



PLANNING STATEMENT

Proposed Steel Frame Industrial Building (B2)

Land to West, Farling Top, Old Lane, Cowling, Keighley, BD22 0NW

Sept 2023

1 INTRODUCTION

This planning statement has been prepared by LARK Architects in support of an application for a new steel framed industrial building at land to west, Farling Top, Old Lane, Cowling, Keighley. This statement will provide a description of the proposal, background information and justification for the proposed works.

2 CONTEXT

H.A. McEwen Boiler Repairs Ltd was established in 1968. The company has over 40 years experience across a broad range of industries and an unparalleled reputation in the industrial and heritage boiler servicing, repair and manufacturing sector, with a wealth of knowledge of both modern and vintage steam and biomass boilers.

The company has been operating from their premises at Farling Top throughout these past 40 years.

The brief for this proposal was to create a new steel frame building adjacent to an existing steel frame building which is currently used as a workshop. The additional building is required to ensure the continued success and growth of the existing business and allow it to continue to operate from this well established site.

3 DESIGN

The proposal will be a steel framed building with natural stone and corrugated metal sheet cladding for the walls to match the existing building. The roofing material will be corrugated metal sheet cladding to match the existing building and the rainwater goods will be metal to match the existing.

4 ACCESS

The proposed building will be situated on area of existing concrete hardstanding.

Access is all as per planning approval reference 2021/23174/FUL.

5 SCALE

The proposed building footprint measures 17.4m x 10m. The proposed eaves and ridge heights have been designed to match the existing building. This will ensure that the building sits comfortably within the existing context.

6 LAYOUT

The proposed building is an open plan covered area of existing hardstanding.

7 SERVICES

The building will require mains electricity and water connection. The services are already on site and there will no requirement to alter any existing overhead or underground services.

7 PLANNING POLICY

The site was previously subject to planning approval for a change of use from agricultural land to industrial as per planning approval ref:22/2012/12294. Therefore, it is evident that the proposed building complies with local plan policies.

8 CONCLUSION

H.A. McEwen Boiler Repairs Ltd was established in 1968 and has continued to grow in its current location into the successful business and important local employer that it is today.

In order to allow the company to continue it's growth and also offer local employment opportunities, it requires the much needed additional storage space that the proposed building will bring.

The proposed building will be an important addition for this local company. It complies with local development plan policies and should considered for approval.