



LAND AT SNECKYEAT INDUSTRIAL ESTATE (SITE 1)

Planning, Design & Access Statement

Sneckyeat Industrial Estate Planning, Design and Access Statement

1. Description of the development

This application is for the erection of two buildings to provide a total of five self-contained industrial/commercial units. The proposal would provide a total floor area of 13,282 sqft across both blocks. The purpose of the development is to provide flexible, smaller scale accommodation, particularly to attract start up and local business. It is therefore proposed that the use class is for B2, B8 and classes E(g)(i), E(g)(ii) and E(g)(iii) (formerly use classes B1) inclusive, in order to provide additional flexibility and to provide wider opportunity for local businesses.

Discussions are at an advanced stage for Howdens to become one of the key tenants for proposed Unit 1 and the proposed design amendments reflect the ongoing discussions between the parties.

2. The site

The proposed units are to be located in an area of vacant land within the existing Sneckyeat Industrial Estate. The blocks will be adjacent to (but will not be accessed from) the access road to West Cumberland Hospital. To the south of the site lies the West Cumberland Hospital, to the immediate east is the staff car park. . To the immediate west of the site are existing industrial properties/commercial properties followed by the remainder of the industrial estate to the north. Beyond the immediately neighbouring properties there is the residential area of Hensingham to the west and area of open space and Cumbria Sports Academy to the north of the existing estate. Neighbouring buildings are predominantly constructed from a mixture of red brick and metal profiled cladding, with a mixture of flat and dual pitched roofs.

3. Planning Policy

The relevant adopted local plan comprises The Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies (adopted December 2013) and remaining saved policies from the Copeland Local Plan 2001-2016. The following policies are considered to be relevant to the proposals:

The Copeland Local Plan 2013-2028

Core Strategy:

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER6 – Location of Employment

Policy T1 – Improving Accessibility and Transport

Development Management Policies:

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Saved Policies from the Copeland Local Plan 2001-2016

Policy EMP1 – Employment Allocations (site ref. E4)

Policy TSP8 – Parking Standards

3.1 Emerging Plan

As the emerging Local Plan is in advanced stages of adoption it is important we review the draft plan and consider the relevant policies in regards to the application. Whilst the emerging local plan is not yet adopted, and as such does not form part of the development plan, it is at an advanced stage and as a result should be given due regard as a material consideration in the determination of any planning application.

The following policies are considered to be relevant to the proposals:

Copeland Local Plan 2021-2038 (Publication Draft)

Strategic Policy E1PU: Economic Growth

Strategic Policy E2PU: Location of Employment

Strategic Policy E5PU: Employment Sites and Allocations

Strategic Policy E6PU: Opportunity Sites

The application complies with Strategic Policy E1PU: Economic Growth as it supports the establishment and success of small and medium enterprises. Strategic Policy E2PU: Location of Employment states B2/B8 proposals will be supported where they provide an appropriate scale of development for its settlement on allocated employment sites. The proposal currently sits within a proposed employment allocation at Sneckyeat Rd, Whitehaven as part of the emerging plan under Strategic Policy E5PU. Strategic Policy E6PU: Opportunity Sites states that development will be supported in or on the edge of Whitehaven and other settlements as they focus on regenerating these towns.

4 Planning History

The site has the benefit of an existing planning permission (REF: 4/21/2233/0F1) for the erection of three buildings/industrial buildings to provide 12 self-contained units. This permission consists of two parcels both of which are located within the existing Sneckyeat Industrial Estate. This parcel in particular comprised of four units totalling up to 8780 sqft of industrial space. A copy of the decision notice and approved plans for the extant planning permission are enclosed at Appendix 1.

5 Assessment of Proposals

5.1 Principle of the development

The site is located within the employment allocation, site ref. E4 Sneckyeat Road, as set out in saved Policy EMP1 'Employment Land Allocation' of the Saved Policies from the Copeland Local Plan 2001-2016. The blocks are to be located within the settlement boundary of Whitehaven as set out in the

Adopted Local Plan. Policy ER6 'Location of Employment' of the Adopted Local Plan states that employment development will be supported in Whitehaven. The proposal will help to support economic growth and prosperity of the Borough and build on the success of the existing development at Sneckyeat Road Industrial Estate. In allowing a variety of small scale uses to be accommodated, the site will provide greater opportunities for more local businesses. Accordingly, given the site's land use allocation and the established use of the site the principle of the proposed development is considered to be acceptable and complies with the aims of the Adopted Local Plan and the National Planning Policy Framework (the Framework). As the site has previous planning consent for the same purpose it demonstrates that the principle of the development is accepted.

Furthermore the existing planning permission is an important consideration as this demonstrates the provision of industrial units on this site is accepted. Please see appendix 1 for decision notice and approved plans.

The proposed development includes a number of minor amendments to the approved scheme. Following discussions with a prospective tenant, Howdens. Blocks 1 and 2 have been amended as follows in order to move the buildings away from a HV cable easement. Howden's have also requested further design amendments which are discussed below:

Block 1:

- Length of both Block reduced by 600mm
- Width of both Block increased by 200mm
- Block moved east by 650mm

Block 2:

- Length of both Block reduced by 600mm
- Width of both Block increased by 200mm
- Block moved east by 650mm
- Height of the building increased by 1m. Upper haunch height increased from 5m to 6m (measured to underside of upper haunch)
- Shell only:
 - Removal of internal walls
 - Removal of WC's
- Front elevation amended in accordance with Howdens' requirements:
 - Two of the four loading doors are omitted and the remaining two have been repositioned
 - Windows and personnel doors have been amended
 - Tenant signage has been amended

Therefore in light of the above the principle of development for industrial units is accepted.

5.2 Highway matters

The proposal would provide a total of 21 parking spaces. It is noted that the level of parking provision for blocks 1 & 2 does not meet the parking standards as set out in policy TSP8 of the Saved

Policies from the Copeland Local Plan 2001-2016. However, the level of provision is only just below that required for B2 & B8 uses, which are the most likely future uses of the buildings.

The site is in a sustainable location, with a regular bus routes located nearby. The nearest bus stop is less than 300m walk from the site. It is therefore considered that there will be no unacceptable impact on highway safety as a result of the proposals.

The proposals do not meet the thresholds to require either a Travel Plan or Transport Assessment as set out in Appendix 3 of the Adopted Local Plan. The proposal is also considered to comply with Policy DM22 'Accessible Developments' of the Adopted Local Plan.

5.3 Residential amenity

The nearest residential properties are a number of single storey properties fronting Homeswood Road to the west of the Industrial Estate. The rear elevation of these of these properties lies approximately 64m from the side facing elevation of block one, however block one will be largely screened by the existing units to the east of the neighbouring dwellings.

The small scale of these units and the nature of surrounding land uses means that the activities will not cause any undue noise and disturbance to neighbouring residents. Therefore, the proposals are in accordance with Local Plan policy DM10 'Achieving Quality of Place' and the Framework at paragraph 127.

5.4 Other planning matters

The surface water drainage scheme will be in the form of a sustainable drainage system. Dependent upon ground conditions this will be provided by means of a soakaway. If this is not possible attenuation measures will be put in place to provide controlled discharge to the drainage network. Please refer to the drainage report provided for further information on the drainage strategy and attenuation measures.

6 Design and Appearance

6.1 The proposed development: use and scale

The application is for the erection of two buildings to provide a total of 5 self-contained industrial/commercial units. The proposal will provide a total floor area of 13,282 sqft (1,234 sqm). The block dimensions are 43265 x 15317.

6.1.1 Block 1

The units in block one will provide a small office space and WC for each unit. The remainder of the space will remain open, to be used flexibly by prospective tenants. As this is a speculative development, the end use has not yet been determined. However it is envisaged that the buildings will be occupied by small scale, commercial and industrial users, appropriate to the surrounding land uses. Block one will have lower eaves of 4m and upper eaves of 5.5m.

6.1.2 Block 2

The units will provide a shell only design to be fitted out by the prospective tenant. No WCs are installed but drainage will be provided so that toilets can be installed by tenants at a later date. The proposed design has been informed following extensive discussions with the prospective tenant, Howdens. Block two will have lower eaves of 5.5m and upper eaves of 7.2m.

6.2 Landscape

There would be limited scope for any soft landscaping around the proposed buildings, and any space not utilised for access and parking would be grassed, in keeping with surrounding buildings. Where possible soft landscaping will be incorporated into the proposals and can be secured through an appropriately worded condition.

6.3 Appearance

The design scale and appearance of the buildings is both in keeping with surrounding properties and appropriate to the proposed use. The building will be faced with profiled metal cladding and facing brickwork, to add detail and interest. The colour scheme will match more recent Northern Trust Schemes and provide a more modern feel to the existing buildings on Sneckyeat Road Industrial Estate. The roof cladding will be goosewing grey, the wall cladding will have two different colours, anthracite grey at higher level and merlin grey at the lower. The proposed buildings would be of a similar size, scale, form, design and siting to existing buildings and as such the impact on the streetscene and visual amenity of the area would be limited.

The appearance of both blocks will slightly differ due to the requirements of Howdens (Block 2) when compared to block 1 and will be discussed below:

Block 1: Each unit on this block has a loading bay door, doorway entrance with windows adjacent, and tenant signage above each entrance of the prospective units (See Drawing:22123-PJA-B1-ZZ-DR-A-3001-A).

Block 2: Slightly differs to meet the requests of Howdens. As Howden's are occupying the whole unit there are only 2 loading doors which are on the eastern edge of the building. The double door entrance is on the western third of the building. Tenant signage is on the top western corner of the block and is slightly larger than block one's signage boards (See drawing 22123-PJA-B2-ZZ-DR-A-3001-C).

The proposals would therefore comply with Local Plan policies SP55 'Design Principles' and DM10 'Achieving Quality of Place' and the Framework at paragraph 124.

6.4 Access

Access to the site will be via Sneckyeat Road as it is at present. Parking for the existing units will also remain unaffected. Access to and within the property will meet the necessary requirements of Part M 'Access and Use of Buildings' of the Approved Building Regulations documentation.

7 Conclusion

The proposal complies with both the National Planning Policy Framework and the adopted Local Plan. The design of the proposal is acceptable in respect of the use, amount, layout, scale, appearance and access. The proposal should therefore be approved without delay.

Appendix 1: Existing planning permission (REF: 4/21/2233/0F1)

Town and Country Planning Act 1990 (As amended).

4/21/2233/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Northern Trust
Lynton House
Ackhurst Park
Foxhole Road
Chorley PR7 1NY
FAO Helen Ashworth

**ERECTION OF THREE BUSINESS/INDUSTRIAL BUILDINGS TO PROVIDE 12 SELF CONTAINED UNITS (USE CLASSES B2, B8 AND CLASSES E(G)(I), E(G)(II) AND E(G)(III)), CAR PARKING, ACCESS AND ASSOCIATED WORKS
SNEAKYEAT INDUSTRIAL ESTATE, WHITEHAVEN**

Northern Trust

The above application dated 18/05/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Site Location Plan, scale 1:1250, received 18th May 2021;

Existing Site Plan, scale 1:500, drawing number WJ-149-0001 D, received 18th May 2021;

Proposed Site Plan, scale 1:500, drawing number WJ-149-0002 F, received 24th June 2021;

Proposed Plans, Elevations, Section Block 1, scale 1:100, drawing number WJ-149-

0005 D, received 18th May 2021;
Proposed Plans, Elevations, Section Block 2, scale 1:100, drawing number WJ-149-0006 A, received 18th May 2021;
Proposed Plans, Elevations, Section Block 3, scale 1:100, drawing number WJ-149-0003 C, received 18th May 2021;
Proposed Plans Block 3, scale 1:100, drawing number WJ-149-0004 C, received 18th May 2021;
Design and Access Statement, received 18th May 2021;
Drainage Strategy Report, written by GSA, received 18th May 2021;
Proposed Drainage Strategy Block 2, scale 1:250, drawing number 2020.221.C008 A, received 12th August 2021;
Proposed Drainage Strategy Block 2, scale 1:250, drawing number 2020.221.C005 C, received 12th August 2021.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Occupation Conditions

3. Prior to the first use of the development hereby approved, signage denoting the one way system on the site must be submitted to and approved in writing by the Local Planning Authority. The signage must erected in accordance with the approved plans prior to the first use of the development be retained as such at all times thereafter.

Reason

In order to ensure the safety of all road users and in accordance with Policy DM22 of the Copeland Local Plan.

4. The car parking shown on the approved plans relating to each block of units shall be constructed and made available for use prior to the first occupation of that block of units. Once installed the car parking shall be maintained in accordance with the approved details at all times thereafter.

Reason

For the avoidance of doubt and to ensure that adequate car parking is available to serve the development in accordance with Policy DM22.

Informatives

United Utilities Information

1. If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.
2. Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.
3. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.
4. Should any unexpected ground conditions, which could indicate the presence of land contamination (for example unusual colours, odours, liquids or waste materials) be encountered during development work should halt and the Council be notified to agree on the appropriate action.

Coal Authority Standing Advice

5. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

05th October 2021

A handwritten signature in black ink, appearing to read "N. J. Hayman" with a stylized flourish at the end.

PP Pat Graham
Chief Executive

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

PART 2

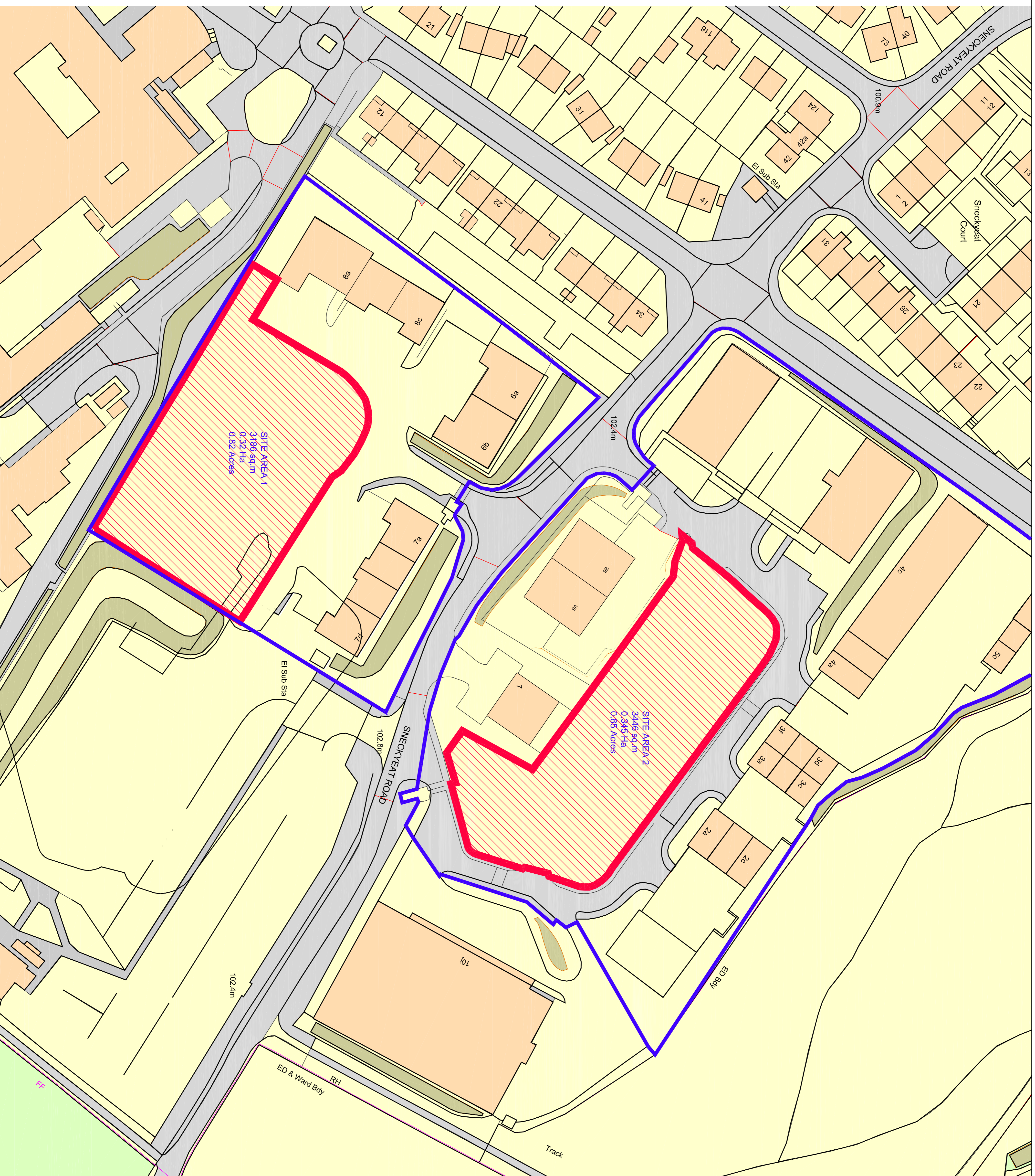
TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.



All dimensions shall be verified by the contractor on site to work accordingly.
 Do not scale from this drawing.
 Only work to written instructions.
 This drawing is the property of NORTHERN TRUST and copyright is reserved by them.
 The drawing is not to be copied or used without the prior written consent.

Notes

north

- KEY TO PLAN**
- proposed site development
 - land also owned by applicant
- [roads and footpaths in grey tone are adopted]
- site area 1 0.332 Ha [0.82 Acre]
 site area 2 0.345 Ha [0.85 Acre]

- D 25.2.21 Area up date/site reits de de
- C 18.2.20 CLIENT CHANGE de de
grid removed.
red and blue lines continuous.
- B 18.2.20 CLIENT APPROVED/
PLANNING SUBMISSION de de
- A 13.2.20 CLIENT UPDATE de de

ISSUED FOR: **PLANNING APPLICATION**

Rev: | Date: | Details: | Small: | Checked:

NORTHERN TRUST
 INVESTMENT / DEVELOPMENT / REGENERATION
 NORTHERN TRUST
 LYNTON HOUSE, ACHERS PARK, CHICHESTER, PO19 1WV
 Tel: 01243 777777 Fax: 01243 777777
 The Straits Times: 01243 777777

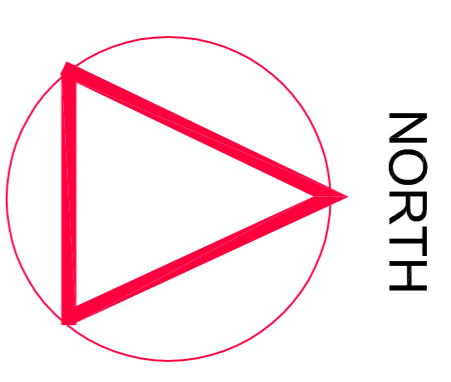
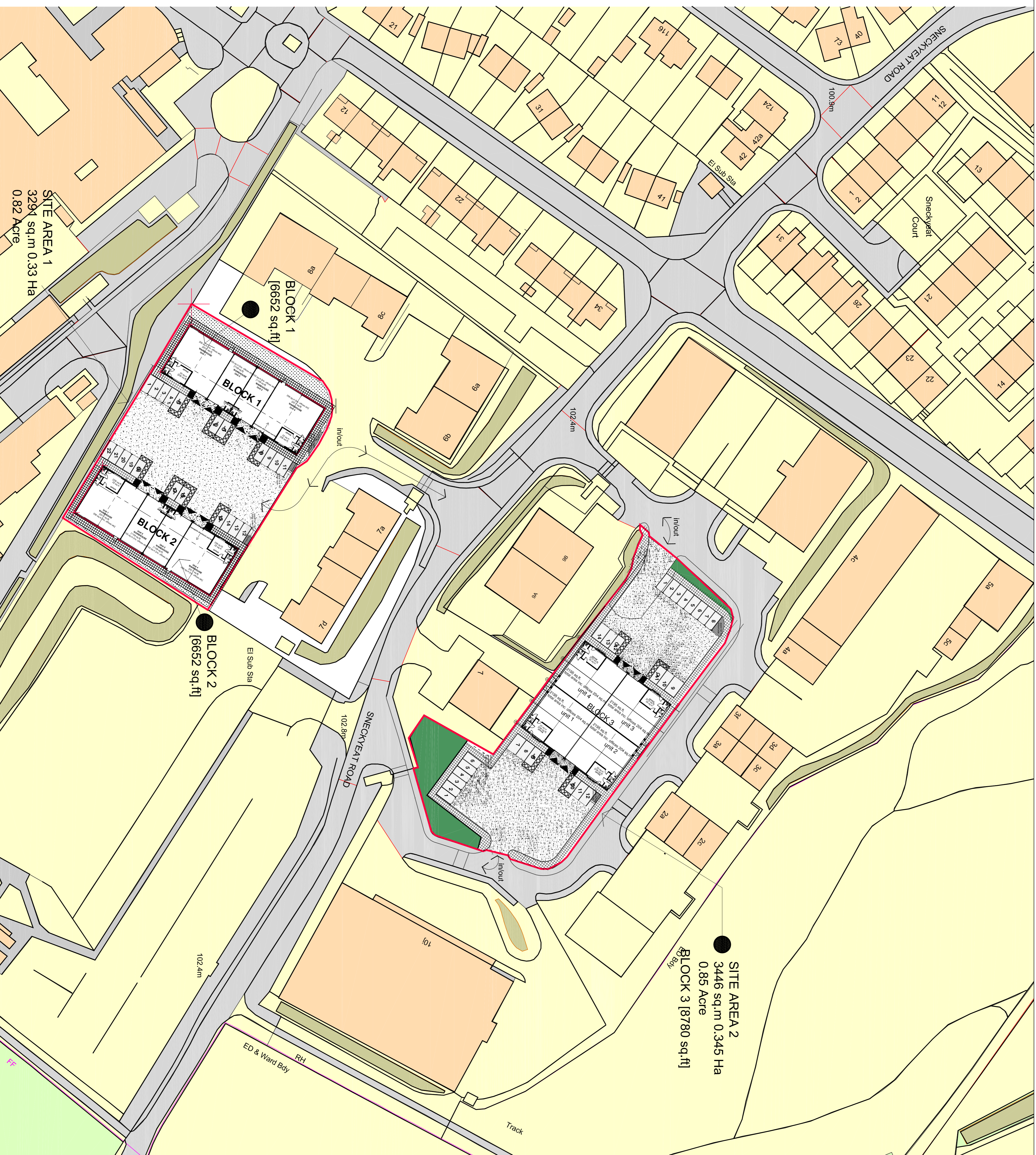
Client

Project
 Sneekyeat Industrial Estate,
 Whitehaven,

Drawing

Existing Site Plan

Drawn By	DE	Date	27.6.18	Drawing No.	
Checked By	DE	Date	27.6.18	WJ-149-0001...	D
Scale	1/500			@A1	



Site Area 2 [0.85 Acre]
Block 3 achieves 8780 sq.ft
TOTAL PROVISION

Site Area 1 [0.82 Acre]
Block 1 and 2 together achieve
13,304 sq.ft
TOTAL PROVISION

MATERIAL KEY

- Air Entrained Concrete Finish to apron to Loading Doors
- 600 x 600mm Concrete Paving
- Flags, shading indicates tactile paving
- Tactile paving and dropped kerb
- Gravel Infill
- Grassed areas
- Ballards to Loading Doors
- Assumed site boundary (to be checked against title deeds)

SCHEDULE OF ACCOMMODATION
BLOCK 3 (comprising 4 Units)

Unit	total sq.m	total sq.ft	cars	m ² /per car
1	204	2195	6	34
2	204	2195	6	34
3	204	2195	7	30
4	204	2195	7	30
total	816	8780	26	

SCHEDULE OF ACCOMMODATION
BLOCK 2 (comprising Units)

Unit	total sq.m	total sq.ft	cars	m ² /per car
1	206	2217	4	50
2	103	1109	2	50
3	103	1109	2	50
4	206	2217	3	68
total	618	6652	11	

SCHEDULE OF ACCOMMODATION
BLOCK 1 (comprising Units)

Unit	total sq.m	total sq.ft	cars	m ² /per car
1	206	2217	4	50
2	103	1109	2	50
3	103	1109	2	50
4	206	2217	3	68
total	618	6652	11	

- F 23.6.21 motor cycle and bicycle spaces added
- E 23.3.21 client changes added
- D 10.2.21 New proposal for client approval
- C 13.2.20 client update
- B 19.2.20 PLANNING SUBMISSION
- A 13.2.20 client update

PLANNING APPLICATION

NORTHERN TRUST
INVESTMENT / DEVELOPMENT / REGENERATION
LYNCH HOUSE, ADELPHI PARK, CHARLEY PARK, NYN
141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Client: Sneckyeat Industrial Estate, Whitehaven.

Proposed Site Plan

Drawn By	DE	Date	31.1.20	Drawing No.		Rev.	
Checked By	DE	Date	31.1.20	WL-149-0002		F	
Scale	1/500						

All the dimensions shall be verified by the contractor on site prior to work commencing. Only work to be shown on drawings. The drawings are the property of NORTHERN TRUST and copyright is reserved by them. This drawing is not to be copied or used without the prior written consent.

Notes

MATERIAL COLOUR KEY

- Steel paintwork - Main Grey
- Roof cladding - Kingspan KS1000RW Insulated Roof Panel (LPCB Approved) or equal - Colour Gossway Grey
- Gables, Facades & Verges - Colour Gossway Grey
- Rainwater pipes - Colour to match cladding
- External wall panels - Colour Gossway Grey / Main Grey. Flashings to match panel colour.
- Backwork - Rustic Red (to be confirmed)
- Landing doors - Main Grey
- Entrance doors - Main Grey
- Windows - Extruded Aluminium window sections - Colour Main Grey
- Glazing Unit - Colour Grey

Hatched areas denote contrasting colours, actual locations of vertical panels / rear doors may vary slightly to suit setting-out of panels.

CRITICAL DOOR DIMENSIONS

- Internal Doors - Aluminium effective clear width 800mm
- Entrance Doors - Aluminium effective clear width 900mm
- Fire Exit Doors - Aluminium effective clear width 850mm
- All vision panels to have minimum zones of visibility between 500mm to 800mm and 1500mm to 1900mm.

SCHEDULE OF ACCOMMODATION BLOCK 3

Unit	sq.m	sq.ft	CARS	m ² /per car
Unit 1 204	2195	6	34	
Unit 2 204	2195	6	34	
Unit 3 204	2195	7	30	
Unit 4 204	2195	7	30	

REQUIRED U VALUES

- Warm Roof Construction-0.18 W/sq.m.K
- External Wall Construction-0.27 W/sq.m.K
- Ground Floor Construction-0.22 W/sq.m.K [Only applies where space above is heated ie. w.c.s and offices].
- Ground Floor Construction-No U Value requirement where space above is unheated ie warehouse]
- Windows/Rooflights-1.8W/sq.m.K
- Personnel Doors-1.8W/sq.m.K
- Vehicle Access and Similar Large Doors-1.5W/sq.m.K

Item	Code	Description	Code	Code
C 23.2.21	de	Becomes BLOCK 3	de	de
B 18.2.20	de	CLIENT APPROVED/ PLANNING SUBMISSION	de	de
A 13.2.20	de	CLIENT UPDATE	de	de

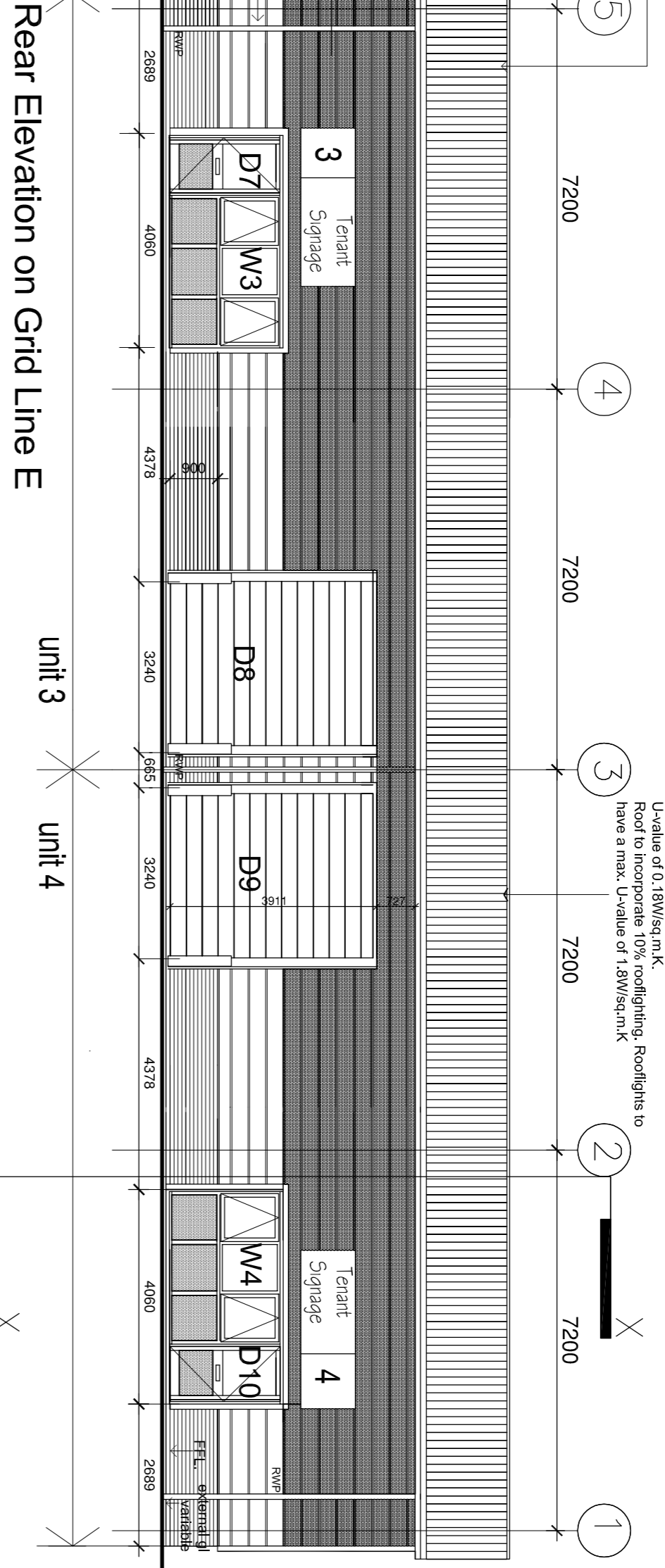
PLANNING APPLICATION

NORTHERN TRUST
 INVESTMENT / DEVELOPMENT / REGENERATION
 LYNXON HOUSE, ACHERSON PARK, CHICHESTER, WEST SUSSEX PO19 1LW
 Email: info@northerntrust.co.uk

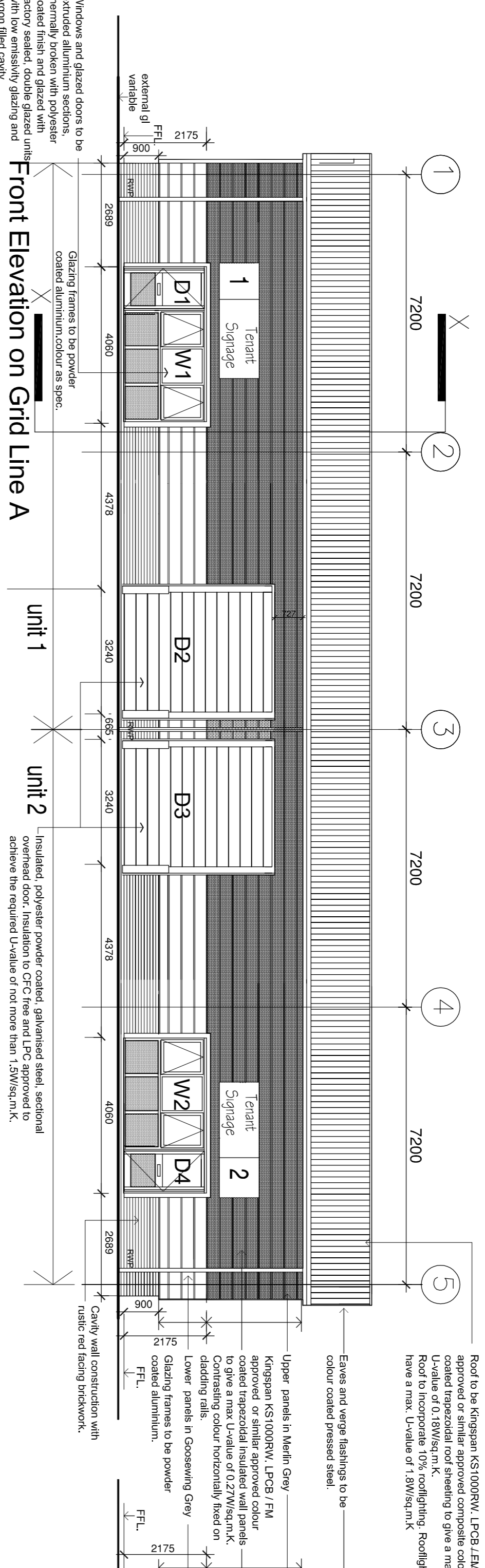
Client
 Project
Sneckyeat Industrial Estate, Whitehaven.

Proposed Elevations Block 3 [units 1-4 inc]

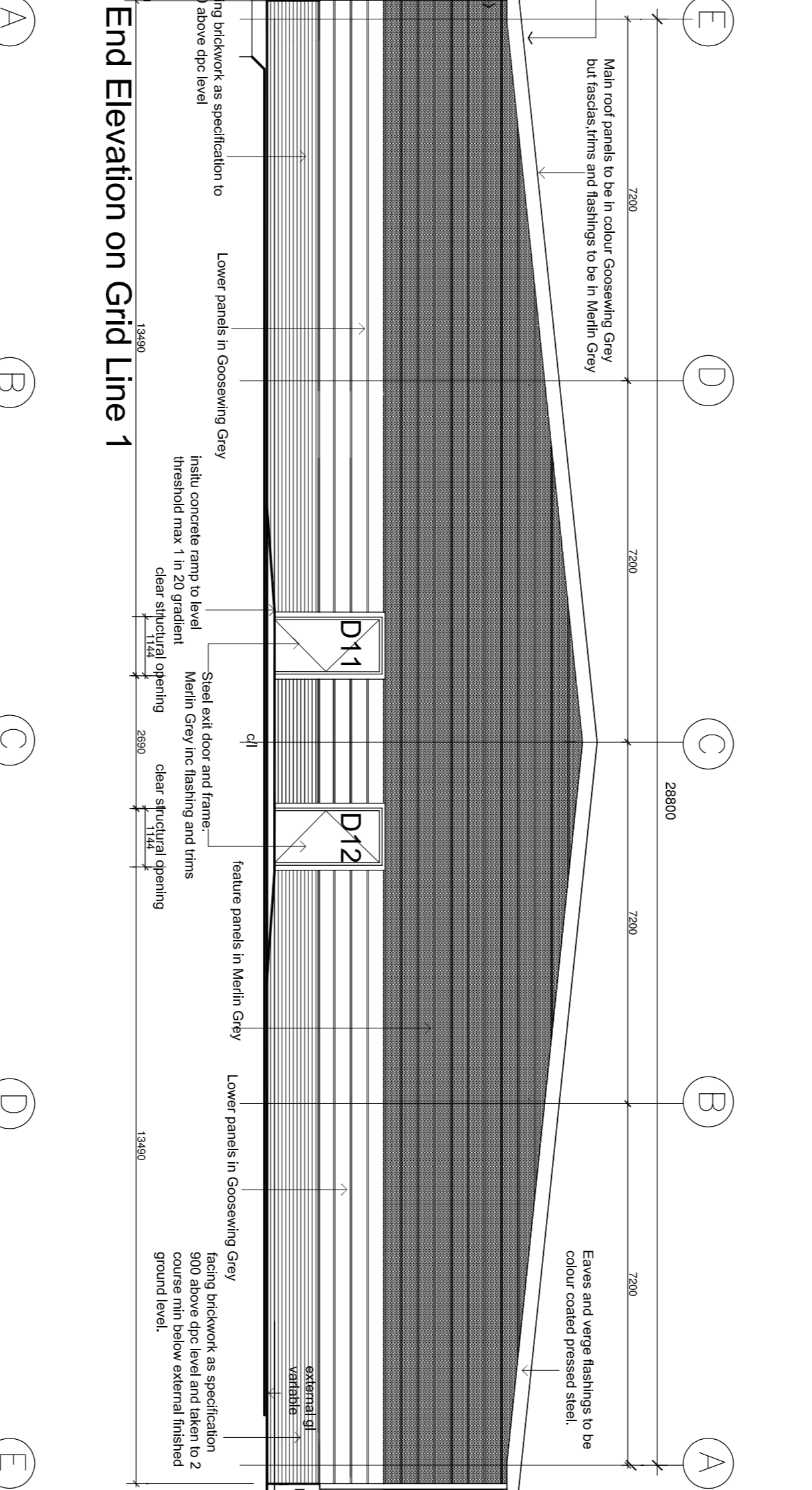
Drawn By	DE	Date	27.1.20.	Drawing No.	WJ-149-0003	Rev.
Checked By	DE	Date	27.1.20.			C
Scale	1/100					



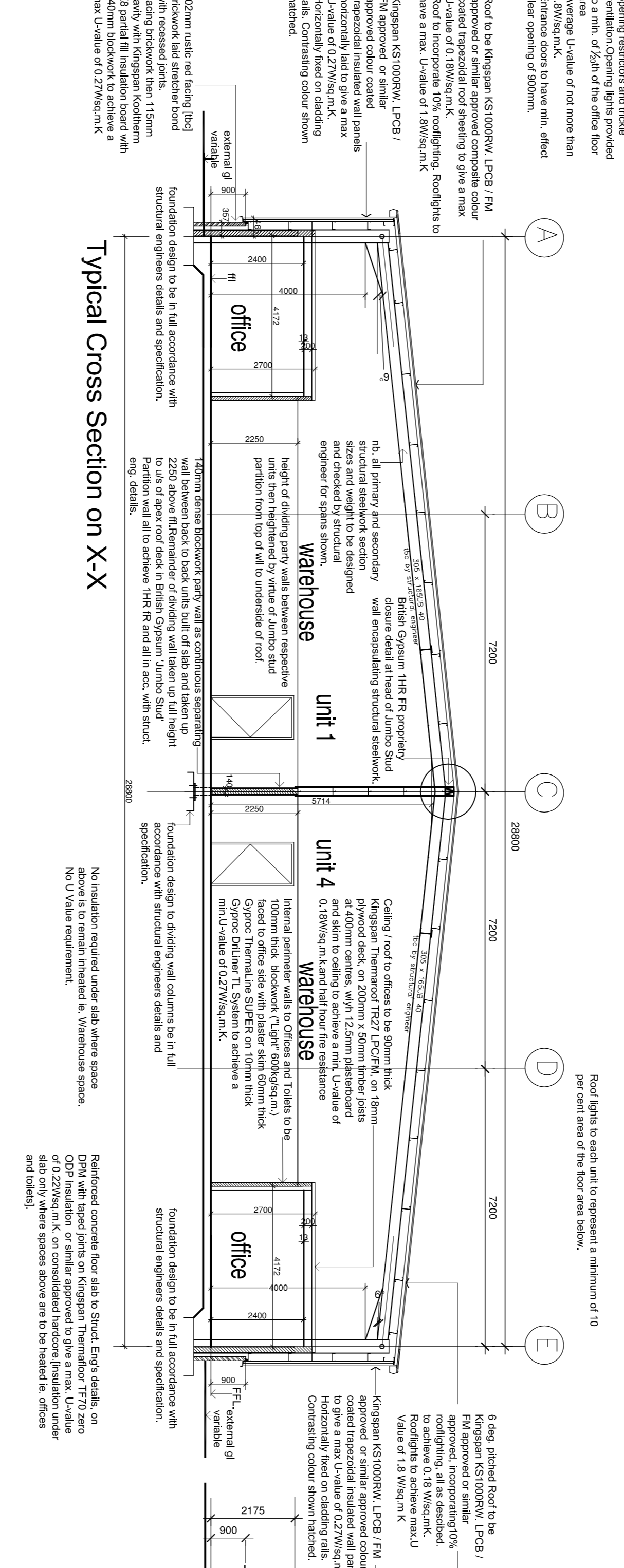
Rear Elevation on Grid Line E



Front Elevation on Grid Line A



End Elevation on Grid Line 1



Typical Cross Section on X-X

All the dimensions shall be verified by the contractor on site prior to work commencing.
Do not scale from this drawing.
Only work to written directions.
The drawings are the property of NORTHERN TRUST and copyright is reserved by them.
The drawings shall not be copied or used without the prior written consent.

MATERIAL/COLOUR KEY

- Steel paintwork - Mattin Grey
- Roof purling - Kingspan KS1000RW Insulated Roof Panel
- External cladding - Kingspan KS1000RW Insulated Wall Panel
- Gutters, Fascias & Vents - Colour: Goswami Grey
- Rainwater pipes - Colour to match building
- Kingspan KS1000RW Insulated Wall Panel (LPC8 Approved) or equal - Colour: Goswami Grey / Mattin Grey, Flashings to match
- Bitulux - Rustic Red (to be confirmed)
- Loading doors - Mattin Grey
- Personnel doors - Mattin Grey
- Escape doors - Mattin Grey
- Windows - Extended Aluminium window sections - Colour: Mattin Grey
- Glazing tint - Colour: Grey

Hatched areas denote contrasting colours, actual locations of vertical panels / rear doors may vary slightly to suit setting-out of panels.

CRITICAL DOOR DIMENSIONS

Internal Doors - Minimum effective clear width 800mm
External Doors - Minimum effective clear width 800mm
Fire Exit Doors - Minimum effective clear width 800mm
 All vision panels to have minimum zone of visibility between 500mm to 800mm and 150mm to 1500mm.

NOTES
 Cavities barriers to be provided as indicated, maximum 20m centre and on line of each unit sub-division.
 Expansion joints to be provided to brickwork/blockwork as indicated on the Structural Engineers drawings.
 Wall ties to be provided as detailed on the Structural Engineers drawings.

SCHEDULE OF ACCOMMODATION BLOCK 3

Unit	total sq.m	cars	m ² per car
Unit 1/ 204	2195	6	34
Unit 2/ 204	2195	6	34
Unit 3/ 204	2195	7	30
Unit 4/ 204	2195	7	30

REQUIRED U VALUES

Warm Roof Construction-0.18 W/sq.m.K
 External Wall Construction-0.27 W/sq.m.K

Ground Floor Construction-0.22 W/sq.m.K
 (Only applies where spaces above are heated i.e. wc's and offices).
 Ground Floor Construction-No U Value requirement where spaces above are unheated i.e. warehouse.

Windows/Rooflights-1.8W/sq.m.K
 Personnel Doors-1.8W/sq.m.K
 Vehicle Access and Similar Large Doors-1.5W/sq.m.K

- C 24.2.21 Becomes BLOCK 3 de de
- B 19.2.20 CLIENT APPROVED/ PLANNING SUBMISSION de de
- A 13.2.20 CLIENT UPDATE de de

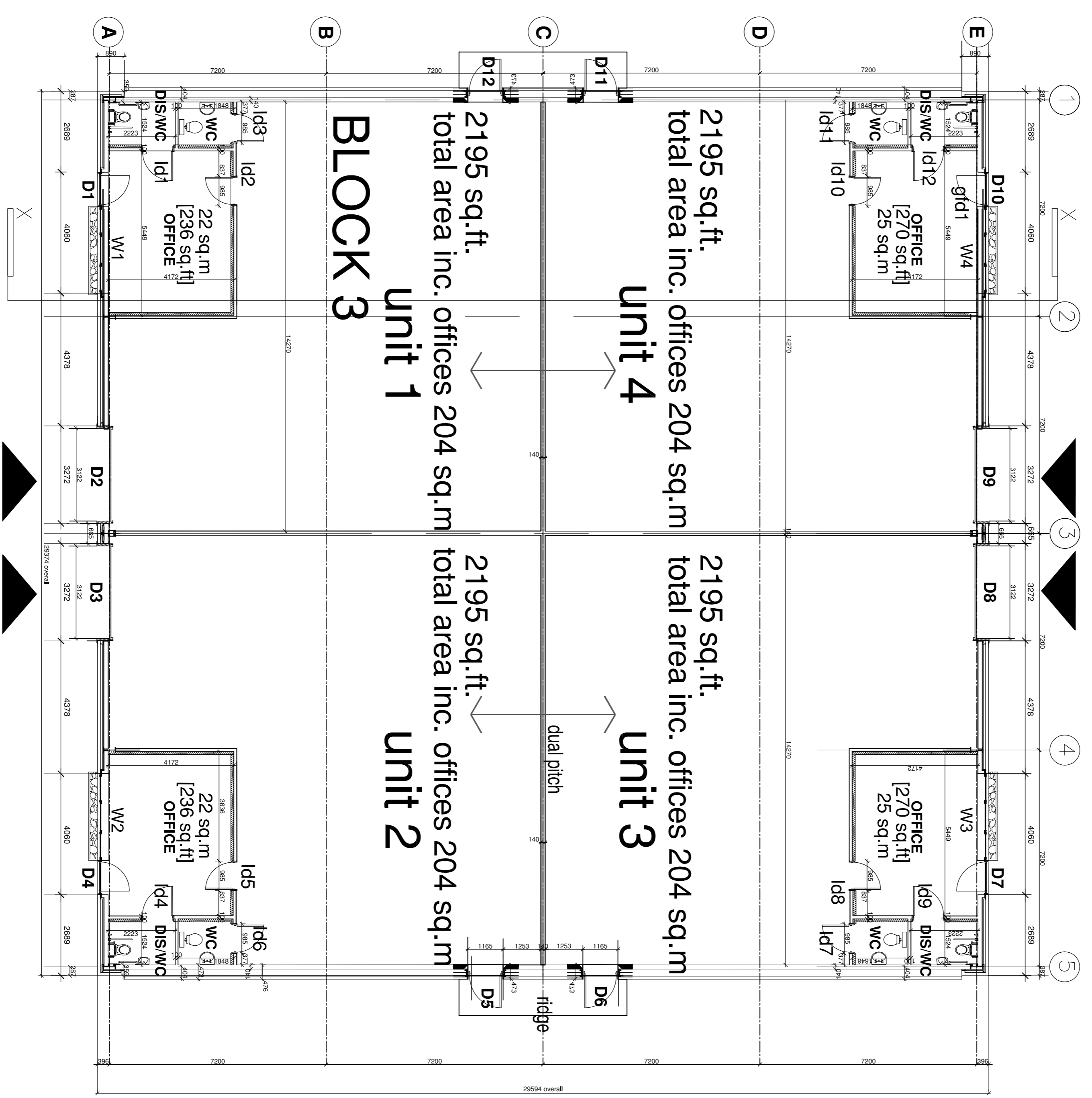
ISSUED FOR: PLANNING APPLICATION

NORTHERN TRUST
 INVESTMENT / DEVELOPMENT / REGENERATION
 LYNTON HOUSE, ACHARDT PARK, CHORLETT, WY. 149
 TEL: 01257 238 555 FAX: 01257 238 558
 WWW.NORTHERNTRUST.CO.UK

Client: Sneakyeat Industrial Estate, Whitehaven.

Drawing: Proposed plans, Block 3

Drawn By	DE	Date	29.1.20	Drawing No.	
Checked By	DE	Date	29.1.20	WJ-149-0004	Rev
Scale	1/100			@A1	C



2195 sq.ft.
 total area inc. offices 204 sq.m
unit 4

2195 sq.ft.
 total area inc. offices 204 sq.m
unit 3

2195 sq.ft.
 total area inc. offices 204 sq.m
unit 2

2195 sq.ft.
 total area inc. offices 204 sq.m
unit 1

BLOCK 3

At the discretion of the contractor, the contractor shall be responsible for the construction of the site to work commencing from the date of the start of the site. The drawing is not to be copied or used without the prior written consent of the client.

NOTES

MATERIAL COLOUR KEY

- Steel rainwater - Mattin Grey
- Roof cladding - Kingspan KS1000RW Insulated Roof Panel (LPCB Approved) or equal - Colour: Gossamer Grey
- Glazing - Kingspan KS1000RW Insulated Roof Panel (LPCB Approved) or equal - Colour: Gossamer Grey
- Roof cladding - Kingspan KS1000RW Insulated Roof Panel (LPCB Approved) or equal - Colour: Gossamer Grey / Mattin Grey. Flashings to match panel colour.
- Blockwork - Baggiton Ltd (to be confirmed)
- Personal doors - Mattin Grey
- Escape doors - Mattin Grey
- Windows - Extruded Aluminium window sections - Colour: Mattin Grey.
- Glazing unit - Colour: Grey

Hatched areas denote contrasting colours, actual locations of vertical panels / rear doors may vary slightly to suit setting-out of panels.

CRITICAL DOOR DIMENSIONS

Internal Doors - Minimum effective clear width 800mm
 Entrance Doors - Minimum effective clear width 900mm
 Fire Exit Doors - Minimum effective clear width 950mm

All vision panels to have minimum zones of visibility between 500mm to 800mm and 1150mm to 1500mm.

REQUIRED U VALUES

Warm Roof Construction-0.18 W/sq.m.K max.
 External Wall Construction-0.27 W/sq.m.K max.
 Ground Floor Construction-0.22 W/sq.m.K
 [Only applies where space above is heated ie. wc's and offices].

Ground Floor Construction-No U Value Requirement
 Only applies where space above is unheated ie to warehouse.

Windows/Rooflights-1.8W/sq.m.K max.
 Personal Doors-1.8W/sq.m.K max.
 Vehicle Access and Similar Large Doors-1.5W/sq.m.K max.

CLIENT APPROVED/ PLANNING SUBMISSION

A 13.2.20 CLIENT UPDATE de de
 B 19.2.20 CLIENT APPROVED/ PLANNING SUBMISSION de de
 C 24.2.21 Block 1 drawing only de de
 D 22.3.21 Revised as per client req. de de

PLANNING APPLICATION

Issue Date: 13.2.20
 Issue: Client Update
 Issue: Client Approved/ Planning Submission

NORTHERN TRUST INVESTMENT / DEVELOPMENT / REGENERATION

LINTON HOUSE, NORTHERN TRUST HOUSES 67/69/71 HWY, 1101/27/28/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250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All dimensions shall be verified by the contractor on site prior to work commencing.
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- NOTES
- Steel paintwork - Merlin Grey
 - Floor cladding - Kongssten KS1000RW Insulated Roof Panel
 - Insulation - 100mm Kingspan K1000RW
 - Gables, Fascias & Veroles - Colour Cooscreening Grey
 - Rainwater pipes - Colour to match cladding
 - Kingspan KS1000RW Insulated Wall Panel (LPCB Approved) or equal - Colour Cooscreening Grey / Merlin Grey. Flashings to Brickwork, Sub-bottom too (to be confirmed)
 - Loading doors - Merlin Grey
 - Personnel doors - Merlin Grey
 - Escape doors - Merlin Grey
 - Excluded Aluminium window sections - Colour Merlin Grey
 - Glazing tint - Colour Grey

Hatched areas denote contrasting colours, actual locations of vertical panels / rear doors may vary slightly to suit setting-out of panels.

CRITICAL DOOR DIMENSIONS

Internal Doors - Aluminium effective clear width 800mm
 External Doors - Aluminium effective clear width 850mm
 Fire Exit Doors - Aluminium effective clear width 850mm
 All vision panels to have minimum zones of visibility between 500mm to 800mm and 1150mm to 1500mm.

NOTES

Cavity barriers to be provided as indicated, maximum 20m centres and on line of each sub-division.
 Expansion joints to be provided to brickwork/blockwork as indicated on the Structural Engineers drawings.
 Wall ties to be provided as detailed on the Structural Engineers drawings.

REQUIRED U VALUES

Warm Roof Construction-0.18 W/m²sq.m.K max.
 External Wall Construction-0.27 W/m²sq.m.K max.
 Ground Floor Construction-0.22 W/m²sq.m.K [Only applies where space above is heated i.e. w.c.s and offices].
 Ground Floor Construction-No U Value Requirement
 Only applies where space above is unheated i.e. to warehouse.
 Windows, Rooflights-1.8W/m²sq.m.K max.
 Personnel Doors-1.8W/m²sq.m.K max.
 Vehicle Access and Similar Large Doors-1.5W/m²sq.m.K max.

A 22.3.20 Revised in acc. with client req. de de

ISSUED FOR PLANNING APPLICATION

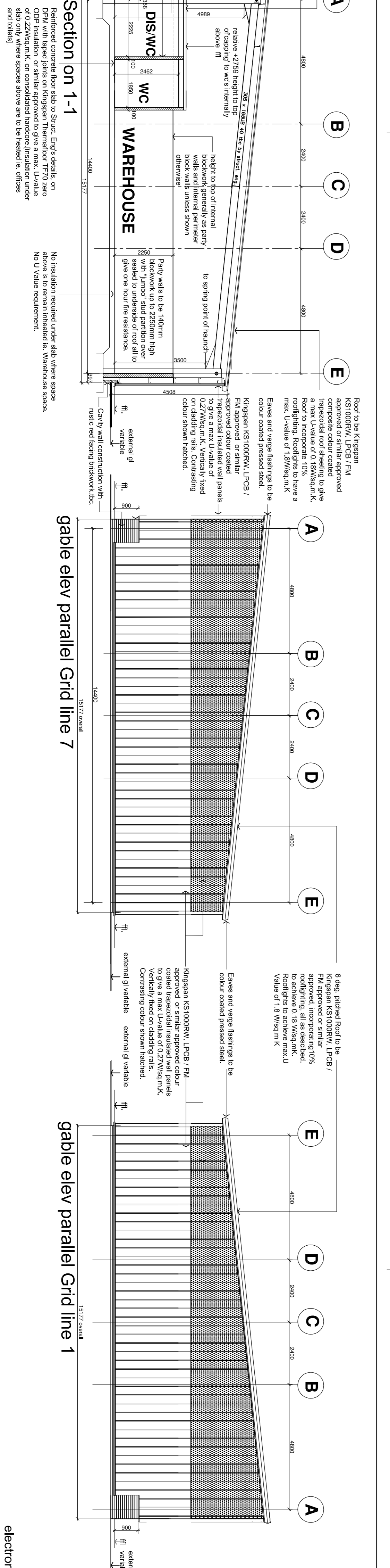
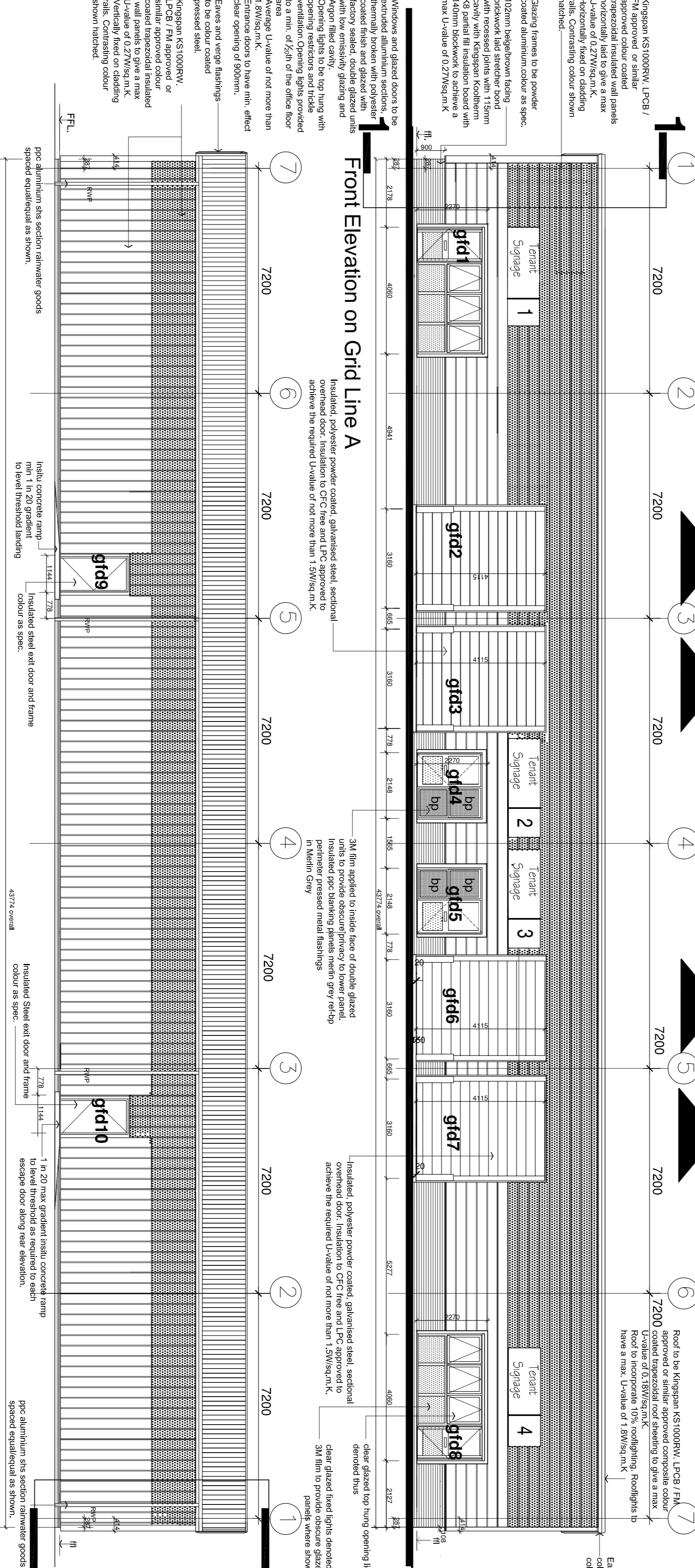
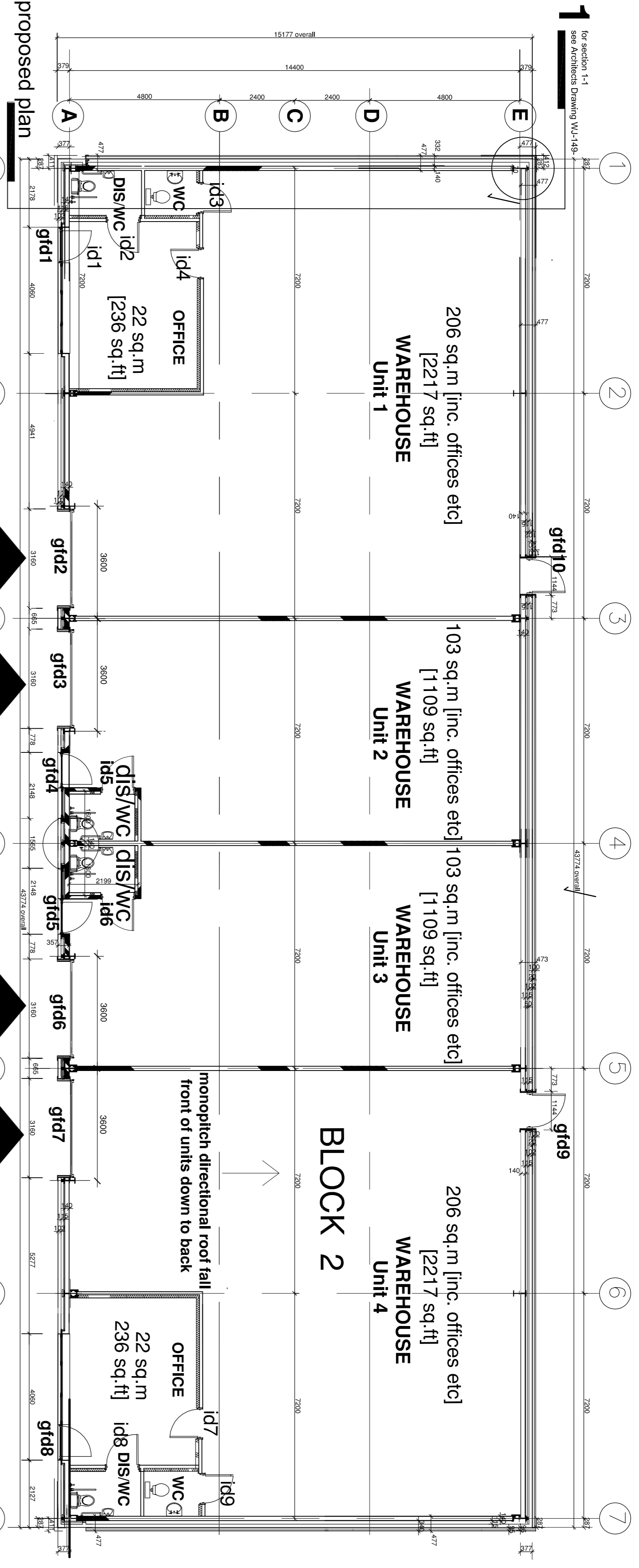
Rev.	Date	Drawn	Checked

NORTHERN TRUST
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Client
 Project
**Sheepcote Industrial Estate,
 Whitehaven,**

Drawing
**Proposed plans, elevs, sect
 Block 2**

Drawn By	DE	Date	9.7.18	Drawing No.	WJ-149-0006	Rev.	A
Checked By	DE	Date	9.7.18				
Scale	1/100						



electronic path to this drawing-WJ- 149