

# DESIGN AND ACCESS STATEMENT

Proposal: For the siting of a new electricity sub-station.

IDEXX Laboratories,  
Grange House,  
Sandbeck Way,  
Wetherby,  
LS22 7DN.



Victoria House,  
104 Mansfield Road,  
Nottingham,  
NG1 3HD.

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## 1.0 Introduction

1.1 This Design and Access Statement has been prepared to accompany a Full Planning Application for the siting of a proposed electric sub-station (pre-fabricated GRP unit) to be installed at the property known as IDEXX Laboratories, Grange House, Sandbeck Way, Wetherby.

1.2 This statement is written in accordance with best practice guidance published by the Commission for Architecture and the Built Environment (CABE). The application is in full conformity with the requirements now set for planning applications in The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force 15 April 2015.

1.3 Set out below is a description of the proposed development for the purpose of the planning application. The statement considers key policies contained within the National Planning Policy Framework (NPPF).

## 2.0 Assessment

2.1 The site is located on the outskirts of the town of Wetherby within the Sandbeck Trading Estate adjacent to York Road and the M1 motorway.

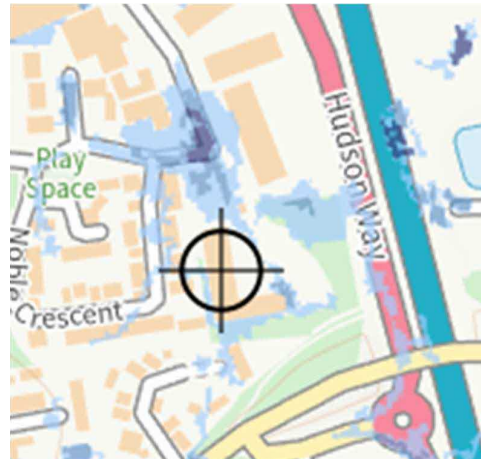
An extract from the site location plan shows the property boundary outlined in red on the adjacent map.



2.2 The Google Maps extract below shows an aerial view of the existing property set within its own grounds including tarmacadam access road, car parking and loading bay, soft landscaped areas, paved footpaths, and a detached single storey building located at the site entrance. (The Security Office). Previously, the building was a warehouse and showroom for a carpet company.



2.3 The Environment Agency Flood Map confirms that the site is within a low-risk flood area. See adjacent extracted map from the Environment Agency in 2023. The Environment Agency categorizes the site as Flood Zone 1. Surface water flood risk is considered medium.



2.4 UK Health Security Agency has published reports containing radon affected area maps for the whole of the United Kingdom. The proposed development site is considered to have a low risk of radon, with radon levels at 1-3%. There are no other known contaminants on this development site.

- 2.5 The surrounding buildings within the area are a mixture of residential, light industrial trade outlets and warehousing, forming part of the Sandbeck Way trading estate. The site is located approximately 1 km to the northeast of Wetherby town centre accessed from Sandbeck Way, within the Sandbeck Way Trading Estate.
- 2.6 The existing building consists of offices/laboratories and warehouse areas. The main building is of a steel frame construction with a mixture of brickwork and grey profiled sheet cladding to elevations. Windows are grey powder coated aluminum framed double glazed units with spandrel panels. Doors are grey powder coated aluminum framed double glazed units. The roofs are all flat and covered in high performance mineral felt.
- 2.7 There is a car park adjacent to the front and side elevations of the property, with a small loading bay leading to 1no. roller shutter door.
- 2.8 A single storey flat roof brick clad building, (the security office) is located adjacent to the site entrance. This building has painted timber framed double glazed windows and doors. The roof is flat and covered in asphalt, the perimeter has timber fascia on all sides.
- 2.9 Amenity spaces consist of a mixture of hard standing including paved footpaths and tarmacadam car parking. Soft landscaped areas such as grassland and woodland.
- 2.10 Mains water, gas and electricity are installed within the premises.
- 2.11 The property is not listed, the property is also not located within a conservation area or located within the Greenbelt.

### **3.0 Proposal**

- 3.1 This proposal seeks to gain Planning Permission acceptance for the erection of a new electrical sub-station to upgrade and improve the existing dated equipment.

#### **4.0 Pre-Application Consultations**

4.1 There have been no formal Pre-Application Consultations with Leeds City Council Planning Department for this potential development.

#### **5.0 National Planning Policy Framework**

5.1 The National Planning Policy Framework (NPPF) has at its heart a presumption in favour of sustainable development. Paragraph 17 sets out a set of core land-use planning principles that should underpin decision-taking. These include the need to always seek a high-quality design and a good standard of amenity for all existing and future occupiers of land and buildings.

#### **6.0 Use**

6.1 The existing land use would be described as research & development, manufacture, and distribution of products and services for the companion animal veterinary, livestock and poultry, water testing, and dairy markets. (Class B1). This use class will remain the same.

6.2 The proposed new electrical sub-station will provide a much-needed update to the existing dated equipment and as such has the potential to increase the capacity for minor expansion of the business and a possible increase of employment in the future.

#### **7.0 Amount**

7.1 It has been considered throughout the design process to not create an over intrusive development and to make sure that the development has no adverse or detrimental harm to the integrity of the property and surrounding buildings.

7.2 The proposed sub-station measures a modest 15.2 sq meters. This will provide this growing company with much needed up-grade the existing dated, electrical system. This development will not negatively impact the surrounding properties or trees within the area.

7.3 The surrounding buildings within the area are a mixture of residential, light industrial trade outlets and warehousing. The proposal has been designed to minimize the impact on surrounding buildings and trees. This was achieved by carefully selecting a suitable location for the proposed sub-station outside the main entrance gate and partially hidden amongst the flora and fauna adjacent to the main gates. The development has been designed using a pre-fabricated GRP unit 3.9m wide x 3.9m deep and 2.4m high to the gutters, some ventilation slats to the sides and double doors to the front elevation (See Gaskell drawing GBS2342 –102), The building was also designed to provide minimal changes to the external areas such as hardstandings and soft landscaped areas and car parking, however, the removal of a few small shrubs in the location may be necessary.

## 8.0 Layout

- 8.1 The proposed layout has been dictated by the use of a pre-fabricated, standard, GRP electric sub-station, as previously built and used extensively elsewhere in the country.
- 8.2 The proposed layout and position have been chosen with the existing main laboratory building in mind. The ability to have tradesmen able to look at, check and work on the electrical apparatus within the proposed sub-station building with minimal disruption to the workings of the business, hence our justification to have the new building sited outside the main gates and set within the grass verge away from the road edge.

## 9.0 Scale

- 9.1 The development has been designed to minimize the effect of neighboring buildings and trees located near the site. This has been achieved by carefully selecting the most suitable location for the proposed development. The proposal will have no adverse impact on the surrounding buildings and any nearby trees.



## 10.0 Landscape

10.1 The proposed development will require the removal of a few small shrubs close to the proposed siting position, however, there are also some mature trees which we intend to leave alone. The existing footpath will also be left as it is. The proposed GRP sub-station unit has a recommendation from the manufacturer to have a small concrete hard standing just outside the main double doors. This will be 1.5m out x the 3.9m full width of the unit.

## 11.0 Appearance

11.1 The proposed extension will be formed from pre-formed GRP walls and roof. The elevations will be dark green in colour.

## 12.0 Access

12.1 Access to the building will be from the double doors sited on the north facing elevation, this will provide direct levelled access.

12.2 Vehicular and pedestrian access to the main building and car park will remain unaltered.

## 13.0 Conclusion

13.1 The proposed development meets the requirement of the National Planning Policy Framework. The development offers a nearly invisible solution to an upgrade that the company feels is required whilst making improvements to the existing electrical capabilities of the building.

13.2 For the reasons set out within this statement it is considered that the application meets all relevant planning policy and should be fully supported.