Full Plans Application Design and Access Statement

The application relates to proposed works at

Polyseam
St Andrews Road,
Huddersfield
HD1 6SB

Introduction
The Design and Access Statement accompanies the full planning application for the proposed 2no. Silos Installation at Polyseam Ltd on St. Andrews Road, Huddersfield.

Polyseam independently manufacture first-class brands for the majority of the world's leading suppliers since 1993. They specialise in the development of professional sealants, adhesives and fillers for almost any substrate or application.

The intention of the Design and Access statement is to help the local Authority understand the process of thought involved in the Silo proposals and demonstrate there has been consideration through the design of the location, and choice of materials.

This document is to be read in conjunction with the submission drawings listed on the planning application form.

Fig 1: A photo of the Polyseam Factory Building as taken from St Andrew's Road.

Background and Need
Polyseam was established in 1993 and has worked hard to build a solid reputation as an 'own brand' manufacturer of adhesives, sealants, fillers, and passive fire protection products, as well as manufacturing for many well-known global brands.

The comprehensive manufacturing experience and capabilities, matched with dedicated research and development investment has allowed Polyseam to grow into a market-leading construction materials manufacturer.

In 2017 Polyseam moved into a new, purpose built, factory based in St Andrews Road, Huddersfield and in 2020 completed extension works to increase the capacity further. During this time Polyseam has also increased the number of staff, in all areas of the business, creating an additional eighty jobs.

The raw materials are delivered to the site in small sacks through large HGV transport. Once they arrive, it is important they are stored in a covered and dry area inside the existing warehouse and cannot be stored outside. Keeping the materials dry protects them from damage and ensures they are ready for use when needed.
The warehouse needs to be organized so that all materials are easy to access while also being safe and secure.

These materials are using up substantial portions of the warehouse, limiting space and impacting product production.

Fig 2: *An aerial photo of the site taken from the South – Courtesy Google Earth Pro*

Existing Site and Surroundings
The Polyseam building is located 0.5 miles east of Huddersfield town centre and adjacent the Shorehead Sainsbury's Superstore (across from the Broad Canal).

The site is well connected within Huddersfield, on St. Andrews Road and adjacent to the A62 Wakefield Road inner ring road.

The immediate land surrounding the existing site is occupied with existing industrial units to the north, south and east. The Board Canal and Sainsbury's are to the west of the site.

The site is bounded on the west with fencing and vegetation (& trees). The proposed silo's will be located adjacent to the building on this western elevation.

Access
Pedestrian and vehicular access to the site is from St Andrew's Road. The main car park is located to the northern end of the site.
The access road through the site (as used for material delivery and collections) extends around the perimeter of the building leading from the main entrance to the exit road at the southern end of the site.

The existing building is finished in black vertical cladding panels with engineering brick walling below the finished floor and DPC level.

The roof construction is made of composite roof cladding in multiple pitched configurations. A full height parapet wall hides the roof line out of sight and ground level.

Fig 3: Shows the existing appearance to rear elevation of the building.

The existing factory building is not listed or located within a Conservation Area.

Proposed Works

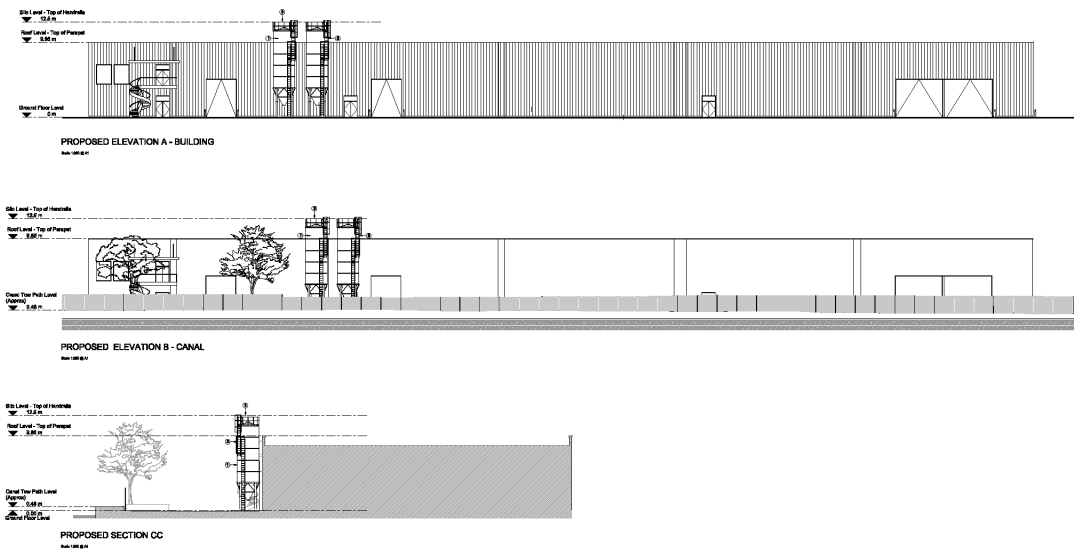

Fig 4: Proposed Elevation - See drawing PL04.

The proposals sought within this application are to install two large external material storage silos (approx. 12.5m tall) adjacent to the building along the rear (West) elevation and vehicle access road.

The new storage silos will provide storage for larger quantities of raw materials on site externally without taking valuable internal warehouse space. By having larger storage of quantities on-site this will reduce the number of deliveries needed to site and will also lower carbon emissions from transporting materials.

The silos will make the material production more efficient and a more environmentally friendly process, something Polyseam promote through their business ethos and environmental policies.

The proposals are designed to help Polyseam keep up with its growing demands and future plans. By implementing these changes, the company can reduce the manual handling done by workers which will also open up opportunities to create more jobs within the company as it expands.

Fig 5: An aerial photo of the rear elevation and access road – Courtesy Google Earth Pro

The silos will be sited at the rear of the building close to the warehouse and manufacturing processes. The silos will be positioned close to the existing elevation to minimise the impact on the local surroundings and the main goods vehicle access road. The silos will be coloured black in order to blend in and camouflage with the existing building.

Impact of the Proposal on its Surroundings
The proposed silo installation have no impact on any existing habitats on the site.

As the proposed silo area is within the middle of the overall Polyseam site and adjacent to the existing building, the proposed silos will have limited visibility from the site boundary or by the neighbouring properties.

Existing and proposed photomontages have been included within the applications drawings. These show the limited impact the new silos will have on the existing surrounding and neighbouring properties.

Accessibility
The new silos will have no impact on the existing buildings accessibility. All doors and exit routes will be remain clear along with the access road through and around the site. The positioning of the silos are as close as possible to the existing building to ensure they do not impact the goods vehicles access routes.

Reduction of Car Parking
The installation of the new silos will not affect any existing parking numbers on site.

Tree Preservation Orders
There are tree preservations orders in place for trees within the site, however due to the location of the proposed new silo's, no trees will be affected by the proposed works / installation.

Drainage Strategy
The installation of the new silos will not affect any existing drainage on site. The silo's will provide storage for materials only and will therefore not need any drainage connections.

Pre-Application Advice
A Lawful Development application was previously submitted in April 2025. The result of this application was to determined that a full plans application would be required for the Silo proposals.

Site Photos
Below are a number of site photos to assist with the full plans submission and provide further context for the application.

Fig 6: View from Sainsbury's car park.

Fig 7: View from tow path under Sainsbury's.

Fig 8: View from Quay Street bridge

Fig 9: View from tow path