

Jones Stroud Insulations Limited

# Production Building Extension, Queens Street, Longridge

## Supporting / Design and Access Statement



A2477

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## **1.0 INTRODUCTION**

- 1.1 The purpose of this Statement is to support a planning application submitted on behalf of Jones Stroud who manufacture and supply electrical insulations and composite materials from their premises at Queen Street, Longridge.
- 1.2 Jones Stroud Insulations Ltd are a local company who have operated out of this site since 1965.
- 1.3 The planning application proposes to extend the existing main production building.
- 1.4 The site is located wholly within the urban settlement.
- 1.5 The proposed development will retain and expand employment in the area which is in line with local and national planning and economic policies.
- 1.6 The new building is required to provide more manufacturing floor space for Jones Stroud's next planned big investment in a new large production machine which will increase productivity, support current customer base and assist in the growth of the company as a world-wide asset to the Ribble Valley. This will be the 4th new production machine at over 2 million pounds in the last 10 years, investment that has allowed Jones Stroud to become the largest employer in the area. They are now starting an apprenticeship programme and are currently advertising for six 17-24 year olds to join their business to develop long lasting careers in technical manufacturing.

## **2.0 SITE LOCATION AND SURROUNDINGS**

- 2.1 The site lies on the western edge of both Longridge main settlement and Ribble Valley Borough boundaries and occupies a whole site area of approximately 2.6 ha, of which the proposed development area comprises approximately 0.8 ha. The whole of the site lies within a well-defined and established industrial curtilage, with the proposal area being partially hard surfaced car parking and partially grassed.
- 2.2 Vehicular access to this area is via Cross Street off Chatburn Road.
- 2.3 The main site is largely dominated by two large factory buildings with smaller buildings to the east and north west. To the north east is a hard surfaced car parking area.
- 2.4 The western boundary is formed by Savick Brook with green belt beyond. The northern boundary is a mix of hedges and fencing to adjacent residential development. The north eastern boundary is a mix of low walls to the rear yards of residential properties.

### **3.0 PROPOSALS**

- 3.1 The proposed new building will extend the existing production building which is the most northern of the two large factory buildings. It is brick built with corrugated sheet roofing.
- 3.2 The proposed new building will have a footprint of 14.5m wide x 53.5m long (776m<sup>2</sup>) and will be 5m high to the eaves and 8m high at the ridge.
- 3.3 The location of the existing building affects the siting of the proposed development. All the loading and unloading large vehicular activity takes place within the central courtyard of the whole site. The only option for expansion of the production building is to extend to the north. The rear (northern) wall of the existing production building will form part of the new building. The new building will be duo-pitched to match the existing building profile and height.

### **4.0 PLANNING POLICY**

- 4.1 Relevant Policies
- Key Statement DS1 : Development Strategy
  - Key Statement EC1 : Business and Employment Development
  - Policy DMI2 : Transport Considerations
  - Policy DMG1 : General Considerations
  - Policy DMB1 : Supporting Business Growth and the Local Economy
- 4.2 Ribble Valley Core Strategy Key Statement DS1 directs focus of employment development to the main settlements of Clitheroe, Whalley and Longridge. The expansion of existing businesses will, wherever appropriate, be considered favourably. Jones Stroud is a well-established business and a principle employer within the settlement of Longridge (currently 215 employees and looking for apprentices to enhance and sustain growth).
- 4.3 Ribble Valley Core Strategy Key Statement EC1 reinforces directing employment development towards the main settlements of Clitheroe, Whalley and Longridge.
- 4.4 Ribble Valley Core Strategy Key Statement DMI2 deals with transport and encourages good access by foot, cycle and public transport. The application site offers all of the above, being sited within 100m of the closest bus stops and easily accessible by both foot and bicycle.
- 4.5 Policy DMG1 deals with general design, access, amenity, environment and infrastructure.  
The design of the extension is to blend with the existing adjoining and adjacent buildings. Access will be from within the existing building.

Consideration has been given to the neighbouring domestic properties. The single story extension will be some 21m away from the adjacent boundary and approx. 23m away from the gable ends of properties on Trent Street and Lee Street, and set at a considerably lower level due to the existing topography of the site, therefore there will be no overlooking issues. There will, however, be some necessitated trade-off in green space, in that it is the client's intention to remove the existing grassed area in order to provide relocated and additional parking spaces for employees.

- 4.6 Policy DMB1 supports business growth in principle and as the proposals are within the curtilage of an existing business and principle employer in the area, they accord with policy.
- 4.7 There will be no additional generation of traffic or car parking requirements. The existing access is to remain unchanged. No public 'open space' will be lost as a result of this development, nor will there be any damage caused to any SSSI's or other nature conservation sites. The proposals will not affect any watercourse or private water supplies.
- 5.0 QUANTUM OF DEVELOPMENT
- 5.1 The footprint of the proposed single storey building is 776m<sup>2</sup> (14.5m x 53.5m), with a height of 5m to the eaves and 8m to the ridge.
- 6.0 USE
- 6.1 The new building is intended to extend the existing production building.
- 7.0 LAYOUT
- 7.1 The proposed extension is to be sited to the north of the existing building. This is due to site constraints and existing access and manoeuvrability for large vehicles.
- 7.2 All access to the existing buildings are to remain the same location thereby retaining the existing hard standing, however there will be some reduction in the existing green area to provide additional staff parking.
- 8.0 SCALE
- 8.1 The overall footprint, height and volume of the proposed building is appropriate in relation to adjacent buildings.

9.0 APPEARANCE

9.1 The appearance of the proposed extension reflects that of existing adjacent buildings utilising the same building materials. The elevations comprise of olive green profiled metal cladding while the roof will be grey profiled metal cladding. The windows and doors are to have dark grey metal frames.

10.0 LANDSCAPE

10.1 The existing boundary treatments are to remain the same.

10.2 The existing hard standing area is to be increased to provide additional staff parking.

11.0 ACCESS

11.1 The existing vehicular and pedestrian access are already provided and are to remain unchanged.

11.2 Statement of Intent

It is the intention of our client to fully comply with current regulations and methods of best practice.

11.3 Guidance & Legislation

The design of the scheme with regards to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Falling, Collision and Impact) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.

11.4 The floor level within the building is to be level throughout and is to be designed to current access and mobility standards as required by the current Building Regulations.

**12.0 CONCLUSION**

12.1 After carefully assessing this proposal with regard to all the relevant planning policies and issues it is considered that there will be no obstacles to the granting of planning permission for this proposal. This proposal fits well with National and Local planning policy and will have a positive economic effect on the surrounding area with minimal negative effect in terms of visual impact within this site.