

# Design & Access Statement

Whalley Industrial Park



© 2015

Stanton Andrews  
Architects

44 York Street  
Clitheroe  
Lancashire  
BB7 2DL

T 01200 444490  
E [mail@stantonandrews.co.uk](mailto:mail@stantonandrews.co.uk)  
W [stantonandrews.co.uk](http://stantonandrews.co.uk)

Note: To assist the understanding of drawings scale bars are provided for reference where possible

## 1 Background Information

### 1.1 Introduction

This design and access statement (DAS) has been prepared to support a planning application for the extension of an existing industrial unit to the east of the Whalley Industrial Park and a new industrial unit to the south of the site. The application also seeks to improve and renew the hard landscaping to the site, improving its overall quality and appearance.

This DAS seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme presented is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

The application description is as follows:

Landscaping to improve parking provision. The extension of an existing industrial unit and construction of additional industrial unit with associated engineering works.



Site overview, Whalley Industrial Park

## 1.2 Aim

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

- Use - what the additional space will be used for;
- Scale - the extent of development / extension.
- Layout - how extension is to be arranged on the site and the relationship with its environs;
- Appearance - what the extension will look like including building materials and architectural details;
- Access and Parking - how the site is accessed, any changes to parking facility and the accessibility of the extension within the context of the site.

Whalley industrial park is a complex of small to medium sized class B1 light industrial units (approx 2730sqm) and class B1 offices (approx 115sqm). Demand for units on the site is high and as a result this application seeks to provide an additional 375sqm of class B1 light industrial.

## 1.3 Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Stanton Andrews portfolio includes new mixed use developments, one off projects as well as urban regeneration residential schemes.

Consistently projects have demonstrated a focussed and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created a socially and environmentally responsive architecture.

Their 'hands on' approach to the development of the proposals and design is at the core of much of the details and designs produced.

At the LABC Building Excellence Awards 2014 Stanton Andrews Architects were the winners in the "Best Change of Use of an Existing Building or Conversion" category, and both finalist and highly commended in the "Best Extension or Alteration to an existing Home" category.

## 1.4 Design Brief

Our client's brief was to provide B1 light industrial accommodation to satisfy the current demand for small units. The units are to be arranged to make the site more secure and less accesible from the new housing adjacent.

In addition the client requested we provide a scheme of external landscaping for the industrial park, to regularise the current parking situation and maximise parking provision.



Existing unit to be extended, Whalley Industrial Park

### 1.5 Planning History and Existing

Ribble Valley Borough Council's local plan confirms that Whalley industrial park lies outside of any Areas of Outstanding Natural Beauty, Conservation Areas and is not located within the greenbelt.

The site lies on a main route from Whalley to Clitheroe, two of the main residential settlements in the borough. The proposed development is located within the boundary of the existing industrial park.

The existing site provides approximately:-

- B1 Light Industrial	2730 m <sup>2</sup>
- B1 Office	115 m <sup>2</sup>
- Total	2845 m <sup>2</sup>

The site was last developed in 2005 / 2006 with the approval of three new industrial units under the following applications;

- 3/2005/0647
- 3/2006/0630

In 2007 an application was approved for change of use for an empty industrial unit on the site to provide a taxi office.

- 3/2007/1119

### 1.6 The Purpose of this Document

Applications for major development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010) must be accompanied by a DAS. The NPPG states that a DAS must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

Whilst this application is NOT a major development it was felt that the application would benefit from the thought and rigour required by a DAS.



Whalley Industrial Park - circa 2000



Whalley Industrial Park - circa 2003



Whalley Industrial Park - circa 2015

## 2

## Site Details

### 2.1 Location

The site is located to the east of Clitheroe Road, Whalley and is accessed directly from the main road.

### 2.2 Site description

The site is largely flat with an established screen of trees to the northern boundary. The tarmac and concrete to the west of the site provide parking to the offices and west facing industrial units.

To the east of the site is a second tarmac yard with industrial units to both sides. The newest building, comprising four light industrial units located to the east of the site is bound to the north and east by a grass banking.

To the south of the site is a housing development currently nearing completion.

### 2.3 The proposed development

This application seeks to extend the industrial units to the east of the site in a northerly direction as 'infill', with a new industrial unit adjacent to the south boundary to tidy up this development boundary. In total an additional 375sqm will be created.

### 2.5 Planning approach

This application seeks to obtain full planning consent for the extension of an existing industrial unit and the construction of a proposed industrial unit to the southern boundary.

No application for pre-application advice has been sought, as it is believed that

- additional B1 industrial units on an established site would be welcomed
- The units only provide a modest 14% increase
- The units will provide a more robust and aesthetically pleasing elevation than a high fence with views into the site
- The parking provision is to be rationalised



Whalley Industrial Park - Existing Site Plan

### 3 Site and Area Analysis

#### 3.1 Context

The site is located to the east of Clitheroe Road in Whalley and accessed directly off the main road.

#### 3.2 Local Character

The proposed industrial units are located within a cluster of existing industrial buildings that form Whalley Industrial Park.

Across the road from the site is an established pub and restaurant, The Eagle at Barrow.

To the southern boundary of the site is a small residential development nearing completion, which are able to see into the site.

The site is well screen to the north by an area of established existing trees and grass banking.

#### 3.3 The present site

The area of the proposed development is currently laid to tarmac providing parking and storage space to the existing units. The site is made up of a number of industrial buildings of varying sizes and heights.

#### 3.4 External views of the site

The development site is to the rear (east) of Whalley industrial Park and screened to the north by an existing banking and established trees.

The proposed new building located to the southern boundary will enclose the industrial park, serving to screen the properties beyond. Care has been taken to keep the ridge height of the proposed units in this location as low as practicable to ensure they are appropriate to their location and minimise impact on the residential properties beyond.



View from the site looking to Clitheroe Road



View from the Northern boundary looking South West



View from the site looking to the East.



## 5

## The Design

### 5.1 The design process

The current proposal comes as a result of a detailed and thorough design process, in which options for the development of the site were considered, taking into account existing site features, landscape and context.

The proposed industrial units will be located within the context and environment of Whalley Industrial Park. The proposed units have been designed to reflect their use and to be complimentary to the surrounding buildings.

### 5.2 The design proposal - use

The proposed development is intended for class B1 light industrial use. Demand for units on the site is high.

### 5.3 The design proposal - scale

The proposed extension and new industrial unit will provide an additional 375sqm of space - and increase of 14% with out extending the curtilage to the park.

### 5.3 The design proposal - layout

The extension to the existing industrial unit to the east of site will act as infill creating little impact on the arrangement of the site and utilising valuable wasted space.

The proposed new unit to the southern boundary of the site is intended to provide a screening of the site to the new residential properties beyond and improve their privacy.

### 5.4 The design proposal - appearance

Care has been taken in the design of the new industrial unit on the southern boundary to ensure that the ridge height is kept to a minimum, creating usable space whilst minimising the risk of over shadowing to the properties beyond. The building has been carefully located to provide screening from the residential units to the Industrial Park thus improving privacy.

The materiality of the proposal is to be in keeping with the surrounding development. Roof pitches have been kept to a minimum and the chosen materials are limited, with profiled metal cladding to the roof and walls over a brick plinth.

### 5.5 The design proposal - access and parking

One of the main criteria of the client's brief was to enhance and optimise parking on site. The existing arrangement provides in the region of 50 usable spaces with little continuity across the industrial park.

The proposed scheme will address the issues with landscaping on site and provide a total of 100 parking spaces alongside the additional industrial units without increasing the total area of hardstanding.

The existing site access will remain unchanged.