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### Design and access statement

## PLANNING APPLICATION FOR EXTENSIONS AND INTERNAL ALTERATIONS TO LONGSHAWE PACKAGING. LEEKBROOK, INDUSTRIAL ESTATE ST13 7AP



*Image from Google Earth*

December 2017

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Registered in England and Wales. Company No: 9168459



## **Planning application for extensions and internal alterations to Longshawe Packaging, Leekbrook, Industrial Estate, ST13 7AP**

### **Introduction/Context**

This design and access statement has been prepared to accompany the application for extensions and internal alterations to Longshawe packaging, Leekbrook.

Longshawe Packaging Ltd is a manufacturer of cosmetic and personal care products since 1977. Longshawe also offers formulation; brand consultation; contract manufacturing and distribution services for leading brands, with a strong focus on the future of their own stable of brands.

At present, the current size of the building limits its output capacity and therefore restricts the growth potential of the company. By expanding the building, it will enable Longshawe to increase its capacity which will directly lead to the creation of new jobs within the local community.

Longshawe have continuously developed as a company and believe the proposed extension will help their company to grow and expand. Longshawe became part of the Collcap Group in 2012. Bringing together the skills and expertise of a leading primary packaging supplier, a bespoke manufacturing plant and an established distribution network, they are able to offer a unique service.

*"We also offer our innovative packaging design, branding and R&D to our customers. Extensive warehousing facilities and skilled logistical support, combined with excellent onsite facilities make us a highly efficient filling and distribution unit , with our strong packaging industry links allowing us to provide a complete service to our customers."*

*"The Longshawe team aims to be flexible enough to react to market and customer needs, while forging a new path with own-brand creation. The efficiency and diversity of our unit, enabling small MOQs and one-off production methods, is something of which we are genuinely proud. We are currently working towards BRC accreditation and operate under the guidelines of GMP, we are happy to invite our customers to audit our manufacturing facilities here in Leek. Whether working with large corporations or independent retailers, we can offer exciting and dynamic brands direct from source."*

The existing Longshawe premises comprises of manufacturing/processing, storage distribution with office support and therefore does not fully sit within any planning use class, but is a mix of B1 B2 and B8. The proposed extension shall be predominantly for storage and distribution use, although parts of the development may be for manufacturing therefore we suggest the application would be for a sui generis.

*"Our team of R&D specialists formulate our own-brand hair care, skin care and baby products. These brands contain premium ingredients with exciting new designs and innovative packaging, with a strong emphasis on quality, flexibility and service."*

### **Proposal**

The application is for extensions and internal alterations.

The application comprises of two distinct extensions. The first is at the back of the site and provides an extension to the existing storage distribution area, and will allow for internal modifications to result in materials in/goods out approach to the process. The extension shall allow for further packing/storage areas with 3 proposed roller door access points for loading/unloading and distribution.

The second extension will provide a link between the existing production areas which is currently an open yard space, which prevents a practical and organised process flow of product through the building. This extension will offer a flexibility within the building to alter the manufacturing and processing plant within the building.

The proposed extensions shall allow for the company to expand and become more efficient. The size of the existing warehouse limits the output capacity and is restricting the company for potential growth. Currently packaged product has to be taken outside to access the labelling department.

The proposal also includes 19 additional car parking spaces due to the proposal providing potential jobs within the local area creating a total of 25 car parking spaces.

## Use/Amount

The proposal will allow for additional space within the warehouse allowing for further storage which shall lead to potential growth within the company.

## Layout

The layout for the proposal shall be open plan to allow for pallet storage, product storage and access for fork trucks. The proposed extension shall provide an undercover link between various aspects of the manufacturing process to make the overall business more efficient.

## Scale

The footprint of the existing structure is: 1175.22sqm with a proposed total footprint of: 1494.83sqm. The scale of the proposed extensions are considered to be appropriate for the site and the existing buildings on and around the site.

## Appearance

The proposal shall be constructed of a red brick finish with industrial metal profiled cladding covering the brickwork. The roof shall be insulated profiled metal roof cladding, colour to match existing.

## Landscaping

The grass verge on the south elevation shall be cut back to allow for access to the proposed car parking spaces. The site currently allows for 6 parking spaces, the proposal includes the introduction of 19 proposed spaces with a total of 25 parking spaces. The concrete plinth on the east elevation shall be removed to allow for parking.

## Access

Access is from the A520, onto Leekbrook way industrial estate.

There are no proposals to alter the existing access, it shall remain the same as existing.

