Temporary Veterinary Surgery

At Riverside Works, Woodhead Road, Honley HD9 6PW
On Behalf of Donaldson’s Vets Ltd

Design & Access Statement

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Author:	Kevin Dawson	Kevin Dawson	Kevin Dawson
Position:	Director	Director	Director
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Notes:			

1.0 Introduction / Use

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1.1.1 Our client (Donaldson's Vets Ltd) have submitted a planning application for the construction of a new veterinary surgery in the area denoted by the number (1) on the adjacent diagram.

1.1.2 The majority of the wider site falls within the Priority Employment Area for which we have already received PreApp advice indicating that the principle for the development of a Veterinary Surgery would be acceptable subject to more detailed design considerations.

1.1.3 A planning application for a new surgery building is currently pending determination (application reference: 2024/90548).

1.1.4 Our client would like to construct a temporary surgery in the area denoted by the number (2) on the adjacent diagram.

1.1.5 Our client is keen to begin offering veterinary services to the people of Honley and to establish a prescence on the site whilst the proposed new veterinary surgery is procured and constructed (should the Local Authority be minded to approve plannng application reference: 2024/90548.

1.1.6 The temporary surgery would be in place for a maximum of three years and would be removed from the site at the end of this period.

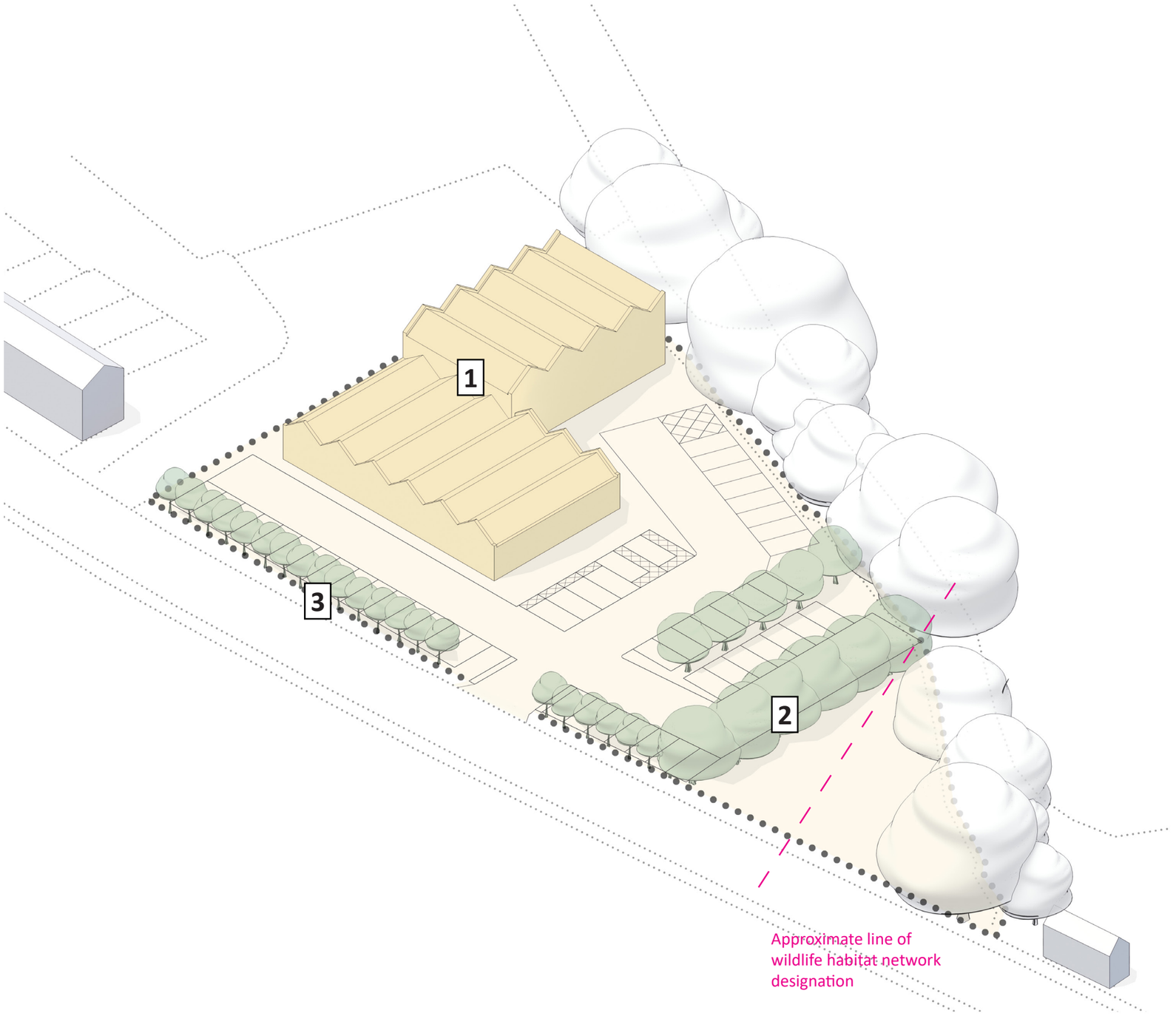
1.1.7 A number of car parking spaces would be provided as part of the proposition, these would remain in place at the end of the three year period.

1.1.8 An area covered by the Wildlife Habitat Network (Woodland) covers part of the southern portion of the site.

1.1.9 Siting a building in the Wildlife Habitat Network is potentially problematic as Local Plan Policy LP30 (Biodiversity and Geodiversity) states that the council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the Kirklees Wildlife Habitat Network.

1.1.10 It is proposed to form a new vehicular / pedestrian access to the site from Woodhead Road as part of plannng application reference: 2024/90548. The access would be located in the position of the number (3) on the adjacent diagram. This is likely to be the access point for any construction traffic during the construction phase of the proposed new veterinary surgery as well as for members of public / staff who would be using the temporary building.

Figure 1:
Diagram; Aspirations On / Beyond The Appliction Site



Key:

2.0 Amount

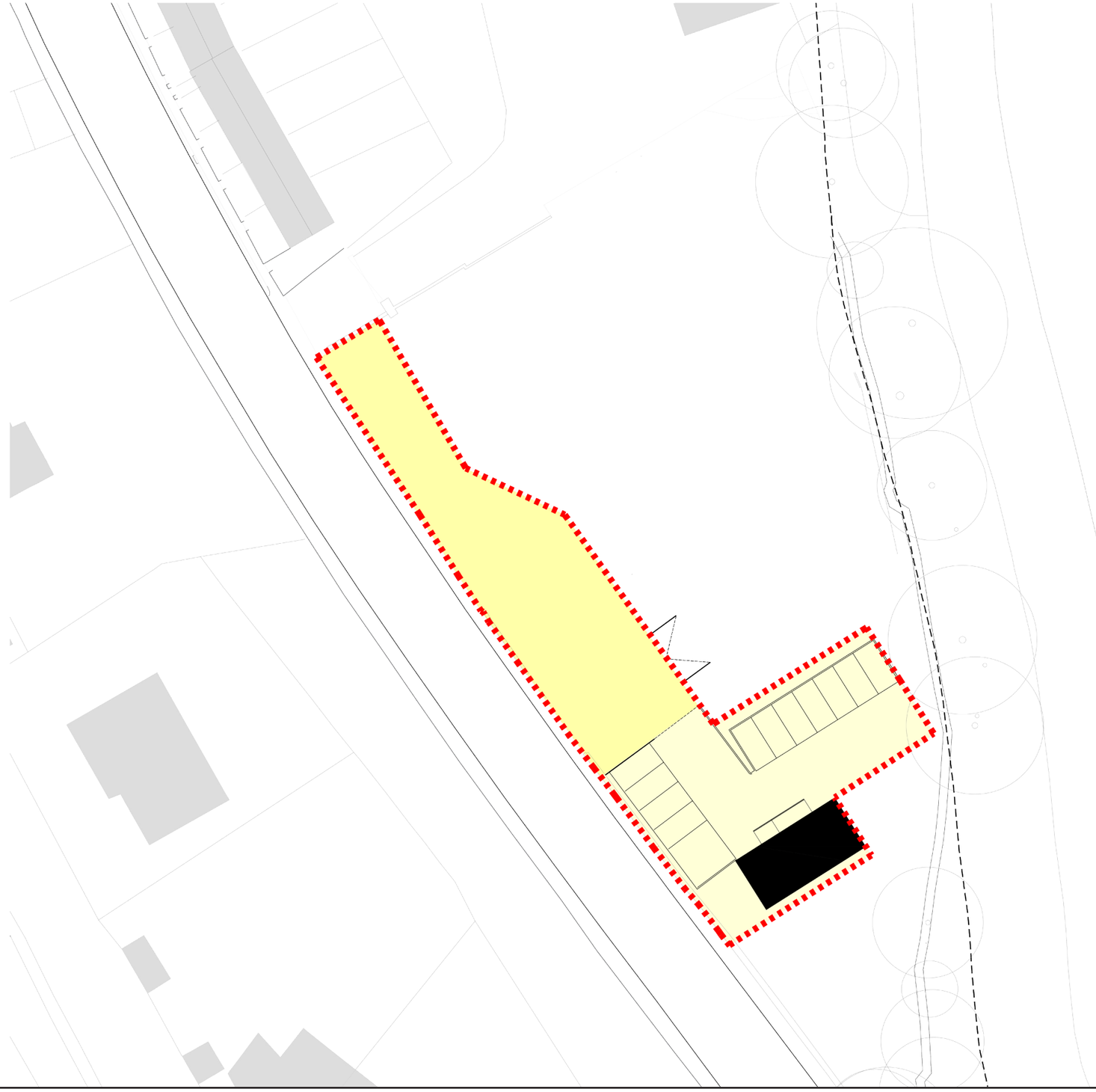
2.0 Amount

2.1.1 The site layout relating to the planning application for a temporary surgery is shown on the diagram opposite.

2.1.2 The application site boundary is indciated by the red, dotted line and totals approximately 1,115 sq.m (0.1115 HA).

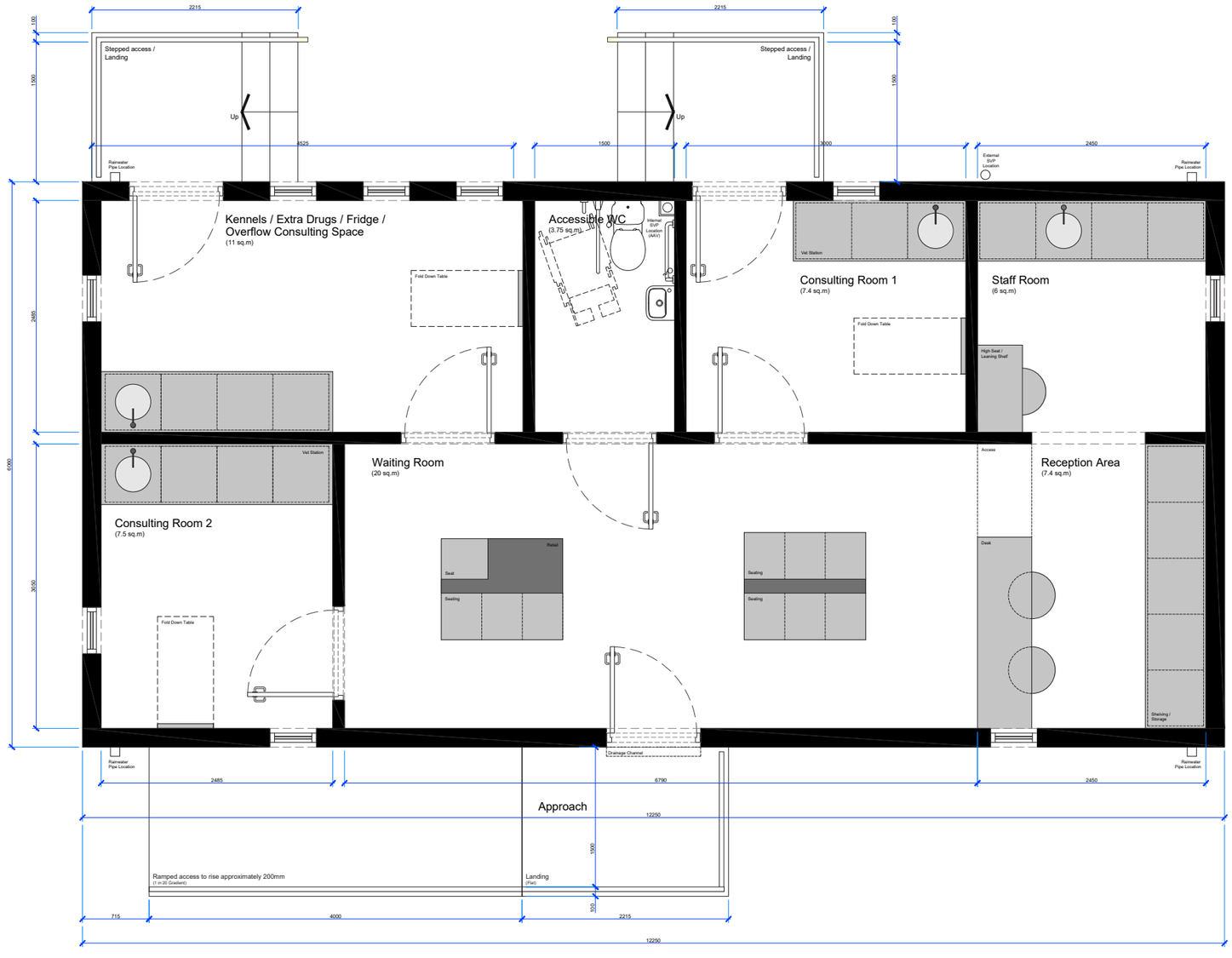
2.1.3 The location of the proposed temporary surgery building is indicated by the black rectangle with a ‘B’ letter, the gross external floor area is approximately 75 sq.m.

Figure 2:
Site Plan Drawing



2.1.4 The proposed temporary surgery building has a gross internal floor area of approximately 67 sq.m with the layout being as shown opposite.

Figure 3:
Temporary Building Floor Plan Drrawing



3.0 Layout

3.0 Layout

3.1.1 Number 1 on the adjacent site plan drawing indicates the location of the proposed permanent veterinary surgery which is subject to a planning application for a new veterinary surgery building which is currently pending determination (application reference: 2024/90548).

3.1.2 The proposed veterinary surgery building would be accessed using a new junction with Woodhead Road in the location of the Number 4 on the site plan.

3.1.3 Number 2 on the adjacent site plan drawing indicates the location of the proposed temporary veterinary surgery building.

3.1.4 Number 3 on the adjacent site plan drawing indicates the location of proposed new car parking spaces which will serve the temporary surgery building. It is intended that these spaces will have a temporary surface for the period that the temporary surgery would be in use and that they would then be sealed / surfaced and used in connection with the new, permanent building (1) should the Local Authority be minded to approve planniing application reference: 2024/90548.

3.1.5 Number 4 on the adjacent site plan drawing indicates the location of the proposed vehicular / pedestrian access to the application site. It is intended to utilise the existing dropped kerb to provide access to / from Woodhead Road (photographs indicating the existing condition are included on the following pages of this document). This junction would also be used by construction traffic to access the site of the proposed permanent surgery should the Local Authority be minded to approve planniing application reference: 2024/90548.

3.1.6 Number 5 on the adjacent site plan drawing indicates the location of an area of existing hardstanding which will form a temporary surface to provide vehicular access to the temporary surgery site.

3.1.7 Number 6 on the adjacent site plan drawing indicates the location of a gate to provide access to the site where the new, permanent surgery building is located. This would be used by construction traffic to access the site of the proposed permanent surgery should the Local Authority be minded to approve planniing application reference: 2024/90548.

Figure 4:
Site Plan Drawing

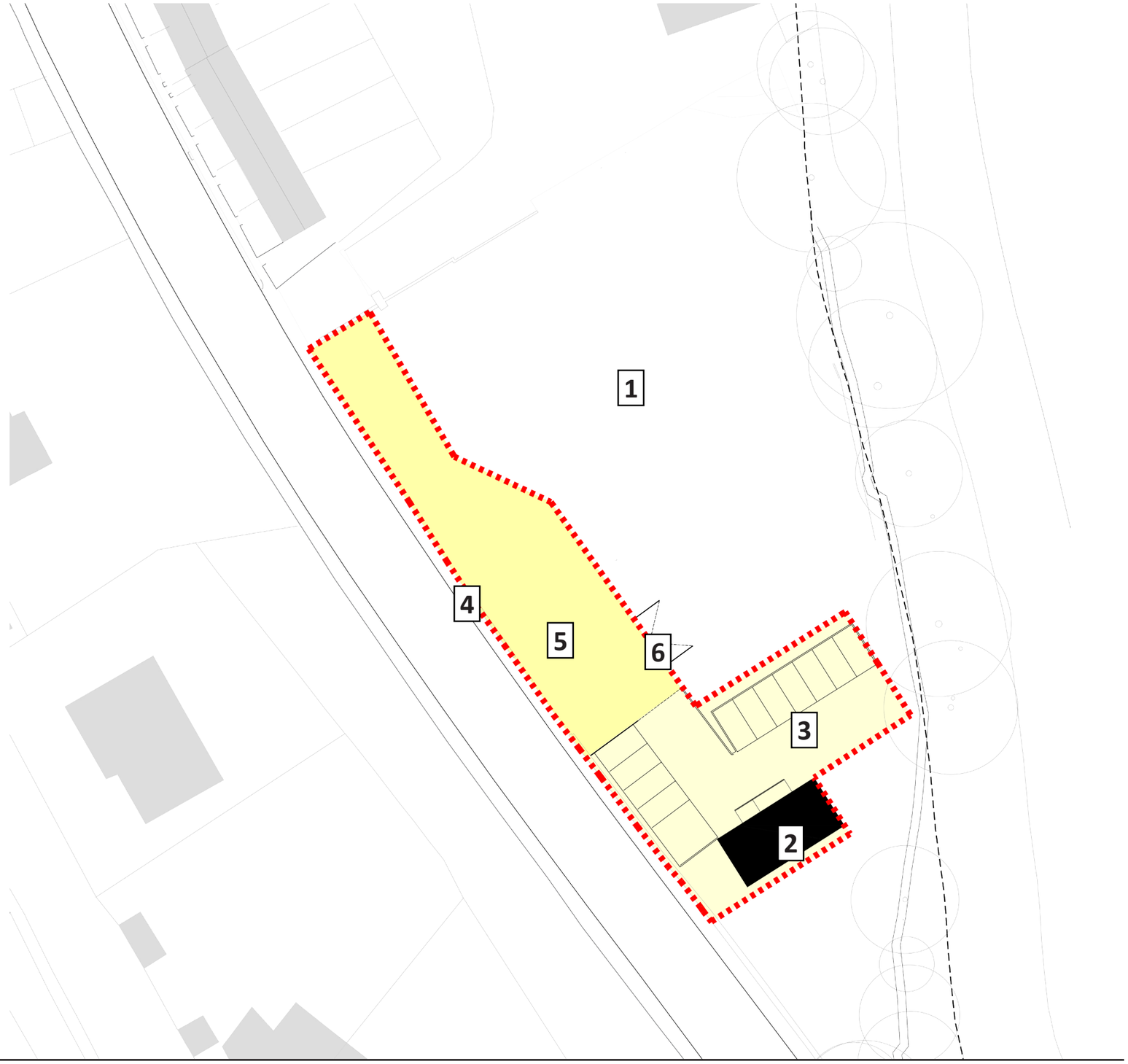


Figure 5:
Photograph llustrating the existing condition
at the junction with Woodhead Road



Figure 6:
Photograph llustrating the existing condition
at the junction with Woodhead Road



4.0 Scale

4.0 Scale

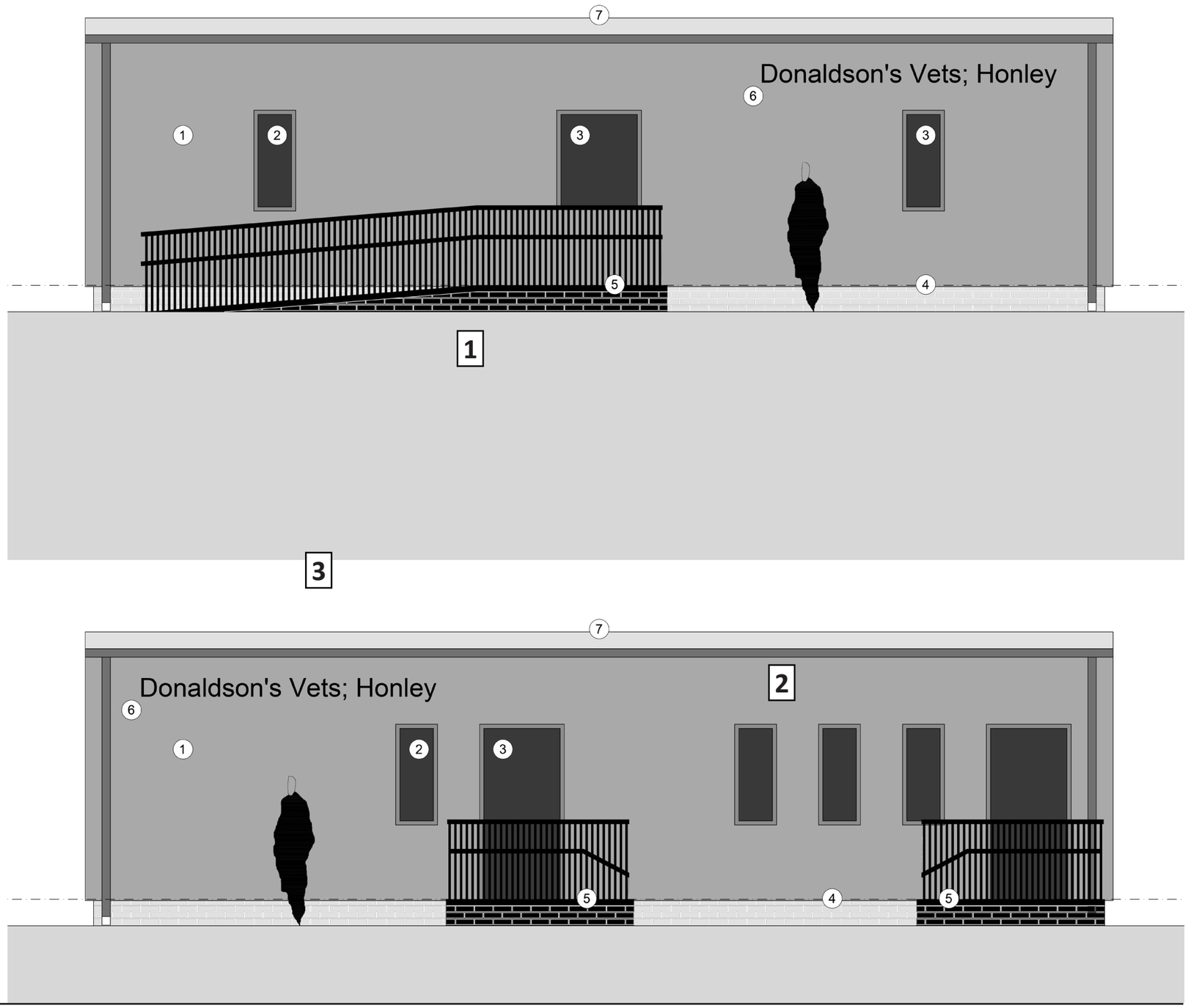
4.1.1 The proposed temporary surgery building will be a pre-fabricated unit which is brought to site and installed on a new base. The base will be formed of concrete foundations with engineering brickwork at low level.

4.1.2 The building will be small and single storey in height.

4.1.3 The building will be set down from the level of Woodhead Road which is somewhat higher than the level of the site at its southern end.

4.1.4 The surgery needs to be accessible so a ramp will be constructed to the public entrance door. Stepped access will be formed to the other doors which are for use by staff only.

Figure 7:
Elevation Drawing



5.0 Appearance

5.0 Appearance

5.1.1 The proposed temporary surgery building will be constructed using the following materials:

1 Temporary building wall,
Engineering Brickwork

2 Temporary building window,
Material to be confirmed

3 Temporary building door opening,
To receive aluminium framed glazed door

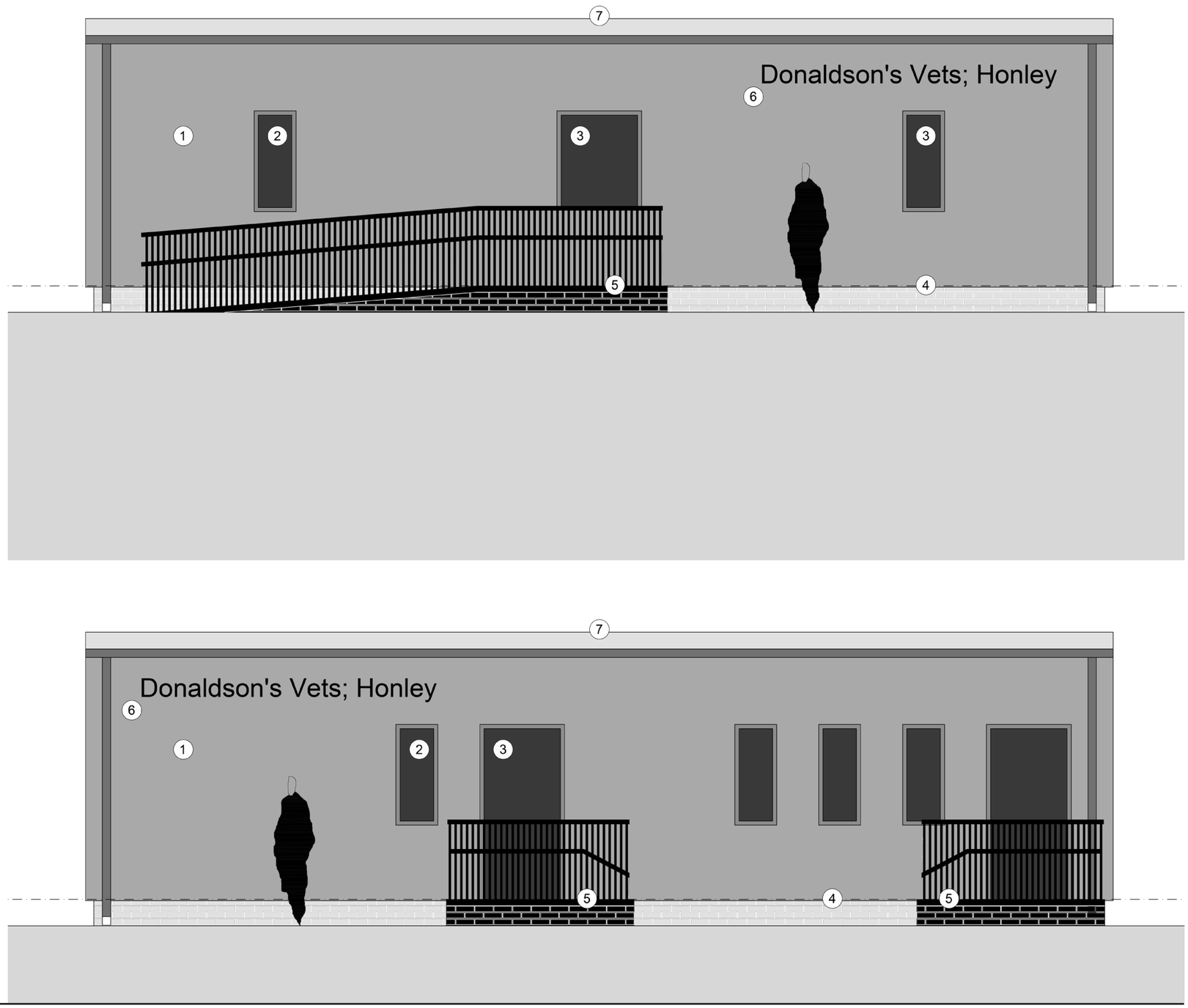
4 New Plinth to be formed around the base of the imported temporary building,
Facing material to be a Natural Stone Brick

5 New Access Ramp / Steps to be formed in the locations shown on plan,
Facing material to be Engineering Brick,
Balustrading / Handrails to be mild steel (painted blue)

6 New lettered signage to be fixed to the side of the temporary building (non-illuminated)

7 Temporary building roof,
Membrane (grey)

Figure 8:
Elevation Drawing



6.0 Access

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Figure 9:
Site Plan Drawing

