

Design and Access Statement

Change of Use of former Joinery Manufacturing Workshop (Use Class B2) to new Plumbing and Heating Merchants (Use Class (E(a)), formation of new UK Office Headquarters (Use Class E(g)(i)) and General Storage and Distribution Space (Use Class B8). Demolition of existing rear lean-to storage area, over cladding of northern and western elevation and formation of new glazed entrance screen for Plumbing and Heating Merchant

Haldane Fisher (Garstang)
Fenton House
Brockholes Way
Claughton-On-Brock
Garstang
PR3 0PZ

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Introduction

This Design and Access Statement has been prepared on behalf of Haldane Fisher in Garstang to support the planning application for the following development:

Change of Use of former Joinery Manufacturing Workshop (Use Class B2) to new Plumbing and Heating Merchants (Use Class E(a)), formation of new UK Office Headquarters (Use Class E(g)(i)) and General Storage and Distribution Space (Use Class B8). Demolition of existing rear lean-to storage area, over cladding of northern and western elevation and formation of new glazed entrance screen for Plumbing and Heating Merchant

This statement is to be read in conjunction with the following drawings and information:

- 1025-L(00)001: Existing Site Location Plan
 - 1025-L(01)001: Existing Site Layout, Plans and Elevations
 - 1025-L(01)101: Proposed Site Layout, Plans and Elevations
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1 Existing Site

1.1 Site Location

Fenton House
Brockholes Way
Claughton-On-Brock
Garstang
PR3 0PZ

1.2 Application Site

Haldane Fisher (Garstang) formerly Garstang Timber, has been a long-established Timber and Building Merchant business operating out of Garstang. The large site is located on the corner of the B6430 – Garstang Road and Brockholes Way 2.4 miles from the centre of the Garstang Town Centre. The site is bordered to the north, south and east by neighbouring industrial units. In 2019, Haldane Fisher purchased a neighbouring building located to rear of the main site off Brockholes Way. The building was formerly a Joinery Manufacturing company (see application site highlighted in red below).

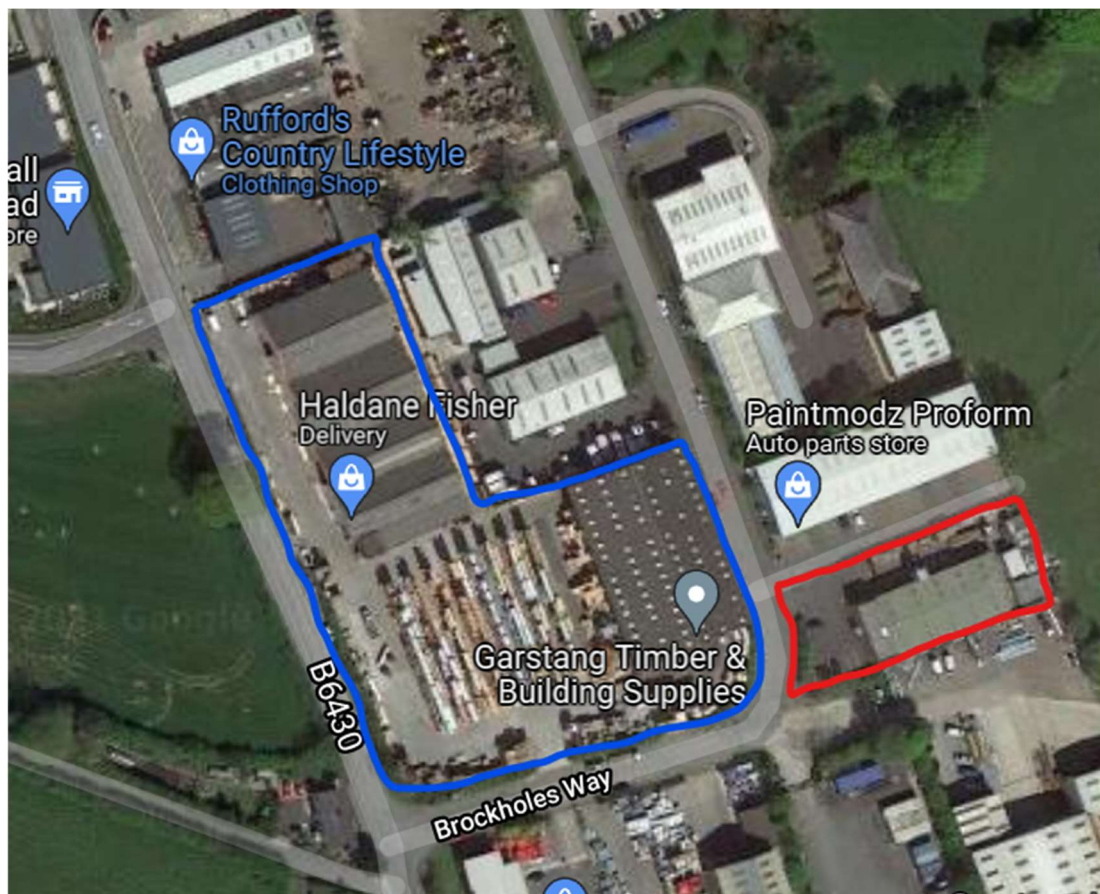


Fig 1.2.1: Existing Aerial View of Site (Google Maps). Fenton House illustrated in red

1.3 Existing Issues

Over the years Haldane Fisher (Garstang) has continued to grow and develop. A Plumbing and Heating division of the business has been recently established and has been running from within the main site located off the B6430. There has been little space for this section of the business to expand due to limitations of the existing building. With the nature of the business, the ability to store materials is always under constant review. This situation has also meant that space for Office accommodation is also in short supply.

In 2018-19, Haldane Fisher (Garstang) purchased a vacant building to the rear of the main site located off Brockholes Way. The building was formerly a Joinery Manufacturing Workshop with associated office accommodation.

The office accommodation has been refurbished internally to provide an Office Headquarters for the UK division of the group with administrative and conference facilities.

Due to unprecedented demand for building materials during the pandemic, the remaining part of the building has been used primarily for material storage over the last 18 months. However, as the industry begins to return to the pre pandemic levels, Haldane Fisher (Garstang) are seeking to partially change the use of the building and relocate the Plumbing and Heating Merchants, in a standalone facility away from the main site.



Fig 1.3.1: View of Fenton House from Brockholes Way

2 Proposed Redevelopment

2.1 Proposed Development

Change of Use of former Joinery Manufacturing Workshop (Use Class B2) to new Plumbing and Heating Merchants (Use Class (E(a)), formation of new UK Office Headquarters (Use Class E(g)(i)) and General Storage and Distribution Space (Use Class B8). Demolition of existing rear lean-to storage area, over cladding of northern and western elevation and formation of new glazed entrance screen for Plumbing and Heating Merchant

2.2 Use

Existing Use of the Site

The existing use of the site is as follows:

B2 *General industrial - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)*

Proposed Use of the Site

E(a) - *Display or retail sale of goods, other than hot food*

E(g)(i) - *Offices to carry out any operational or administrative functions*

B8 - *Storage or distribution*

2.3 Amount

- The overall site area is approximately 1700m² (0.17 Hectares).
- The gross internal floor area of the existing building is 770m² (including first floor mezzanine)
- The proposed gross internal floor area for demolition including the rear lean-to extension and first-floor mezzanine storage is 156m²
- The combined total gross internal floor area of the proposed development is 601m²

2.4 Layout

(Please refer to drawings 1025-L(01)101: Proposed Site Layout, Plans and Elevations)

- The development will split the building into three distinct sections:
 1. UK Office Headquarters
 2. Plumbing and Heating Merchants
 3. General Storage and Distribution
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- The UK Office Headquarters will be located to the front of the building facing the Brockholes Way. The location of the existing main entrance will be maintained and will be enhanced with a new 2 storey aluminium curtain walling, entrance doors and integral entrance canopy.
 - Office Accommodation will be located over two floors and will provide communal office space, Director's office, a conference room, meeting rooms and associated WC and kitchen facilities.
 - The Plumbing and Heating Merchants will be located centrally in the building with the formation of a new glazed entrance with automatic doors to the northern elevation of the building. Signage will be integrated into the glazed screen.
 - The remainder of the building will be used for storage and distribution to support the main Timber & Builders Merchant site including the Plumbing and Heating Division.

2.5 Scale

(Please refer to drawings 1025-L(01)001: Existing Site Layout, Plans and Elevations & 1025-L(01)101: Proposed Site Layout, Plans and Elevations)

The scale of the existing building will remain largely unchanged. The existing lean-to storage building to the rear of the site has already been demolished. The two-storey office building to the north and westerly elevation is to be over clad. The over cladding of this portion of the building will raise the height of the building by approximately 450mm in the form of a new parapet wall.

2.6 Landscaping

The landscaping around the proposed building will continue to be a mixture of tarmac and concrete. The location of the vertical timber fencing will be set back along the northern elevation to allow for additional parking provision as well as increased space around the new entrance for the Plumbing and Heating Merchant.

2.7 Appearance

The existing two-storey office accommodation facing Brockholes Way is to be over-clad to enhance the appearance of the building. The northern, western, and southern elevations are to be over-clad using a Rockpanel Rockclad Cladding Panel. Two panel colours are proposed (Basalt Grey & Anthracite). The location of the existing main entrance will be maintained and will be enhanced with a new 2 storey aluminium curtain walling, entrance doors and integral glazed entrance canopy. The existing windows openings are also to be replaced with polyester powder

coated aluminium windows. A new signage panel is also proposed to the right of the main entrance screen.

A new entrance to the Plumbing and Heating Merchants is to be located to the northern elevation. The formation of a new glazed entrance with automatic doors is proposed. Signage will be integrated directly above the entrance.

The existing plant and extract equipment which served the former use of the building is to be removed. A large roller shutter door is also to be infilled. The existing cladding panels to this elevation require upgrading. It is therefore proposed to overclad the remainder of the northern elevation using a full height Trapezoidal Cladding sheet. The proposed colour of the cladding will be Basalt Grey (RAL 7012) with cover flashings in Anthracite Grey (RAL 7016).

A summary of the proposed materials are listed below:

External Materials

External Walls:	Rockpanel Rockclad Cladding (Colour: RAL 7012 - Basalt Grey) Rockpanel Rockclad Cladding (Colour: RAL 7016 Anthracite) New Trapezoidal Cladding sheet (Colour: Basalt Grey RAL 7012) Polyester Powder Coated Aluminium Cover Flashings (Colour: RAL 7016 Anthracite)
Roof:	Single Ply Flat Roofing System Trapezoidal Roof Sheeting
External Doors:	Polyester Powder Coated Aluminium Curtain Walling Automatic Doors and Side Screen (Colour: RAL 7016 Anthracite) Polyester Powder Coated Aluminium Glazed Entrance Doors and Side Screen (Colour: RAL 7016 Anthracite)
External Windows:	Polyester Powder Coated Aluminium Glazed Windows (Colour: RAL 7016: Anthracite)
Curtain Walling:	Polyester Powder Coated Aluminium Glazed Windows (Colour: RAL 7016: Anthracite)
Fascia's and Soffits	Polyester Powder Coated Aluminium Cover Flashings / Fascia's and Soffits (Colour: RAL 7016: Anthracite)
Gutters and RWP's:	Polyester Powder Coated Aluminium Cover Flashings (Colour: RAL 7016: Anthracite)

Hardstanding: Tarmac & Concrete

Boundary Treat.: Vertical Timber Panel Fencing to match existing

2.8 Access

Vehicular and Pedestrian Access is directly off Brockholes Way. A minimum of 8 car parking spaces are available directly in front of the building including one disabled parking bay. A further 4 spaces are available along the northern boundary to serve the Plumbing and Heating Merchant.

The development will enhance the site by providing full level access thresholds to all retail and office areas. An Accessible WC will also be accommodated as part of the proposals.

3 Principles of Sustainable Development

3.1 Economic Benefits

The proposed development will ensure that this well-established local business can continue to expand and serve the local community from its existing commercial premises. If approved the application would safeguard the existing employment provided at the site and further the business's ability to compete within a competitive industry. As NPPF paragraph 18 confirms 'the government is committed to securing economic growth in order to create jobs and prosperity'. This commitment to support applications that provide job opportunities is particularly significant in terms of the determination of this application. Not over-burdening investment in business is also a government commitment highlighted under paragraph 21 of the NPPF. The applicant continues to invest significantly in the Local Economy.

3.2 Social Benefits

This Timber and Building Merchant has operated on the outskirts of Garstang for since 1986. It has become a valuable resource to local contractors and the local community. The business currently employs 40 members of staff who are all based locally. The intention of the redevelopment is not to increase staff numbers but to improve day to day operations which are currently restricted by the existing building stock.

In terms of the development's social contribution, it will ensure that local residents and contractors within the surrounding settlements have nearby access to this business. This is particularly significant when considering the volume of future residential development which has been earmarked for this area. This development would therefore provide vital services that reflect the district's needs, thus facilitating healthy and vibrant communities.

3.3 Environmental Benefits

This development satisfies the criteria for environmentally sustainable development in several ways. Firstly, through the re-purposing of a currently redundant building. Secondly, through implementation of Best Practice throughout the construction process. The remodelling of the building will seek to improve its environmental impact through increased thermal insulation. Insulation I is proposed directly behind the new cladding panels.

4 Conclusions

All relevant material considerations have been set out within this document, and it is considered that the development complies with national, and local planning policy. It is our opinion that there are no overriding material considerations, which would warrant refusal of this application.

As set out in this document, the development is fully in line with the principles of sustainable development. The approval of this application will greatly improve the operation of Haldane Fisher (Garstang) and will allow a thriving local business to continue to serve the local community for years to come. Therefore, we respectfully request that officers support this application.
