

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No **320070916P**

Date received

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

ASSURED ENVIR. SERVICES LTD
UNIT 1, THE OLD RING SCHOOL.
PARK ROAD, GILSBURN

Postcode BB7 4HT

Tel No: 01200 445 702

Question 1a

Name and Address of Agent

EASTHAM DESIGN ASSOCIATES LTD
9 ASH GROVE
WILTON GREEN, PRESTON

Postcode PR4 2NY

Tel No: 01772 682480

(Contact's Name J S EASTHAM)

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

AS APPLICANTS ADDRESS

Question 3

Accurate description of the proposed development (including site area if known)

PROPOSED EXTENSION TO THE REAR OF AN
EXISTING INDUSTRIAL BUILDING TO
INCORPORATE A NEW INTERNAL
1ST FLOOR AREA

Question 4

Type of application

Please state yes in the appropriate box

- a. Full application for a change of use not involving any building works ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☒
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

Layout ☐ Scale ☐ Access ☐ Appearance ☐ Landscaping ☐

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

d. Reserved Matters application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

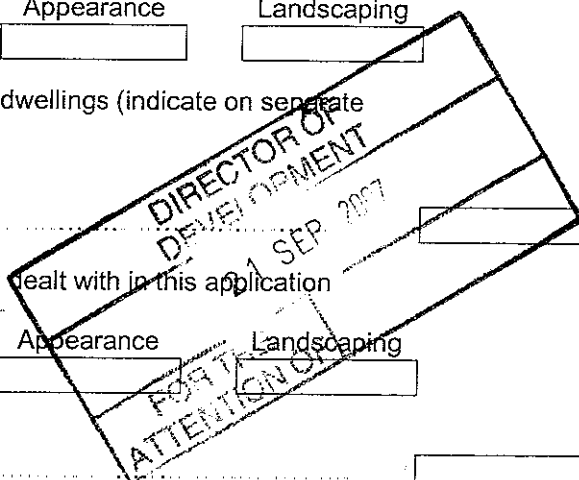
Layout ☐ Scale ☐ Access ☐ Appearance ☐ Landscaping ☐

e. Continuation of Temporary Permission

Please give reference number of previous permission ☐

f. Modification or removal of a Condition

Please give the number of the planning permission and the relevant condition ☐



Question 5 AccessPlease state
Yes or NoPlease state
Yes or No

Does the proposal involve a new vehicular access?

☐ NO

an altered vehicular access?

☐ NO

a new pedestrian access?

☐ NO

an altered pedestrian access?

☐ NO

Does there exist any public right of way within the application site?

☐ NO**Question 6 Trees**Please state
Yes or No

Do you intend to prune or fell any trees as part of the proposed development?

If yes, please show the tree(s) on the plan and describe the works proposed.

☐ NO**Question 7 Existing Uses**Describe the existing, or if vacant,
the last uses of the site

INDUSTRIAL SITE

Question 8 Additional InformationPlease state
Yes or No

a. Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part2), form P1A

☐ YES

b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part3), form P1M

☐ NO**Question 9 Drainage / Water Supply**

a. How will surface water be dealt with? INTO EXISTING COURSES

b. How will sewage be dealt with? INTO EXISTING COURSES

c. How will water be supplied? VIA EXISTING SUPPLY

Question 10 MaterialsIf building works are proposed please describe all
external materials (e.g. brick walls, colour, make and
type and show them on your plan)

ALL TO MATCH THE EXISTING BUILDING

ROOF + WALES: COLOURLOAF PANK

GREEN PLASTIC COATED

METAL Box PROFILE

SHEETING

Question 11 PlansPlease list the drawings and plans submitted with this
application form (5 sets are required):

398-07 -01

-02

-03

-04

-05

& LOCATION PLAN

Question 12

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans
and enclose the fee of £ 530

Signed

(Applicant/Agent)

Date

19-09-07

Question 13

Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995

Certificate A

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was
the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed

(Applicant/Agent)

Date

19-09-07

Planning Application (Part 2)

Application No.

320070916P

Town and Country Planning Act 1990

Additional information in respect of Shopping, Office, Industrial or Other Commercial Use

Please read notes overleaf before filling in this form.

Please complete each section.

Question 15

Nature of Proposed Development

A. Please indicate which of the following is involved in the development:

Shopping Office Industrial Other (please specify)

☐☐☐☒

STORAGE BUILDING + ANCILLARY OFFICE SPACE

B. If the proposal forms part of a larger scheme or is to replace existing buildings, please provide as much detail as you can about your ultimate development.

Question 16

Industrial Development only

Describe the type of work and the machinery involved.

N/A

Question 17

Floorspace

Is any new floorspace created/

If yes, please complete A and B.

If no, please complete B.

Please State
Yes or No☒ YES

A. The proposal involves a change in floorspace from approx. 178 sq.m.

to approx. 325 sq.m. This new total includes the following floorspace:-

Shopping sq.m. Office 67 sq.m. Industrial sq.m. Other 258 sq.m.

B. The existing floorspace includes:-

Shopping sq.m. Office 20 sq.m. Industrial sq.m. Other 158 sq.m.

Question 18

Employment

How many staff are employed at present?

Shopping Office 2 Industrial Other 5

How many staff will be employed?

Shopping Office 4 Industrial Other 6

Question 19

Parking Arrangements

Describe the car parking and servicing arrangements and show them on your plan.

NOT AFFECTED BY EXTENSION. ARE TO FRONT OF BUILDING & NOT ALTERED

Question 20

Traffic

Estimate the number of vehicles visiting the site each day.

6

Question 21

Hazardous Materials

Does the proposal involve the use or storage of hazardous materials?

(Read Note 21 carefully).

If yes, please state which materials.

Please State

Yes or No

NO

Notes

This form provides additional information in respect of applications for shopping, office, industrial and other commercial development.

Question 15

Nature of Proposed Development - The planning department would like to know about your proposal, for example is it part of a larger scheme for which planning permission will be sought at a later date, or is it intended to replace existing premises which are becoming unsatisfactory?

Question 16

Industrial Development - The information provided about the processes to be carried on and the type of machinery used will enable the local planning authority to determine the type of industry involved.

Question 17

Floorspace - Gross floorspace is the whole area enclosed by the building. net floorspace excludes circulation space and joint services, e.g. toilets.

Question 18

Employment - This information is helpful to the department, but it is appreciated that at the planning stage the figures may only be an approximation.

Question 19

Parking - All developments will normally be required to provide appropriate car parking and servicing space. Details of the County Council's Car Parking Standards can be obtained from the planning department and staff are available to advise on this matter.

Question 20

Traffic - An estimate of the number of vehicles, other than those of individual employees driving to work, will enable the department to assess the impact of the development on surrounding roads.

Question 21

Hazardous Materials - These are defined by regulations set down by the Government and a current list is available at the planning office, form HM. If the proposal involves the use or storage of any of the materials on this list then please provide as much detail as you can in answer to Question 21.

Design & Access Statement

To Accompany a Planning Application to Construct
An Extension onto the Rear of an Existing Steel Framed
Industrial Unit at Assured Environmental Services Ltd. at
Unit 1, The Old Riding School, Park Road
Gisburn. BB7 4HT.

18 September 2007

Statement Prepared by:

Jonathan Eastham BEng (Hons) CEng MStructE MIAgrE
Eastham Design Associates Ltd
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Wrea Green
Preston
PR4 2NY

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Email: mail@easthamdesign.co.uk

Design.**Use:**

The proposed extension to an existing building is to be used to increase the usable building floor area for an expanding business. The majority of the space will be used for the storage of materials and plant. It is also proposed to build a new first floor area over the existing partitioned ground floor office area. This area will be used for additional office and administrative storage space.

The business has grown in size since it was set up and has a strong market position. The current building is no longer large enough to accommodate the needs of the business and for reasons of security and safety the applicant cannot store materials or plant outside the building.

To continue to prosper the business requires more space to cater for the demands of the market.

The proposed extension is to the rear of the existing building and will not be visible from the front of the building or from the entrance to the site.

The existing gable end cladding and support framework will be removed and transferred to the new gable end so that the inside of the extended building will be one large area.

Size of Development:

The proposed building extension will be 6.00m long in a single bay by 12.90m wide and will have an eaves height of 5.19m and a ridge height of 6.92m. The width and height dimensions will match the existing building. The 6.00m length is a standard steel framed building bay length and is also determined by the on-site boundary restrictions.

Location:

The proposed extension will be located to the West side of the site and will extend onto the West gable end of the existing building adjacent to Mill Lane.

The site of the extension is currently a 'dead' space between the end of the building and the road bridge that supports Mill Lane. The site of the extension cannot be accessed by vehicles.

Layout:

The proposed layout of the extension and the proposed first floor alterations are detailed on the drawings marked 398-07 -01, -02, -03, -04 and -05 and on the location plan of the site.

The internal layout of the building will be open plan in the main and this area will be used for the storage of materials and plant. The first floor area will be divided into bespoke areas using stud partitions to form additional office and storage areas.

Pedestrian access to the building will be gained via the existing front entrance door. Vehicular access to the building will be gained via the existing front roller shutter door.

The existing gable end cladding and support framework will be removed and transferred to the new gable end so that the inside of the extended building will be one large area.

The escape door in the existing gable end will be transferred to the new gable end to continue to provide an escape route in the event of a fire.

Hard surface car parking is already provided to the front of the building and this will not be affected by the extension.

Scale:

The proposed extension will increase the overall footprint of the building by 50%. The scale of the extension has been determined by the permanent site boundaries and is covering an area that is currently inaccessible and un-used.

The area to the front of the building on the site will not be affected by the proposed extension. The site will not therefore be any more restricted than it currently is.

The other permanent structures on the site are kennel buildings which are smaller than the main business buildings. The construction and cladding of the kennels is similar to that used to form the main building.

Landscaping:

The area to the perimeter of the extension will be stoned up to extend the existing path around the building using limestone chippings.

As the site is restricted by site boundaries no further landscaping will be carried out.

Appearance:

It is proposed that the extension to the building will be constructed using the same materials as used to construct the original building. The roof of the building is an apex and has a pitch of 15 degrees. The construction is a steel portal frame building clad externally on the roof and walls using colour coated box profile steel sheeting. The roof cladding is "Goosewing Grey" in colour, whilst the walls cladding is "Olive Green" in colour. These colours will be continued on the extension. The roof will incorporate clear rooflights in a similar pattern to that on the existing building.

The existing gable end cladding and support framework will be removed and transferred to the new gable end so that the appearance of the end of the building as viewed from Mill Lane will not change.

The appearance of the building is similar to other industrial units in the area and on the Gisburn Auction Mart site.

New windows will be constructed to serve the new first floor rooms on the North and East elevations. The windows will be brown framed upvc in a similar style to those that are currently on the same walls within the cladding of the existing building.

Access.

The vehicular access point from Park Road will not be affected by the proposed development.

There is a bus stop at the end of Park Road on the A59 through Gisburn. The bus stop is a two minute walk away from the site. The bus service from this stop offers excellent access into Clitheroe, Hellifield, and Skipton and beyond.

There is a train station at Hellifield which offers easy local access to mainline train services with trains to all destinations in the country.

There is a good quality footpath which runs alongside Park Road allowing access to all of the amenities that Gisburn offers.

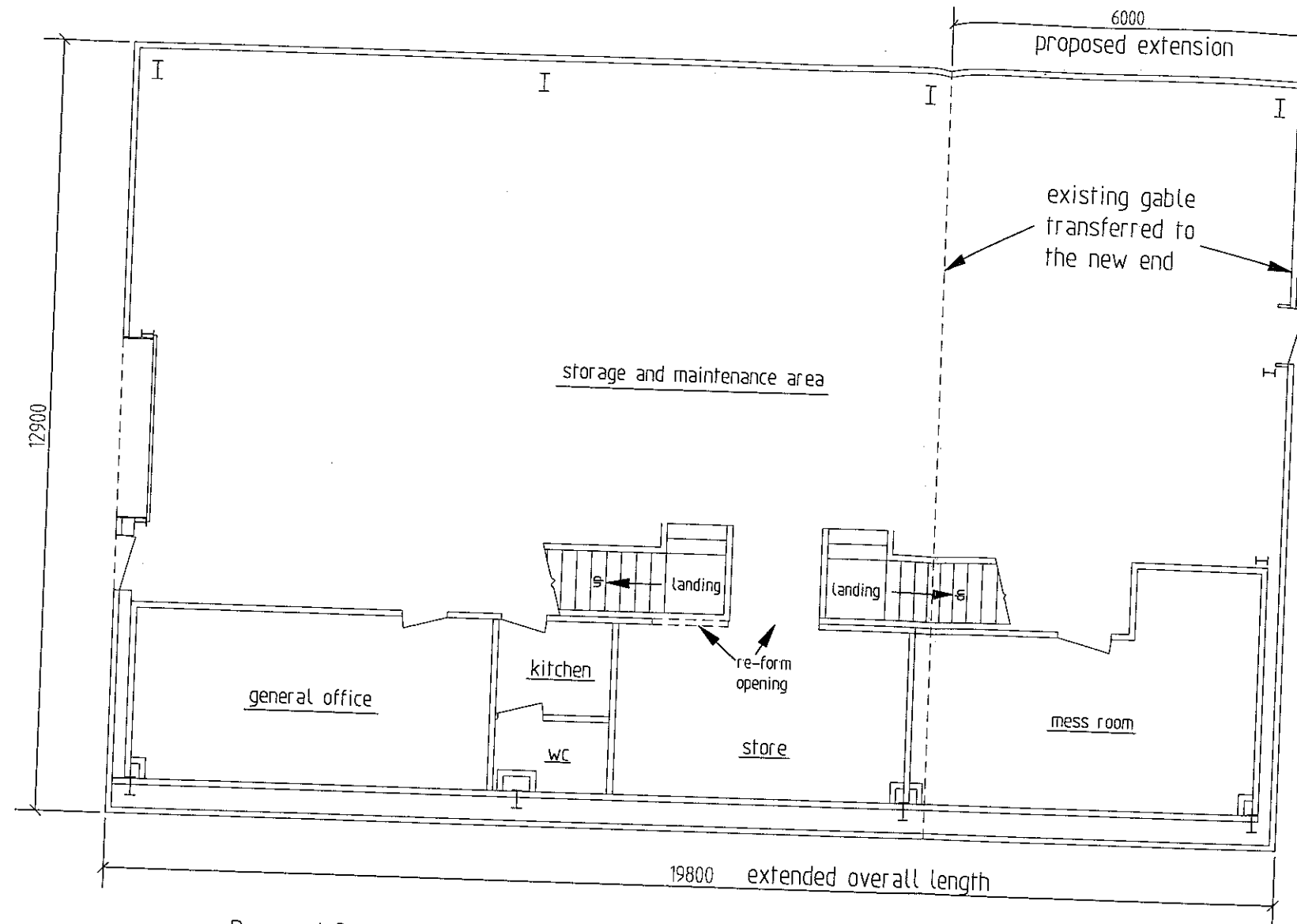
Pedestrian access to the front of the building will remain as being via the level hard standing from the front of the building and car park. This will allow fully inclusive access for less able bodied people.

All landings adjacent to external doors will be level.

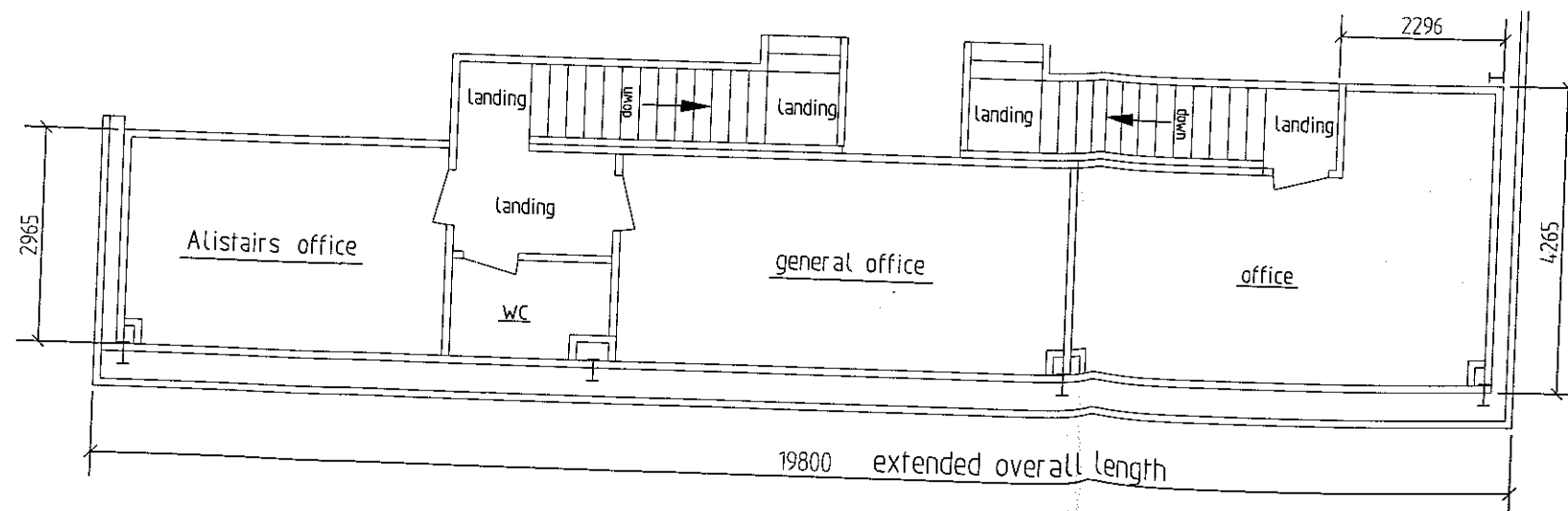
Any new doors fitted will comply with the current Building Regulations (Part M) in terms of width of opening, level approach and door type and closures. The existing external fire escape doors already comply with Part M.

Access to the first floor will be via an ambulant stair case. There will not be any 'unique' facilities on the first floor that cannot be accessed on the ground floor.

The inside of the building has been designed to be as open plan as is possible offering good, comfortable accessibility to all.



Proposed Ground Floor Plan



Proposed 1st Floor Plan

PROPOSED

32007



east
DESIGN

Consulting Str
9 As
Wre
Pres
PR4
tel: 01772 68
mob: 07817 0
email: mail@east

Client: Assured En
Unit 1 The
Park Road
Gisburn
BB7 4HT

Project: Proposed e
an existing
a new inter

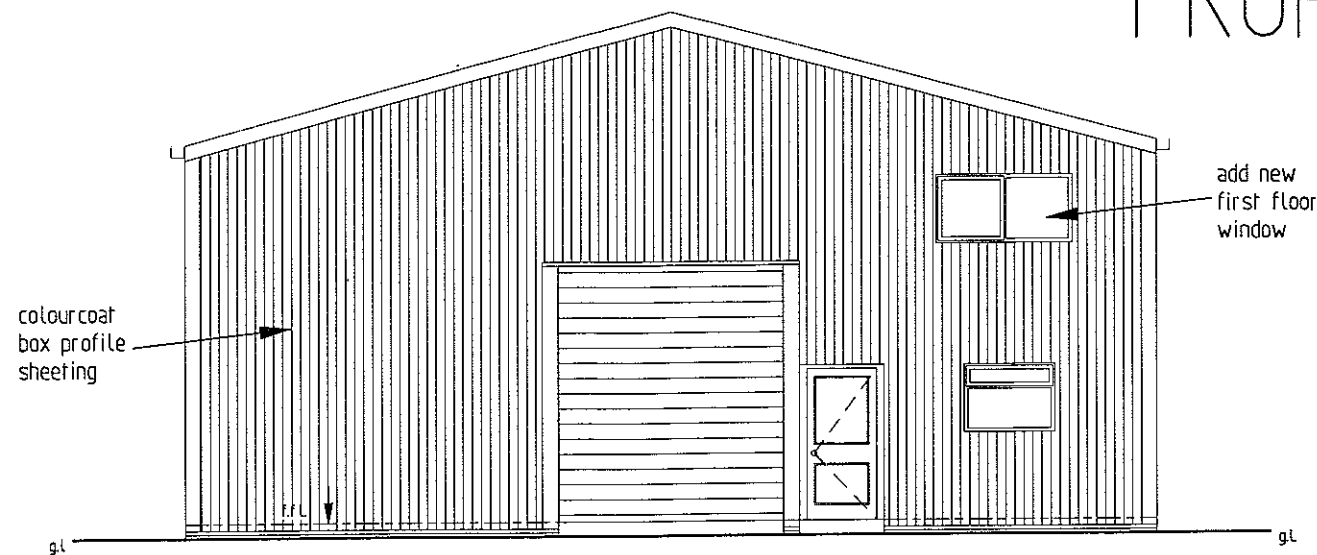
Drawing: Proposec

Drawn By: JSE

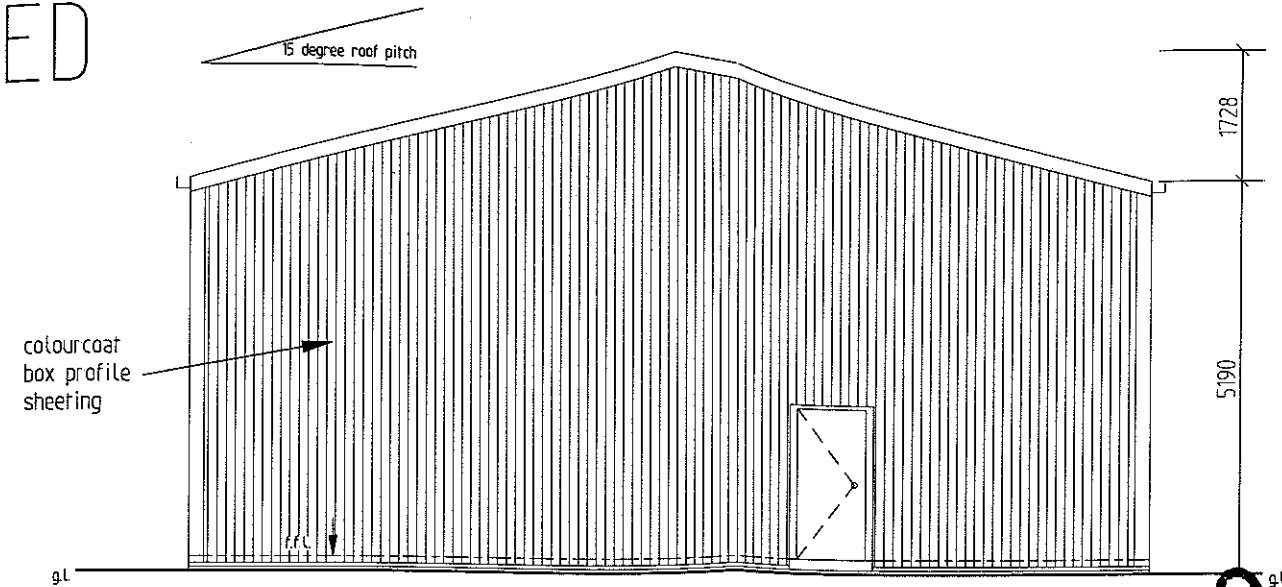
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Date: Sep

PROPOSED

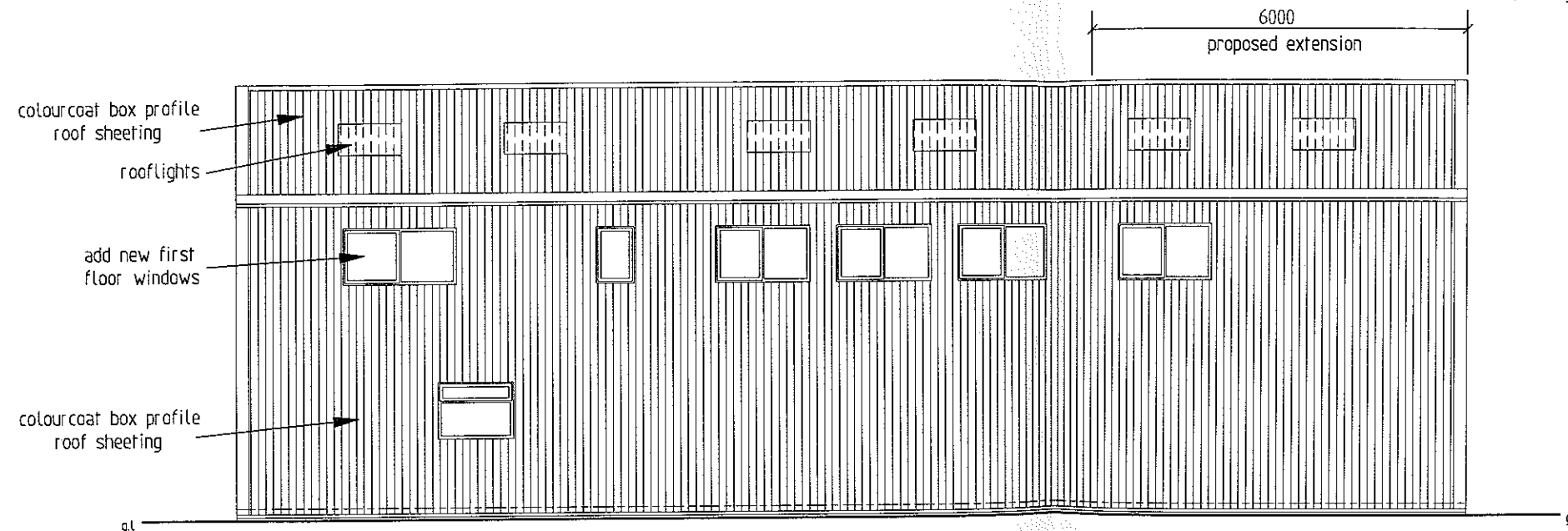


Proposed Front Elevation (East)

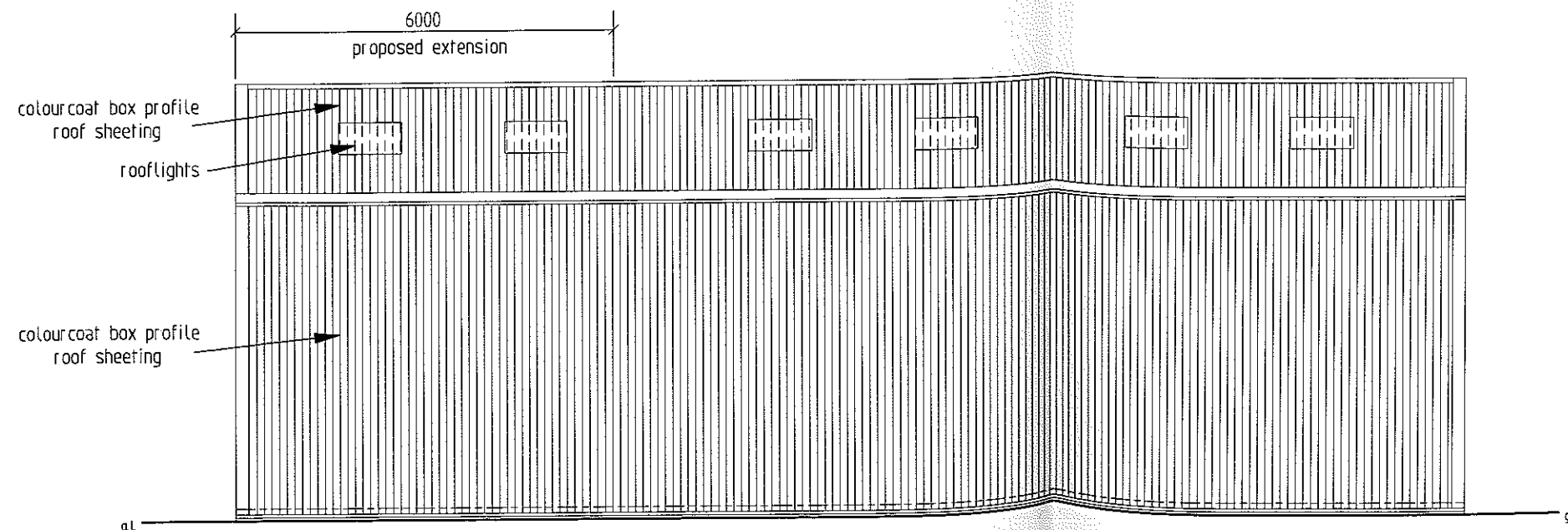


Proposed Rear Elevation (West)

(existing end transferred to the new end)



Proposed North Side Elevation



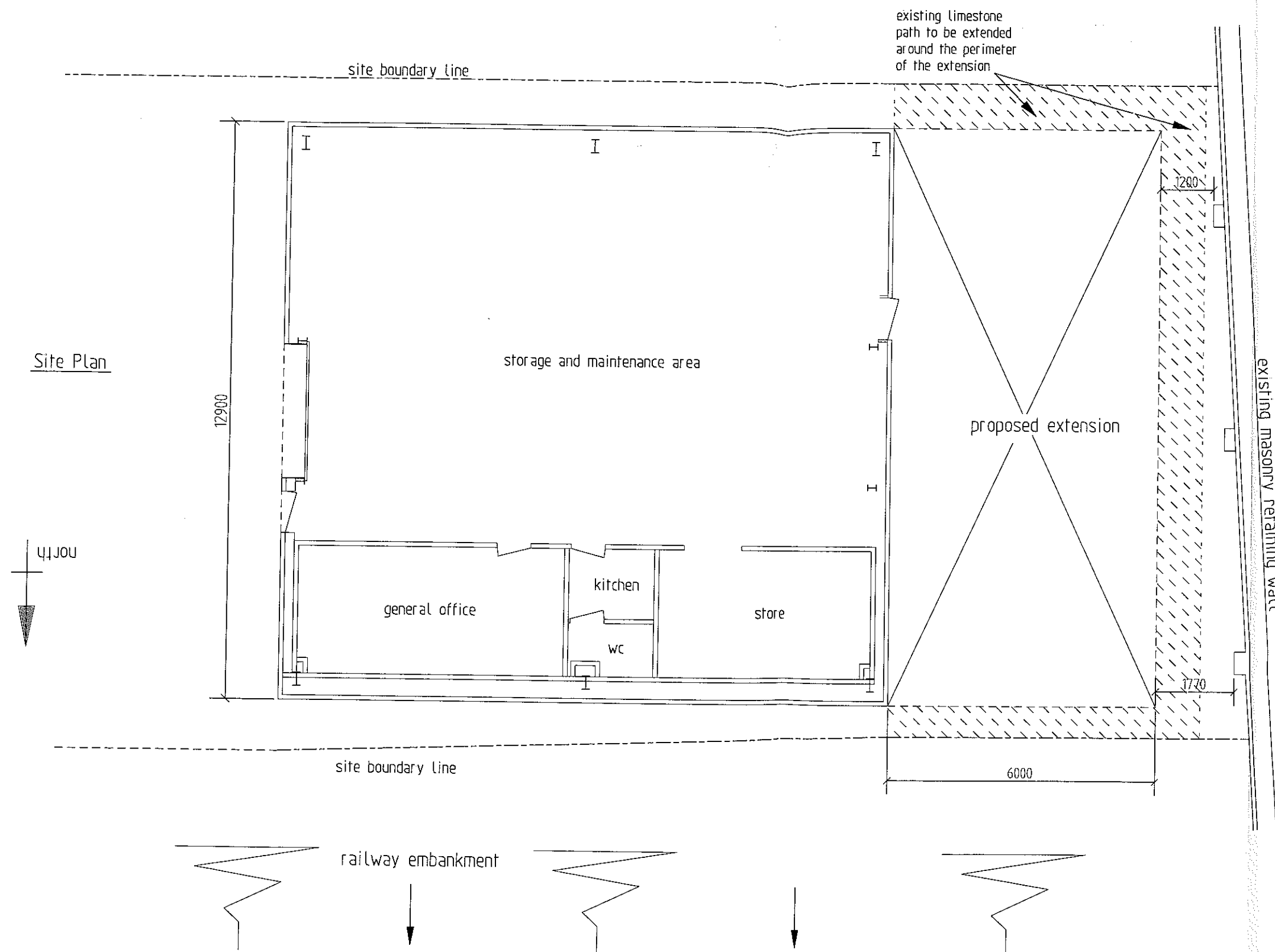
Proposed South Side Elevation

NOTE:
All of the external cladding materials to match those on the existing building

Roof: Goosewing Grey Plastisol Coated Steel Sheeting
Walls: Juniper Green Plastisol Coated Steel Sheeting
Windows: upvc Framed Double Glazed

 eastham DESIGN ASSOCIATES	
Consulting Structural Engineers 9 Ash Grove Wrea Green Preston PR4 2NY tel: 01772 682480 mob: 07817 030428 email: mail@easthamdesign.co.uk	
Client: Assured Environmental Services Unit 1 The Old Riding School Park Road Gisburn BB7 4HT	
Project: Proposed end extension onto an existing building incorporating a new internal first floor area.	
Drawing: Proposed Elevations	
Drawn By: JSE	
Scale: 1:100 @ A3	
Date: September 2007	
Drawing No. 398-07 -04	

Site Plan



320070916F

Mill Lane



eastham
DESIGN ASSOCIATES

Consulting Structural Engineers
9 Ash Grove
Wrea Green
Preston
PR4 2NY
tel: 01772 682480
mob: 07817 030428
email: mail@easthamdesign.co.uk

Client: Assured Environmental Services
Unit 1 The Old Riding School
Park Road
Gisburn
BB7 4HT

Project: Proposed end extension onto
an existing building incorporating
a new internal first floor area

Drawing: Site Plan

Drawn By: JSE

Scale: 1:100 @ A3

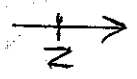
Date: September 2007

Drawing No. 398-07 -05

Location Plan

320070916P

6000
623ha



The Old Riding School

Gisburne Park

7700
911ha

SITE

5593
457ha

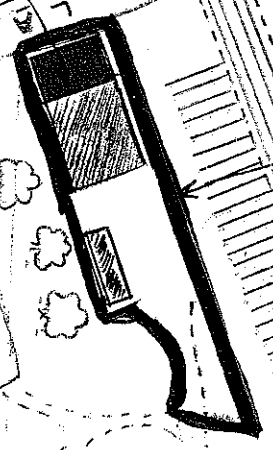
Station House

136.5m

SP
WP

8 M 136.24m
LANE

Proposed
Extension



Tennis
Court

The House

Dower

Lodges

Cattle Grid

8089
312ha
77

7886

186ha

46

83

PO



eastham
DESIGN ASSOCIATES

Cattle Pens

Scale 1:1000