

LAND AT SNECKYEAT INDUSTRIAL ESTATE (SITE 2)

Planning, Design & Access Statement

Sneckyeat Industrial Estate Planning, Design and Access Statement

1. Description of the development

This application is for the erection of one building to provide a total of 4 self-contained industrial/commercial units. The proposal would provide a total floor area of 8,847 sqft. The purpose of the development is to provide flexible, smaller scale accommodation, particularly to attract start ups and local businesses. 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 Screwfix to become one of the key tenants for proposed units 3 and 4 and the proposed design amendments reflect the ongoing discussions between the parties.

2. The Site

The proposed units are to be located adjacent to existing industrial units north of Sneckyeat Road within in an area of presently vacant land within the existing industrial estate. The block is to be erected adjacent to the access for the industrial units to the north. To the south of the site lies the remainder of the estate and West Cumberland Hospital, to the immediate north west, north and north east there are further industrial/commercial units. Beyond the immediately neighbouring properties there is the residential area of Hensingham to the west and area of open space and Copeland Athletics club to the north east. 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 consent.

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 block is to be located within the settlement boundary of Whitehaven as set out in the Adopted Local Plan. The parcel currently sits north of 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. 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.

However there have been a number of design amendments to the previous consent which are discussed below:

- The block has been redesigned slightly and now presents itself as a more rectangular shape instead of a square. These changes involve a reduction in the width by 2m and an increase in its length by 2.2m. This amendment is as a result of the presence of an electricity cable within the grass verge adjacent the estate road and the need to avoid any conflict in this area. However the floor area of the block remains very similar to the approved scheme.
- In light of the above the proposed building has also been repositioned slightly on site
- Reduced height of the wall adjacent to the north east gable.
- Units 3/4 internal walls have been removed and provided a shell only as desired by the prospective tenant to be fit out by themselves.
- Unit 3/4 toilets have been removed but drainage will be provided so toilets can be fit out by the tenant at a later date.

5.2 Highway matters

The proposal would provide a total of 26 parking spaces and is in accordance with the requirements of the current adopted local plan. The site is in a sustainable location, with 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 properties fronting Homeswood Road to the west of the Industrial Estate. The small scale of these units and the nature of surrounding land use mean 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 one building to provide a total of 4 self-contained industrial/commercial units. On the drawings supporting the application it refers to units 3/4, at this current time we have one prospective tenant willing to occupy both units. The proposal will provide a total floor area of 8847 sqft (822 sqm) across all of the units. The block will have a dual pitched roof, with an eaves height of 4.9m and a ridge height of 6.54 m. The block dimensions are 31,717 x 27,466.

6.1.1 Units 1 & 2

The units 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.

6.1.2 Units 3 & 4

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. 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 a large scale enterprise appropriate to the surrounding land uses.

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 building 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 street scene and visual amenity of the area would be limited.

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 terms 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". The signature is fluid and cursive, with a prominent loop 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

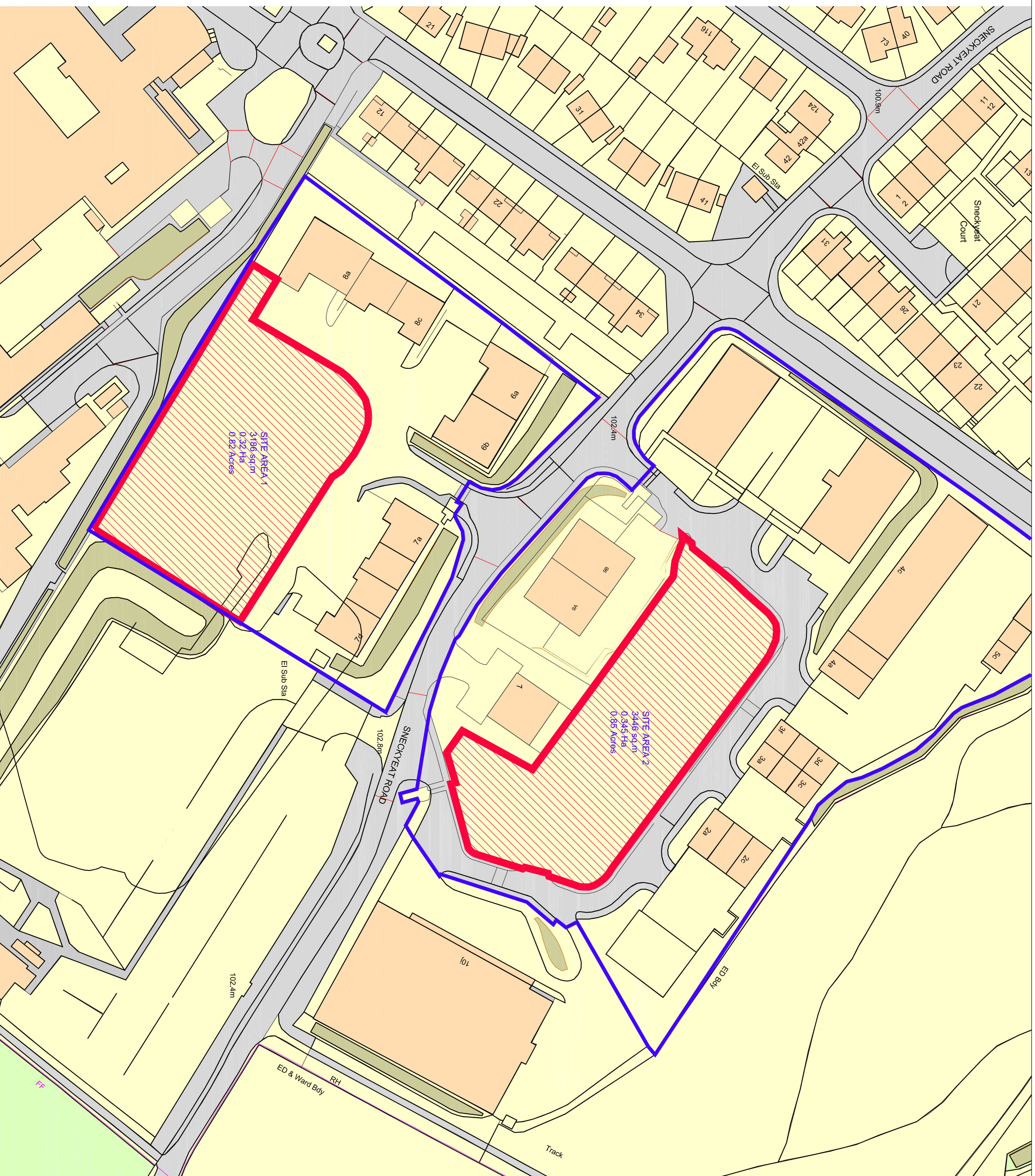
TOWN AND COUNTRY PLANNING ACT 1990

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 commencing.
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 Only work to written instructions.
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Notes

north

KEY TO PLAN

- proposed site development
- land also owned by applicant

[roads and footpaths in grey tone are adopted]

site area 1 0.32 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.
- B 18.2.20 CLIENT APPROVED/
PLANNING SUBMISSION de de
red and blue lines continuous.
- 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

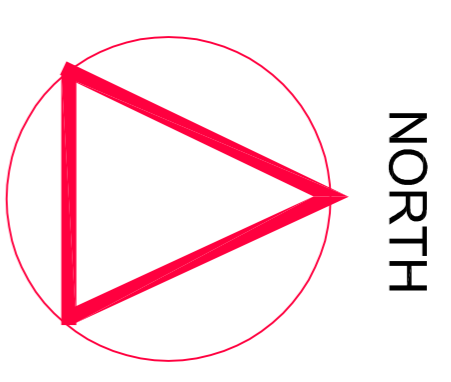
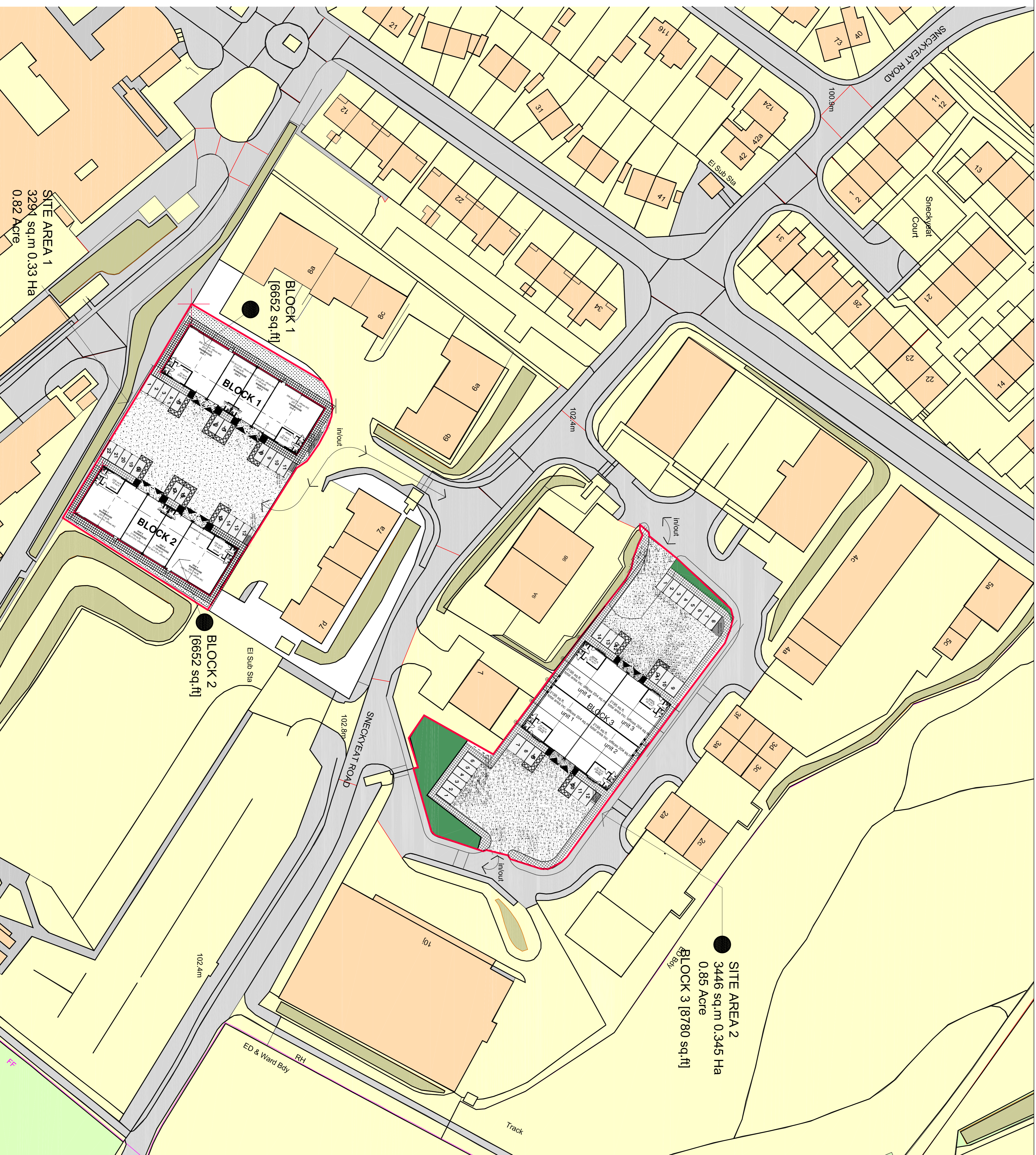
Client

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	



NORTH

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

All site dimensions shall be verified by the contractor on site prior to work commencing.
Do not scale from this drawing.
Only work to written dimensions.
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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
- Balliards 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

Project
Sneekyeat 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 KS1000R/W Insulated Roof Panel (LPCB Approved) or equal - Colour Gossway Grey
- Gables, Facades & Verges - Colour Gossway Grey
- Rainwater pipes - Colour to match cladding
- External cladding - Colour Gossway Grey / Main Grey. Flashings to match panel colour.
- Backwork - Rustic Red (to be confirmed)
- Loading 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 900mm
 - 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 900mm to 900mm and 1500mm to 1500mm.

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

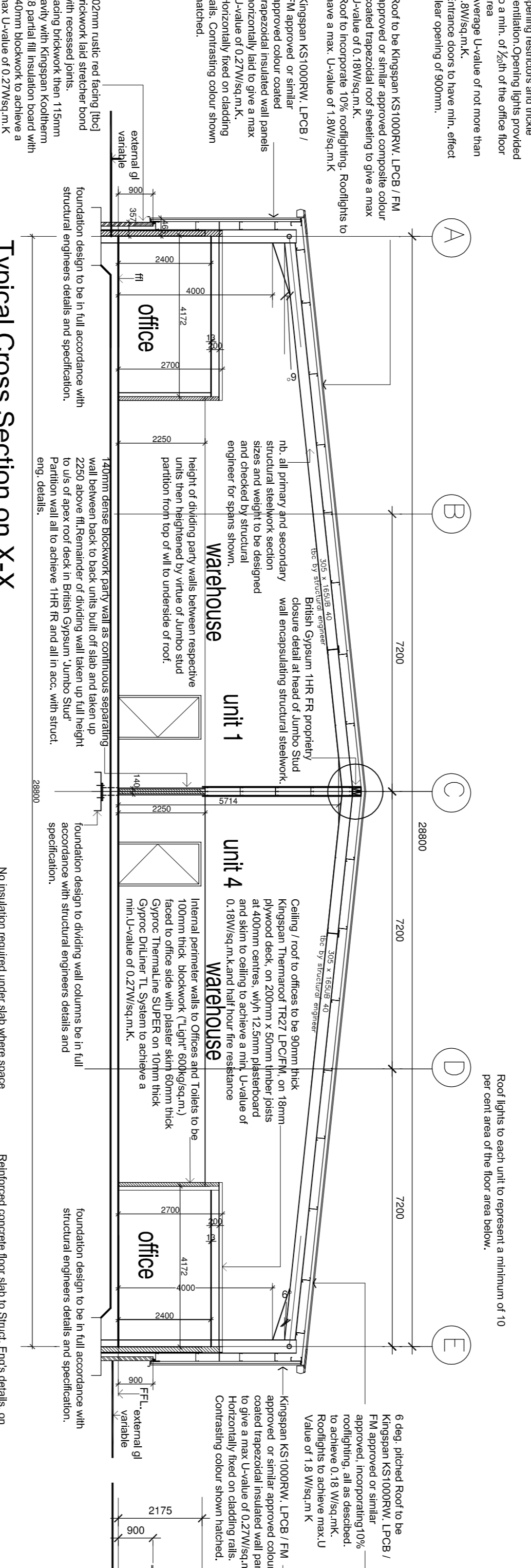
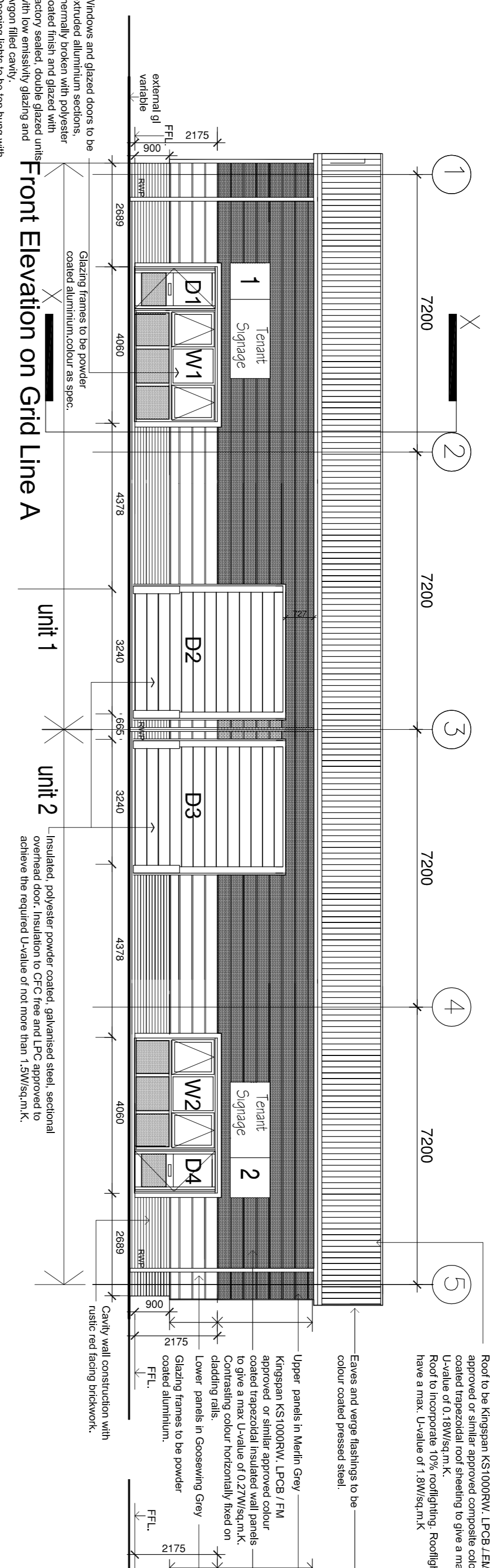
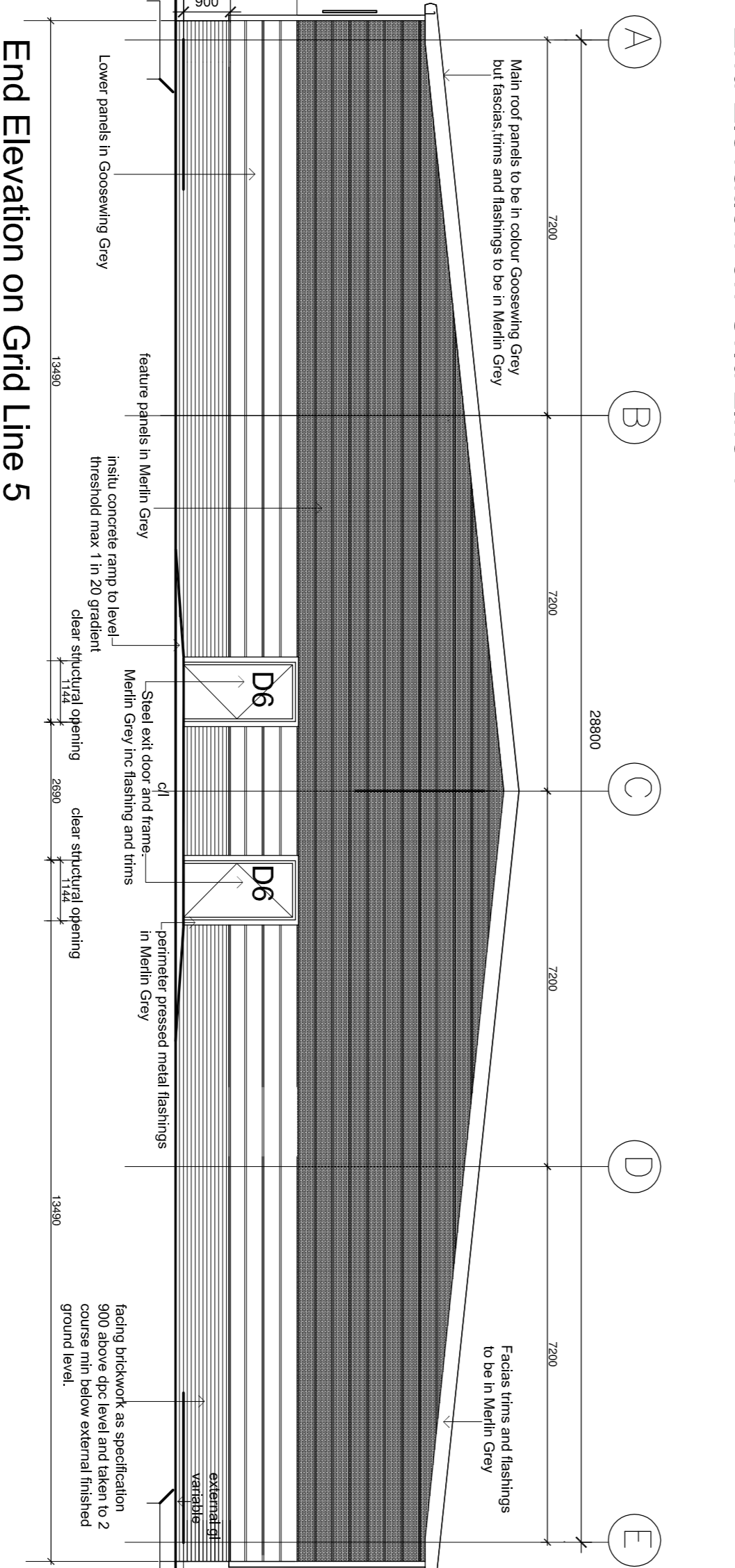
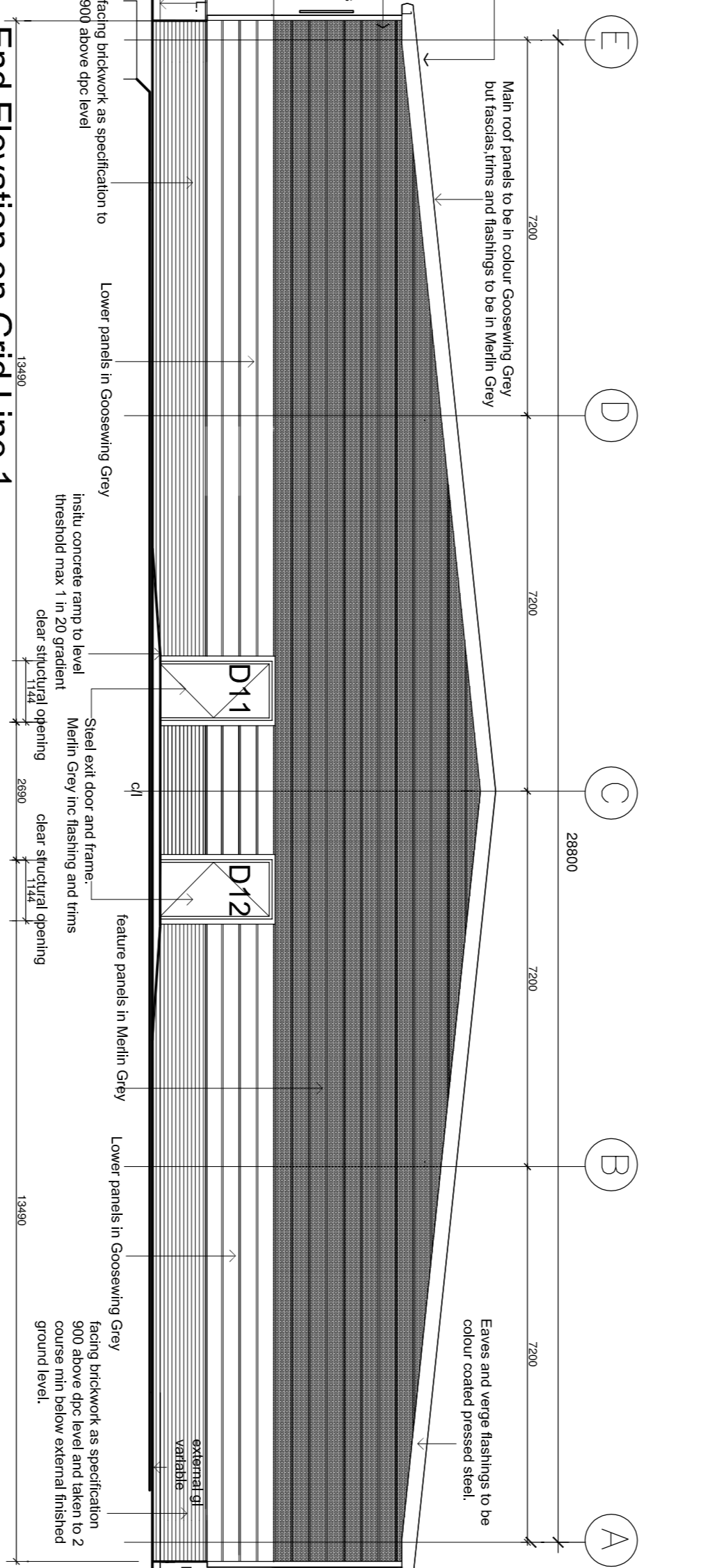
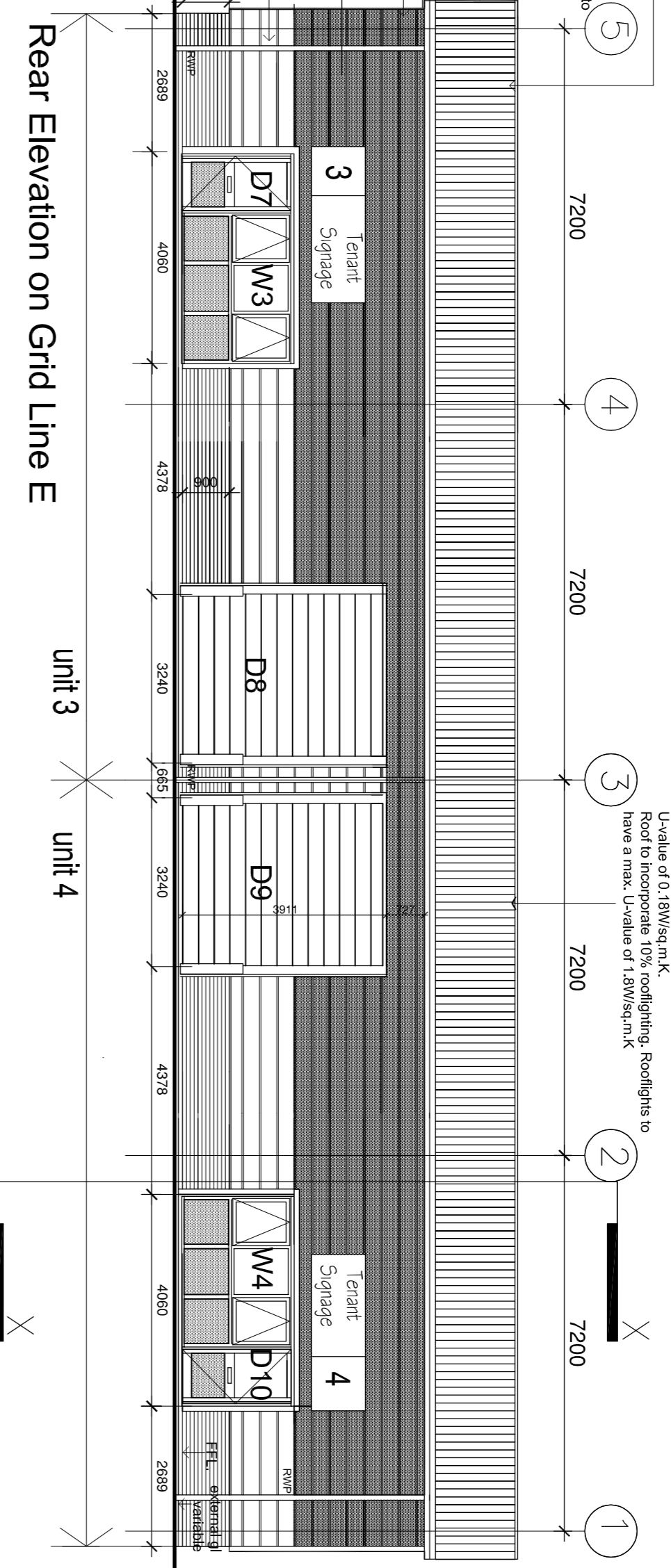
Issued For	Rev	Date	Issue	Drawn/Checked
PLANNING APPLICATION	C	23.2.21	Becomes BLOCK 3	de de
	B	18.2.20	CLIENT APPROVED/ PLANNING SUBMISSION	de de
	A	13.2.20	CLIENT UPDATE	de de

NORTHERN TRUST
INVESTMENT / DEVELOPMENT / REGENERATION
LIVINON HOUSE, ACHERYST PARK, CHORLEY, PR1 1NV.
Email: info@northerntrust.co.uk

Client
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					



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MATERIAL/COLOUR KEY

- Steel paintwork - Mattin Grey
- Roof purling - Kingspan KS100R9V Insulated Roof Panel
- External cladding - Kingspan KS100R9V Insulated Roof Panel
- Gutters, Fascias & Vents - Colour: Glosswhite Grey
- Rainwater pipes - Colour to match building
- Kingspan KS100R9V Insulated Wall Panel (LPC8 Approved) or equal - Colour: Glosswhite Grey / Mattin Grey / Flashings to Bidstone - 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
 Cavily 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	total 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

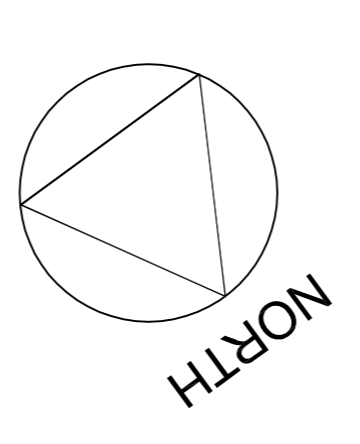
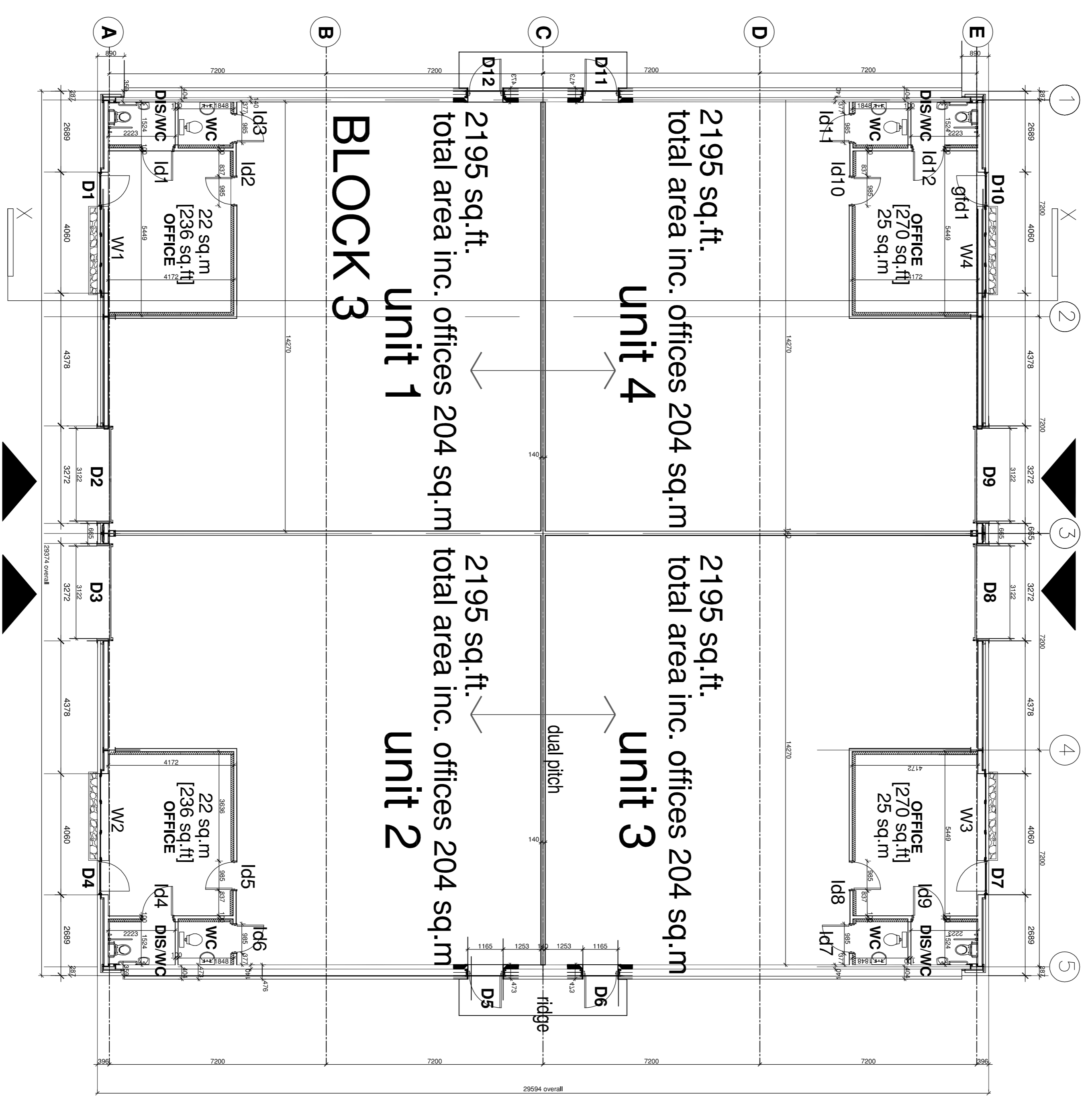
ISSUED FOR: PLANNING APPLICATION

NORTHERN TRUST
 INVESTMENT / DEVELOPMENT / REGENERATION
 LYNTON HOUSE, ACHARDT PARK, CHORLEY, PR1 1NY.
 TEL: 01257 238 555 FAX: 01257 238 558
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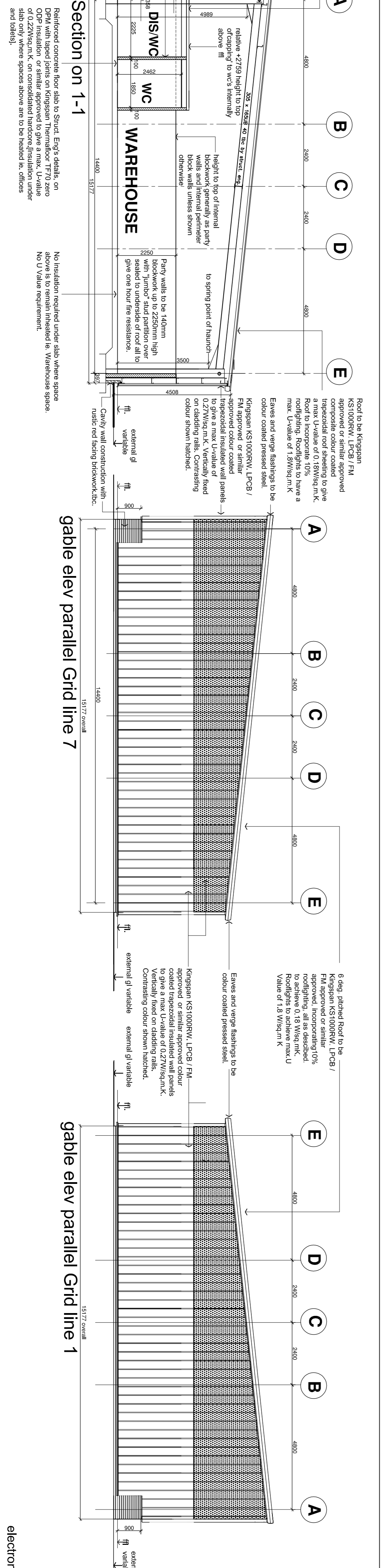
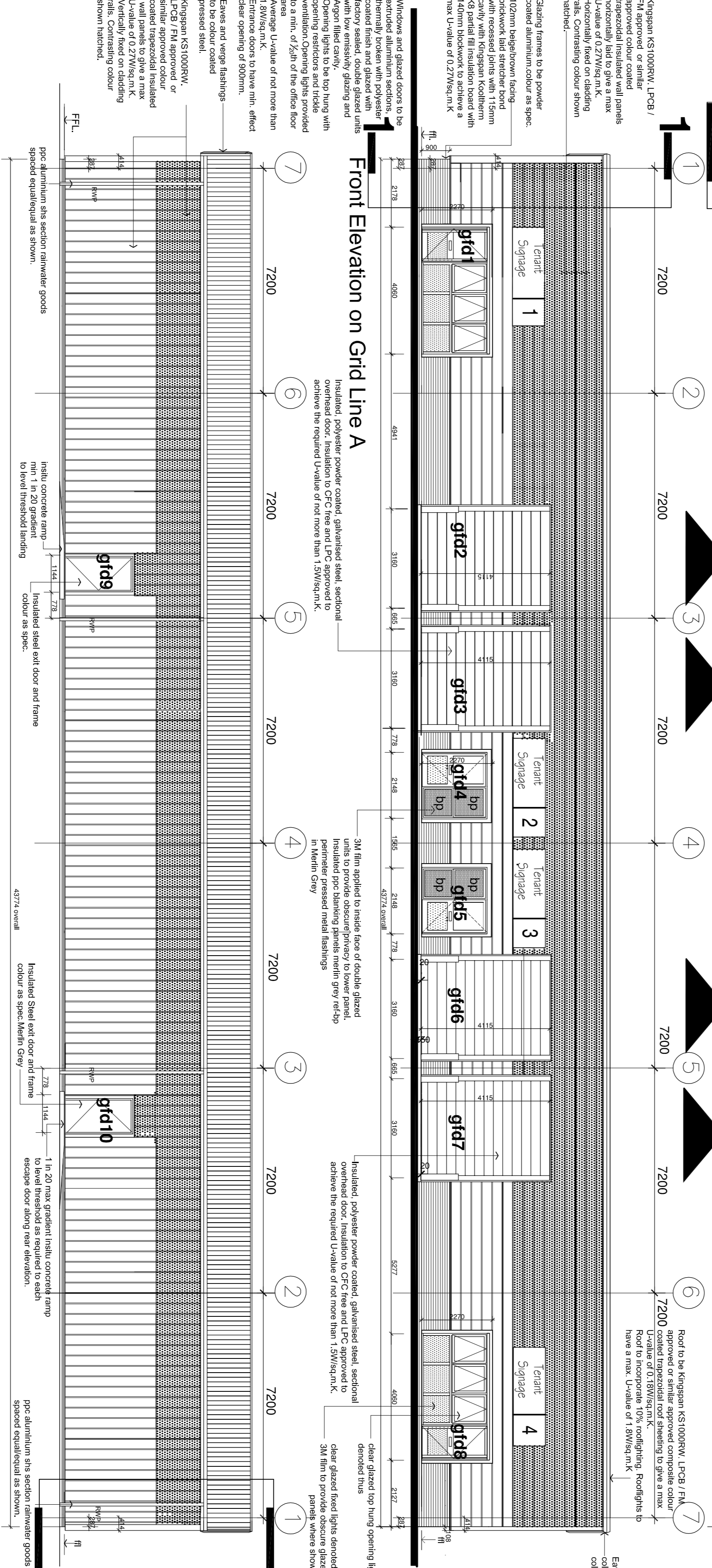
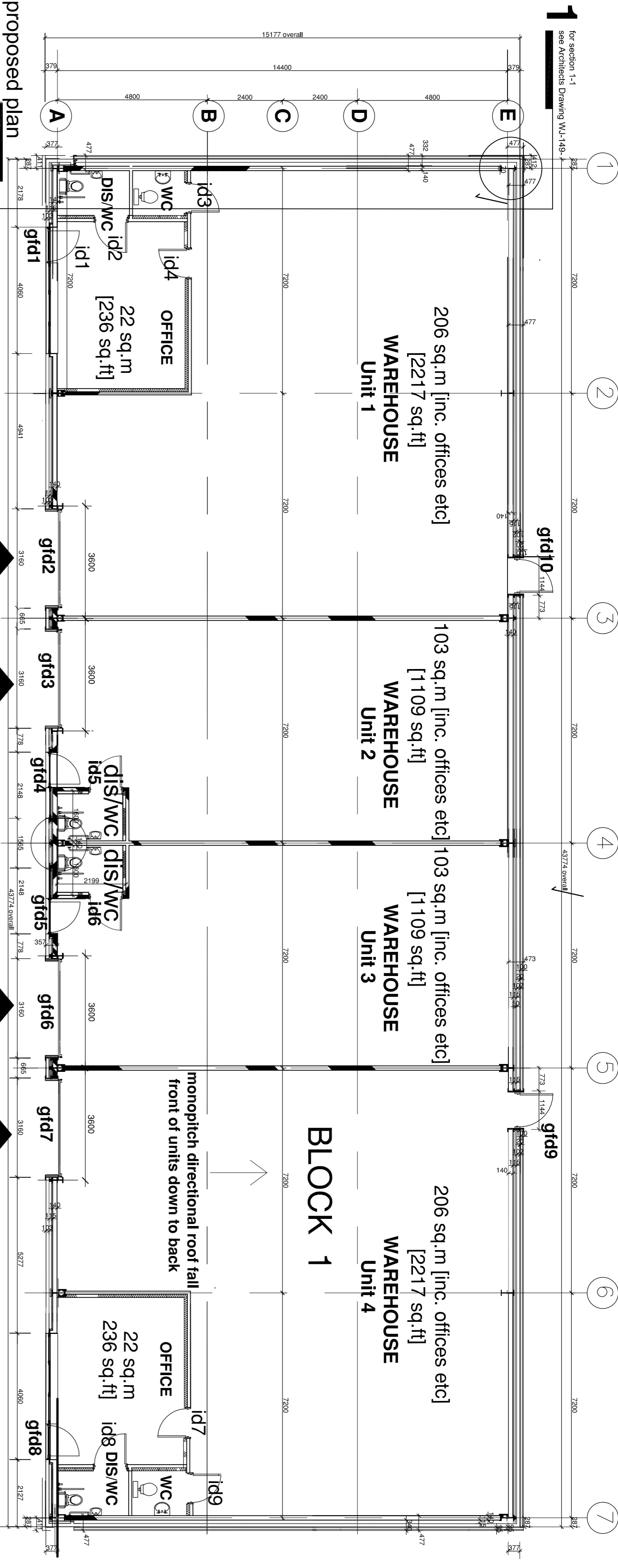
Client: Sneakyeat Industrial Estate, Whitehaven.

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



for section 1-1
see ARCHITECTS DRAWING WA-149



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NOTES

MATERIAL COLOUR KEY

- Steel rainwater - Melin Grey
- Roof cladding - Kingspan KS1000RW Insulated Roof Panel (LPCB Approved) or equal - Colour: Goswami Grey
- External Wall - Aluminium effective clear with 800mm Fire Exit Doors - Aluminium effective clear with 850mm
- Gables, Fascias & Verges - Colour: Goswami Grey
- Windows - Extruded Aluminium window sections - Colour: Melin Grey
- Rooflights - Kingspan KS1000RW Insulated Wall Panel (LPCB Approved) or equal - Colour: Goswami Grey / Melin Grey. Flashings to match panel colour.
- Blockwork - Baggiton - (to be confirmed)
- Personal doors - Melin Grey
- Escape doors - Melin Grey
- Windows - Extruded Aluminium window sections - Colour: Melin Grey
- Gazing (if) - 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 with 800mm
 Entrance Doors - Aluminium effective clear with 800mm
 Fire Exit Doors - Aluminium effective clear with 850mm

All vision panels to have minimum zones of visibility between 500mm to 800mm and 1500mm 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 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/sq.m.K max.
 Personal Doors-1.8W/sq.m.K max.
 Vehicle Access and Similar Large Doors-1.5W/sq.m.K max.

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

PLANNING APPLICATION

Issued For: []
 Date: []
 Scale: []

NORTHERN TRUST

INVESTMENT / DEVELOPMENT / REGENERATION

LINTON HOUSE, NORTHERN TRUST SQUARE, 2ND FLOOR, 117-119, NEWCASTLE ROAD, LEAMINGTOUR, MIDlothIAN, SCOTLAND, EH18 1JG
 Tel: 01276 258 555 Fax: 01276 258 556 Email: info@northerntrust.co.uk

Client: Sneykeat Industrial Estate, Whitehaven,

Project: Sneykeat Industrial Estate, Whitehaven,

Proposed plans, elevs, sect Block 1

Drawn By: DE Date: 9.7.18 Drawing No: WA-149-0005, D
 Checked By: DE Date: 9.7.18 Scale: 1/100
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 Checked By: DE Date: 9.7.18 Scale: 1/100

electronic path to this drawing-WJ- 149

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Notes

- MATERIAL/COLOUR KEY**
- Steel paintwork - Merlin Grey
 - Roof cladding - Krigspan KS1000RW Insulated Roof Panel
 - Internal doors - Merlin Grey
 - Glazing - Krigspan KS1000RW Clear Glazing
 - Glazing - Fascias & Veneers - Colour Coonewing Grey
 - Rainwater pipes - Colour to match cladding
 - Roofwater pipes - Colour to match cladding
 - Krigspan KS1000RW Insulated Wall Panel (LPCB Approved) or equal - Colour Coonewing Grey / Merlin Grey; Flashings to Brickwork - Sheepdown htc (to be confirmed)
 - Loading doors - Merlin Grey
 - Personal doors - Merlin Grey
 - Escape doors - Merlin Grey
 - External 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 - Minimum effective clear width 850mm
- External Doors - Minimum effective clear width 850mm for one leaf
- 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 belowwork/abovework 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. wc'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.
- Personal 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.

Rev.	Date	By	Checked
1			

Issued For: **PLANNING APPLICATION**

NORTHERN TRUST INVESTMENT / DEVELOPMENT / REGENERATION

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 14/15 GOSWOLD ROAD
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 Tel: 020 7596 9900
 Email: info@northerntrust.co.uk

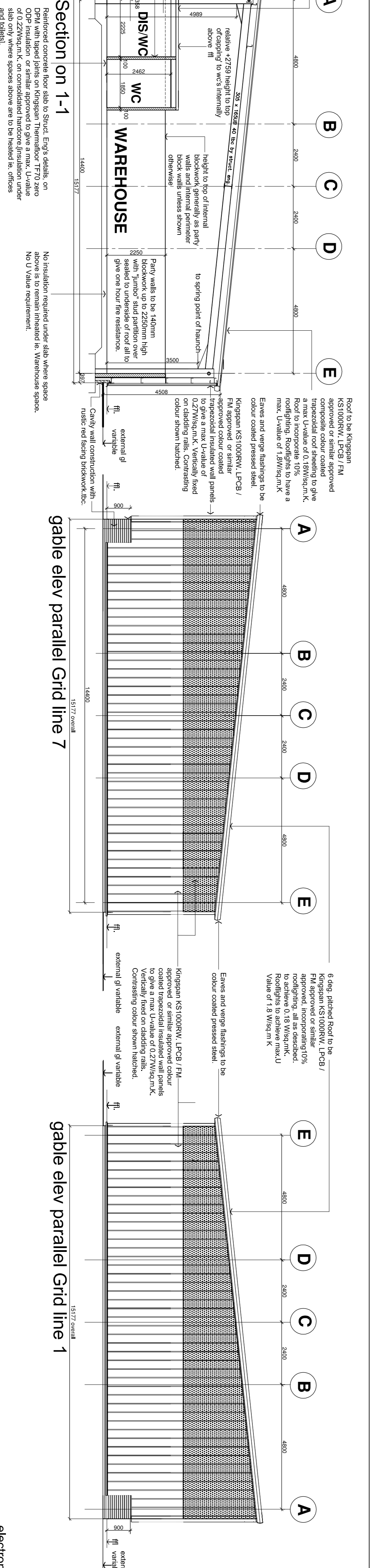
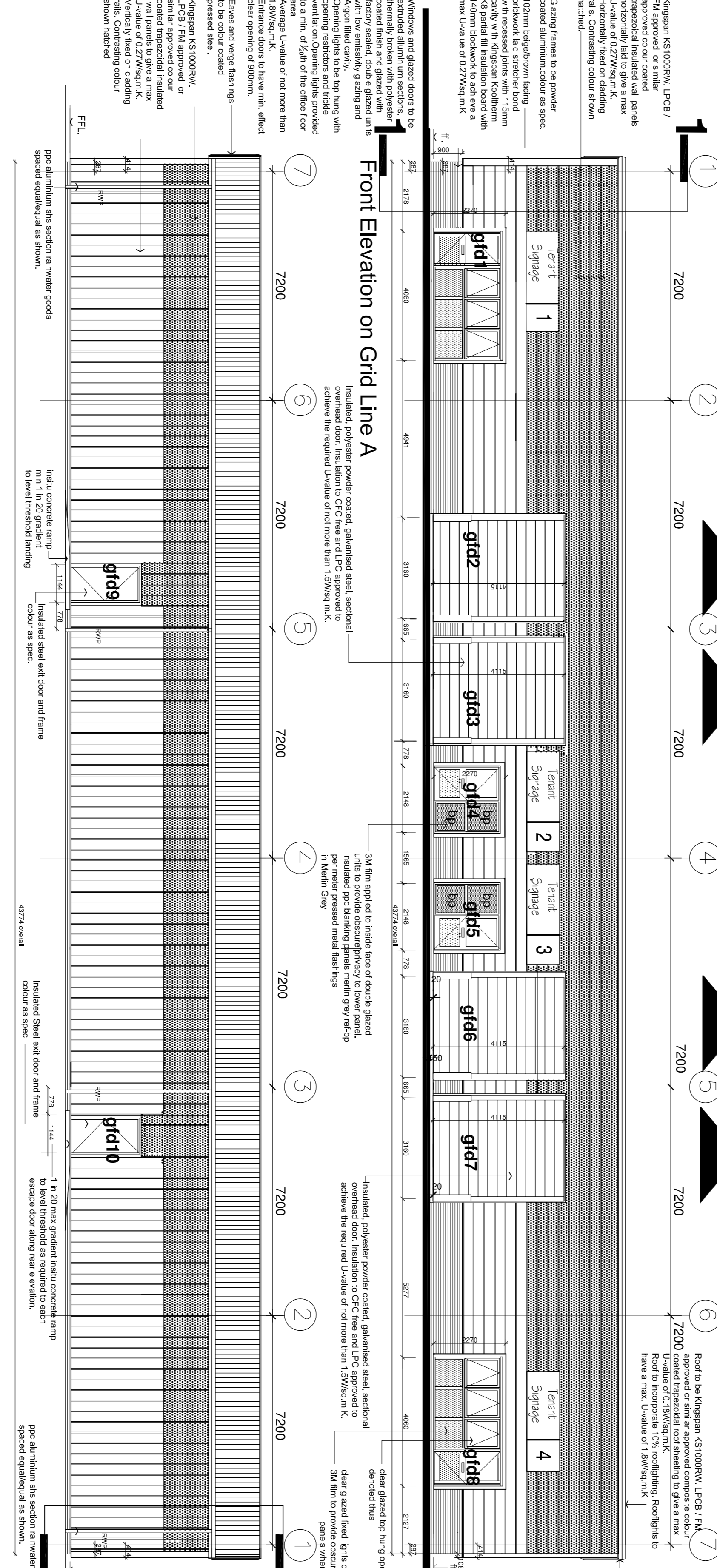
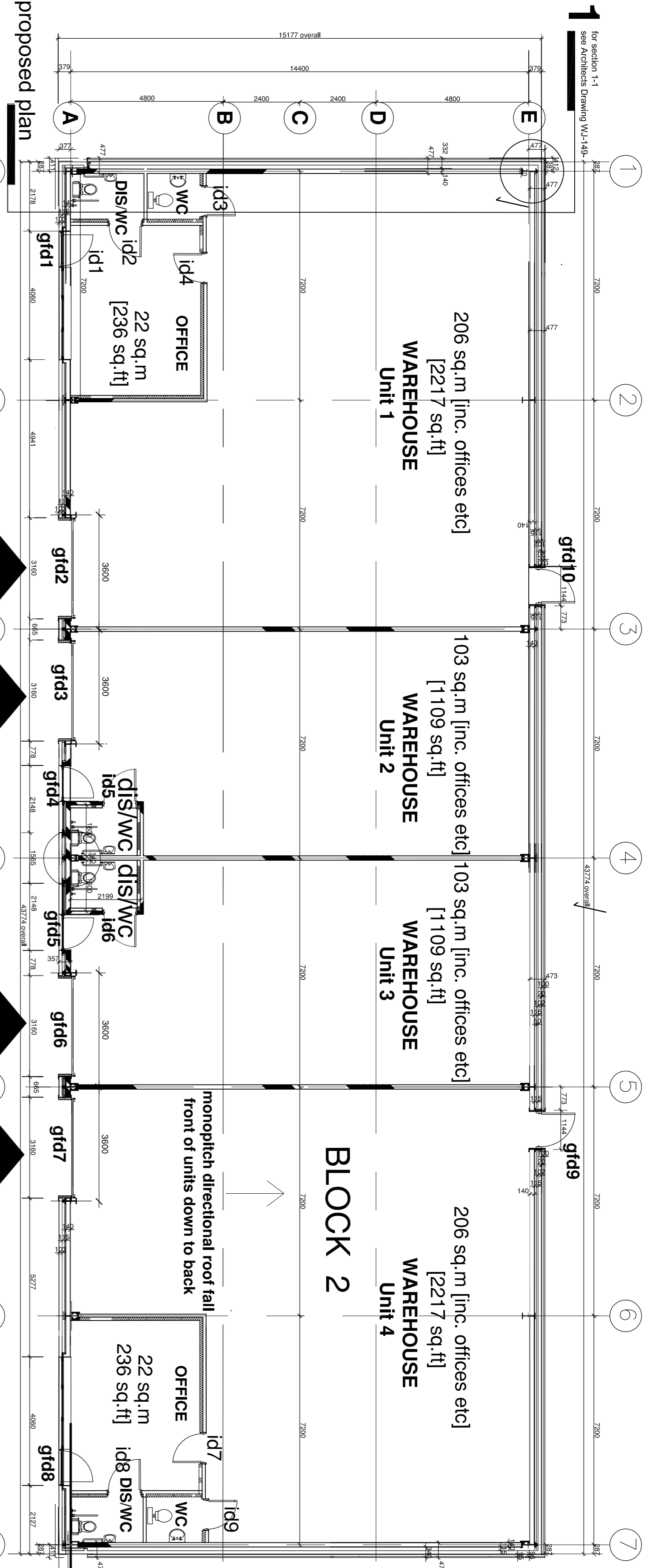
Client:

Project: **Sheepcot Industrial Estate, Whitehaven.**

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

Drawn By	Date	Drawing No.	Rev.
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Checked By	Date		
DE	9.7.18		
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		1/100	

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