

DESIGN, HERITAGE and ACCESS STATEMENT

Proposed Erection of 2no Industrial Units at Tower Works,
Birkhouse Lane, Paddock, Huddersfield HD1 4SF

for

Mr A Longo

The Existing Site and Business

The site is accessed from Birkhouse Lane, a one way road from the main Manchester Road and which changes to two way traffic at the entrance to the flats sited between the canal and the main road.

The whole site covers about 0.133 Ha and is virtually level, bounded by Birkhouse Lane to the West, the river Colne to the North and the canal to the South.

The present site is occupied by an industrial unit covering nearly half the area and a stone built office building in the North West corner.

A large timber clad tower features in the mid-side of the main factory which was in use when the factory manufactured boilers. This tower has been found to contain a substantial amount of Asbestos which has been investigated by a specialist Company who have been contracted to remove the building and dispose of the asbestos in accordance with regulations.

This is particularly important for the existing business which manufactures ice cream dispensing products for the food industry.

Although the old tower may have relevance to the site in general and other historic building surrounding the site the presence of Asbestos greatly outweighs any heritage importance.

DESCRIPTION OF THE PROPERTY

The property presently comprises a very large industrial unit. It is substantially built from brickwork and coursed stone with a corrugated roof supported on steel trusses.

There is also on the site a three storey stone built office building which is currently being refurbished.

THE SITE

The site is situated within a Priority Employment Area in the Kirklees Local Plan (ref: PEA20 Paddock Foot/Birkhouse Lane) and the proposals will increase employment in the area and enhance the overall use of this site.

THE PROPOSAL

The new factory units are just over 100m² each and include a small office and toilet, a small reception office next to the factory main entrance and storage for bicycles.

There is parking for two cars at the front of each unit which will have electric charging points. (32 Amperes)

Turning for factory vehicles is provided by the large yard at the front of the site which would be shared.

The new units would be of traditional construction, similar to the present factory unit and would comprise brickwork/blockwork walls, a central blockwork dividing wall and steel trusses supporting insulated profiled steel roofing. Trusses would be supported on the new walls and the existing main factory wall.

The new factory units would assist in creating work and manufacturing opportunities for upcoming businesses.