a new covered external racking area. The associated works to include alteration to the fencing between the service yard and parking area, new van and EV charging spaces, as shown on the submitted plans.

This statement is submitted as part of an application for planning permission and aims to consider the site and its surroundings, relevant design policy guidance and the design principles and rationale behind the development of the site.

The statement should be read in conjunction with relevant reports submitted with this application.



Existing Jewson Unit and its surroundings

2.0 Existing Site

The site is located to the northwest of Huddersfield, West Yorkshire, just off St. Andrew's Road.

The application site is bounded to the north by terraced two storey residential properties, to the west by St. Andrew's Road, with vehicle access to the site and to the south by Thistle Street Leading to the football/activity club located to the east of the site.

There are two existing buildings on the site occupied by Jewson, the main warehouse and sales area, situated to the west of the site and an enclosed storage area situated to the east of the site.

The main yard provides facility to store bulk materials not affected by weather such as bricks, blocks, sand and aggregates together with fencing. Customer carparking is located to west of the main building, separated from the main service yard by a palisade fence.

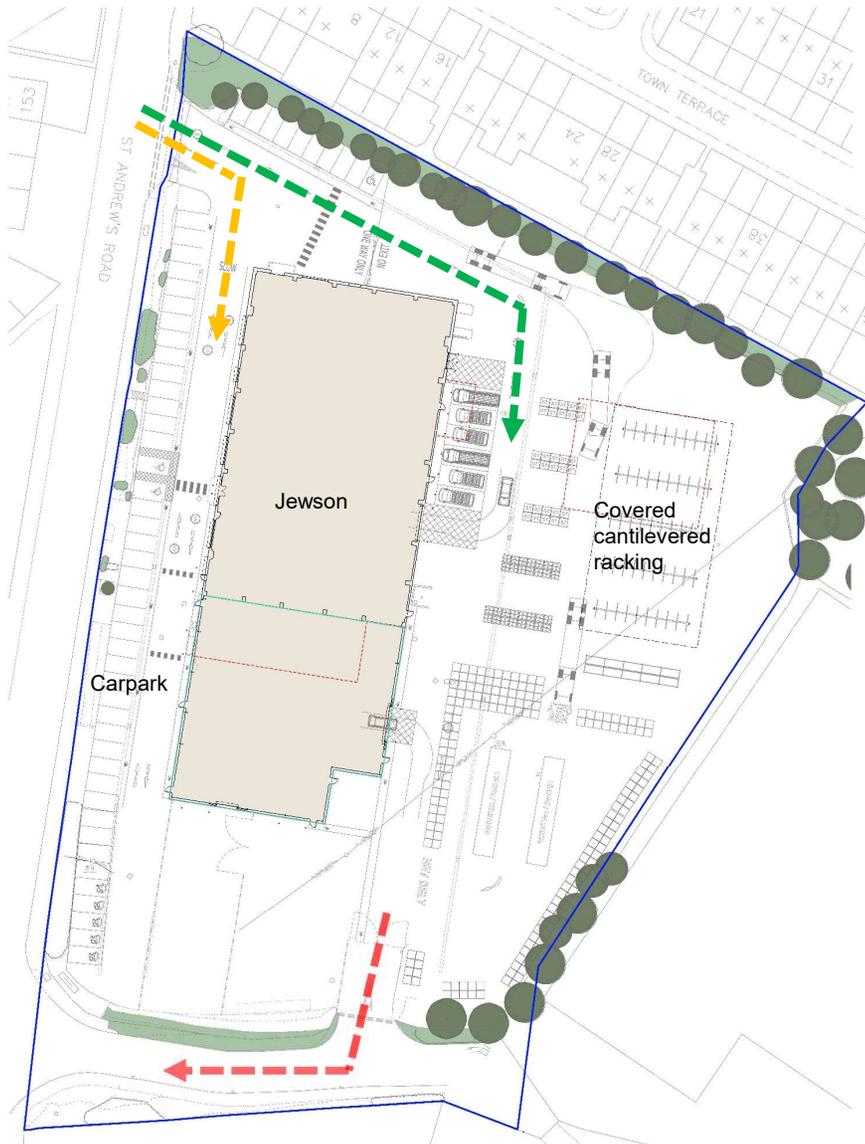
The application site is relatively flat. The roads along the west and south of the site are approximately 1m higher than the application site. The soft landscaping forms the bank between the access road and the site.



3.0 Redevelopment Proposals

The proposal development will involve the demolition of the single storey entrance, part of the main building at the south end and the timber storage building to the east of the site. The number and location of the proposed roller shutter and fire exit/personnel doors have been revised to suit the proposed layout

The reconfiguration of the external storage area will provide further improvement to the storage and circulation area while retaining the customers carpark to the west and HGV's to the east of the site separated by a new palisade fence. As a result, the entrance lobby to the east elevation has been removed.



4.0 Proposed Layout

The proposed development will involve the extension of the existing main building to the south and erection of a new canopy over the cantilevered racking to the east. Existing door and window locations and sizes will be adjusted to suit the new layout.

The proposal will include a new drive through facility within the warehouse to allow vehicles to enter the building for collection purposes.

Legend

-  Delivery access route
-  Delivery exit route
-  Public access route

Proposed Site Plan



Existing aerial view of Jewson Unit surrounding area.
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5.0 Scale

The proposed extension has been designed and positioned so that it will align with the existing west and east elevations. The proposed recess to the southeast of the new extension has been carefully designed to avoid existing easements within the site.

The overall height to the ridge of the existing building is approx. 9.8m from the slab. The proposed extension will have no additional impact on surrounding occupiers and buildings.

The proposed canopy to the cantilevered racking area will stand at approximately 7.9m above the ground level, approximately 0.5m higher than the existing timber storage.



6.0 Landscaping

The proposed development will not encroach into areas where there is existing landscaping.

 Application boundary



1. PROPOSED WEST ELEVATION



2. PROPOSED NORTH ELEVATION



3. PROPOSED SOUTH ELEVATION



4. PROPOSED EAST ELEVATION

7.0 Appearance

The elevational treatment to the new extension will consist of facing brick at low level and built-up insulated wall cladding system with a vertical profile cladding to generally match the existing. The roof over the extension will follow the shallow-pitch of the existing roof.

Existing and new external fire exit/personnel steel door sets to be decorated in Anthracite Grey. Existing window and glazed door frames to be redecorated in matching colour. Contrasting cladding trims to the new doors and roller shutters will be provided in light blue.

New insulated roller shutter doors have been introduced along the south and east elevation in Anthracite Grey.

To protect the building elevations, there will be new anti-ram bollards in orange Ral 2004 at key openings and parking locations.

All new materials and their assembly will be constructed to current building regulation standards.



Existing Site Access



Existing Transport links - All images Copyright 2024 Google LLC.

8.0 Access

Main site entrance, both for HGV and cars, is from the St. Andrew's Road via a secured access with additional gate to the service yard. A separate HGV exit has been allocated in Thistle Street. The site is relatively flat and existing pedestrian access into the retail building has been clarified via pedestrian route along the parking spaces as well as pedestrian crossings leading to the customer and office entrances.

Transport Links

Movement Networks

The site is accessible to pedestrians, cyclists and public transport users as well as cars.

Rail

The closest station is Huddersfield railway station approximately 1.5 miles from the site.

Bus

There are bus stops in Leeds Road, approximately 0.2 miles from the site, served by No 202,203,229 and K72 buses providing comfortable connection between the site and Huddersfield city centre.

Cycle

There are no dedicated cycle routes.

Car

The site has good road connections to local hubs as well as M62 via Huddersfield ring road.



Disabled Access

In accordance with the Equality Act 2010 and Approved Document (AD) Part M Volume 2, 2015 edition, Section 0.13 and 0.14(i) a and c, the following provisions have been made:

- People regardless of age, disability or gender are able to reach the principle entrance to the building from the customer and staff car park within the realms of the site boundary.

- In addition to the existing accessible parking space to the front of the customer entrance, 2 no new accessible parking spaces has been provided opposite the staff entrance.

EV Charging

5 no new EV charging spaces has been added to the extended customer/staff carpark.



View 1 – view towards existing site access



View 2 – view from site access to existing Jewson unit

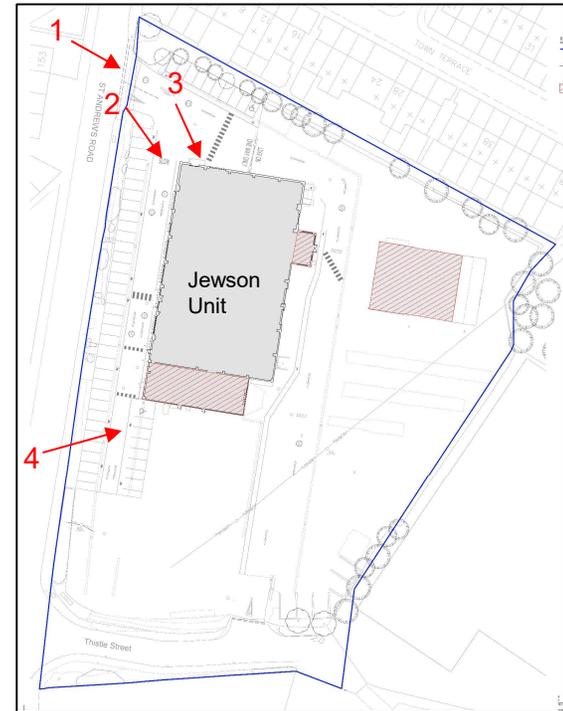


View 3 – view toward existing Jewson unit



View 4 – view from St. Andrew's Road toward existing Jewson unit

9.0 Existing Site Photos



Key Plan

10.0 Planning Drawings

11731 L 001	Existing Site Plan
11731 L 002	Proposed Site Plan
11731 L 003	Site Location Plan
11731 L 004	Existing Block Plan
11731 L 005	Proposed Block Plan
11731 P 001	Existing Ground Floor Plan
11731 P 002	Proposed Ground Floor Plan
11731 P 003	Existing Mezzanine Floor Plan
11731 P 004	Proposed Mezzanine Floor Plan
11731 P 005	Existing Timber Warehouse
11731 P 006	Proposed Canopy
11731 E 001	Existing Elevations
11731 E 002	Proposed Elevations