

FOX-AD

Design & Access Statement

For

Construction of an extension and installation of a new roof covering to an existing industrial building to provide 3x Industrial Units

at

Unit B6 – Moor Road – Old Tannery – Haverigg – LA18 4NG



This document is to be read in conjunction with FOX-AD LTD Planning Documents
Project Reference - 25-37

Design & Access Statement

1. Overview

Fox Architectural Design Ltd has been appointed on this project to provide design documentation and submit a Full Planning Application seeking approval for an extension to an existing industrial property at The Old Tannery in Haverigg.

The property subject to this application is Unit B6.

The purpose of this document is to provide the local authority with a design proposal that is fit for purpose in terms of the client's requirements, respects the neighbouring properties, and remains sympathetic to its local and immediate setting.

In addition to this document is a set of drawings, they are as follows:

- 25-37-P-L - Location Plan
- 25-37-P-01 - Proposed Site Plan
- 25-37-P-02 - Plans as Existing
- 25-37-P-03 - Elevations as Existing
- 25-37-P-04 - Existing 3D Sketches
- 25-37-P-05 - Plans as Proposed
- 25-37-P-06 - Elevations as Proposed
- 25-37-P-07 - Proposed 3D Sketches

2. Location



(Fig.01 – Google Maps Aerial Image)

The site forming this application is a 8.5x11m industrial property highlighted in red within the image above (Fig.01).

The property boundary extends past the external walls approx 3.5m to the North, and Approx 7.5m to the East. (Please refer to the proposed Site Plan dwg 25-37-P-01 for clarity).

Situated within the Old Tannery Industrial site, the building which forms the site for this application is located to the South West of the site approx 110m West along Moor Road from the main eastern entrance – see Fig 02.

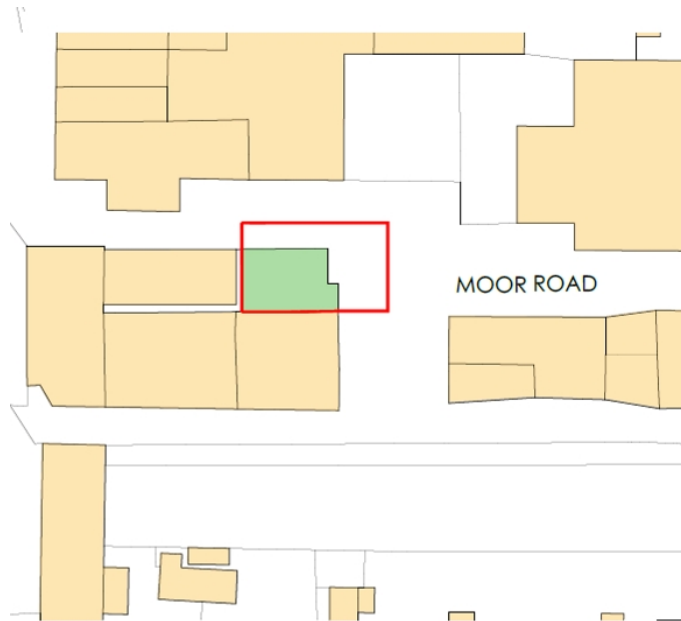


(Fig.02 – Google Maps Aerial Image – Distance to Site)

2. Development Parameters

The documents provided clearly identify the development boundary with colour annotation.

The area outlined in red highlights the site application and ownership boundary to which forms the application. (Fig 03 below).



(Fig.03 – Location Plan)

3. Existing Site

As per Section 01 of this document the land subject to this enquiry is a 8.5x11m industrial property highlighted in green, with the property ownership boundary shown in red within the image above (Fig.03).

Currently used as a vehicle repair workshop/garage the existing building has two parts.

A single storey mono pitch profile structure with a single access door to the left of the front elevation (this section of the building is in line and adjoins with the larger building immediately south).

The second section is a pitched roof gable profile structure which steps back from the above-mentioned section of the building by approx 925mm. A larger metal roller shutter allows vehicular access into the workshop as and when required.

Both structures are built from concrete blocks and roofed with asbestos panels with a steel frame structure internally.

Although the spaces between buildings are assumed to be turning areas for larger delivery vehicles, it is apparent that these areas are only used for storing customer cars and older vehicles which look as if they have not been moved for some time. The below images focus on the immediate building, and around the site to allow the local authority to view how the site is used on a daily basis.



(Fig.04-09 – Various images focusing on the existing building)

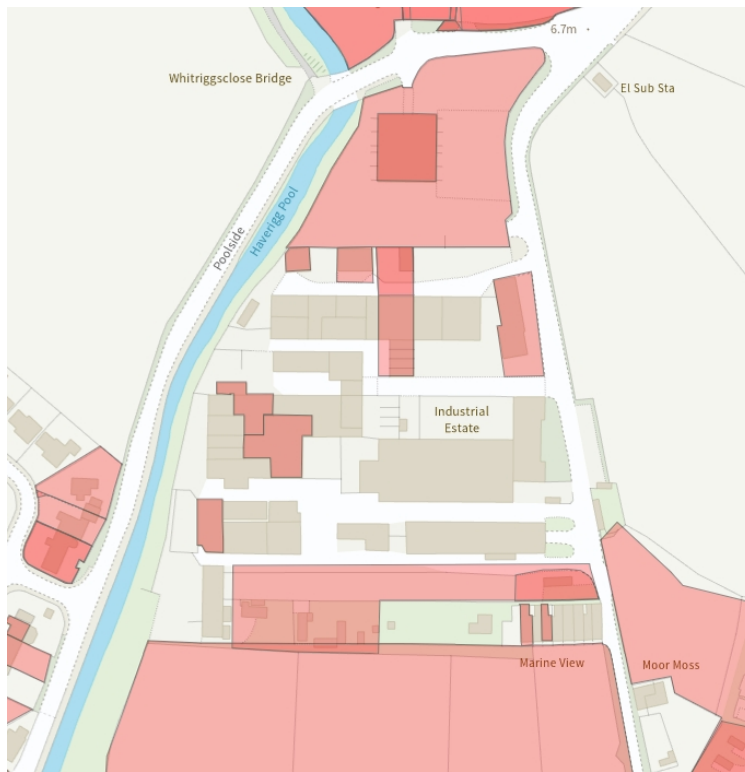




(Fig.10-18 – Various images of the site surroundings)

4. Planning History

The site forming this application has no previous planning history, however a screen shot of Cumberland/Copeland Councils interactive planning map shows previous 'planning approvals' highlighted in red to other properties within the Old Tannery Industrial Site.



(Fig.19 – Screenshot of Planning Approvals map – <https://copelandbc.maps.arcgis.com/apps/webappviewer/index.html?id=7222a5aa337542268f0d1a1c6af27cad>)

A selection of approved applications worth noting are listed below:

4/94/0903/4 - Unit D4 – Proposed Extension to Existing Garage & Workshop – Approved – 02/07/1995

4/22/2457/0F1 – Unit E2 – Proposed Erection of Four Self Contained Industrial Units (Use class B8 Storage/Distribution) – Approved – 13/10/2023

5. Pre-Application Advice

Pre-application advice was received for the proposal dated 29-10-2025 ref: PAA/25/0028 from Christie Burns.

In general, the proposal was positive, and feedback highlighted that new developments which enhance or have the potential to increase employment or attract new businesses would be supported in principle.

The feedback also made reference to increasing employment or business opportunities in areas of existing businesses would be supported in principle.

A key element of the proposal is to extend out from the principal elevation by 5m however still remain within the client's ownership boundary. This aspect is encroaching into an existing turning area and therefore advice from the local highways authority would be beneficial before proceeding with any future applications.

Advice from the LHA dated 31-10-2025 stated that they have no issues with regards to the extension in principle and a 9.5m separation distance to the adjacent unit to retain vehicular turning is acceptable if the area remains unrestricted.

6. Design Strategy

Limitations:

Below are some design limitations which have to be taken into account during the design process:

- Designing within an Area of existing industrial properties,
- Consideration to infill development guidelines,
- Designing with a privacy approach,
- Consideration of existing views from neighbouring properties,
- Built form vs site area,
- Distances to boundaries and neighbouring properties,
- Working within a defined site boundary,
- Parking,
- Retaining vehicular turning and movement within the site,

Opportunities:

During the design process there are several site opportunities which will be taken into consideration:

- Meeting the expectations and needs of the client,
- Creating a precedent for similar developments in the local area,
- Providing the area with a larger industrial property/additional smaller properties for rent,
- Producing a simple but modernistic design,

- Respecting the neighbouring properties and retaining privacy through good design,

7. Proposal

The client approached FOX-AD LTD in order to seek planning approval for an extension to an existing industrial property at The Old Tannery in Haverigg.

The purpose of the extension is to allow for two additional industrial units to be made available to the general public for rent with one being retained by the client, and also to construct a new pitched roof configuration which simplifies the visual appearance of the building and creates additional height internally for car lifts and larger equipment.

Access:

Currently the access to the site is via Moor Road with the existing building approx. 110m West.

The proposal would be to install 2x small access & 3x roller shutter doors to the Northern elevation with a single pedestrian door to Unit 3 positioned on the east elevation.

Appearance:

As previously mentioned, the existing building has two parts. It is the client's intention to extend approx 5m to the East and remove the existing monopitch and pitched roof and replace with one pitched roof throughout.

The eaves height would be increased nominally to match the existing unit behind (to the West) and the ridge height would increase due to a new 25degree roof pitch also matching the general shape and profile of the existing unit to the West.

The external wall construction would be blockwork to match the majority of the other units with a metal boxed profile sheet cladding applied to improve the overall aesthetic qualities of the overall building.

The proposed cladding would also be used on the roof with plastic infill sheet panels (2 per unit), installed to benefit from natural light internally.

Landscaping:

No new landscaping would be proposed. Only disturbed hardstanding areas would be made good to match existing.

The site is all concrete therefore no existing habitats would be lost following the successful completion of this proposed development.

Refer to Ecology Survey & BNG Assessment by others.

Sustainability:

The new building extension would be constructed to meet current building regulations.

Layout:

Please refer to the proposed drawings appended to this document which demonstrate how the existing and new section of building will be divided into three units.

Scale:

The scale of the proposed new industrial building would comprise of an additional 5m in length to the East and approx 8.5m in width to the North (in line with the existing property). No new extensions are proposed to the Northern elevation.

The new roof would run continuous over the whole property as shown.

Refuse & Cycle Storage:

Refuse bins and space for cycle storage is easily achieved within each unit.

9. Conclusion

This Design & Access Statement details how the proposal for the construction of an extension and new roof configuration to an existing industrial building can be achieved on the site with careful space planning and consideration to the constraints within an existing industrial estate.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been applied to the design and siting of the proposal within the curtilage of the client's ownership boundary.
- Consideration of the new access points have been demonstrated,
- Security has been provided by good design,
- Overlooking to all neighbouring properties has been considered to the new building location.
- Materials which respect the character of the area have been specified,
- Creation of new business and employment opportunities,
- Improving the overall visual appearance of the building,
- Improving the overall functionality of the building internally with improved volumetric properties,
- Improving the overall energy efficiency of the building with modern construction techniques and specifications,

Currently the existing building is dated and not practical or functional in some areas internally. The existing roof leaks and is in desperate need of repair.

Constructing a small extension as shown within the documents provided will allow the client to retain one unit and provide two additional industrial units to the rentable market for the general public.

Architecturally, the proposal is a traditionally designed pitched roof building constructed from traditional materials widely used and accepted around the local area.

Improvements to the overall visual appearance plus functional properties of the building as a whole have been considered and therefore this application should be considered favourably and recommended for approval.

