

Design, Access & Planning Statement

Business Unit at Duns Road Industrial Estate

Duns Road, Greenlaw, Berwickshire, TD10 6XJ

Introduction

The applicant, Marchmont Farms Ltd, seeks to provide a site with planning permission for a new workshop for G&J Waddell Ltd, joiners of Greenlaw. The landlord at the joiners' current workshop requires the building for another use and, in any case, the joinery firm has outgrown that old and basic building. Waddells undertake joinery works for Marchmont Farms and are an important supplier, meriting this level of support. They are also important to the local community and economy, so merit wider support.

1. **Design & Access** Taking the headings from CABE guidance – *Design & Access Statements, How to Read, Write and Use Them*, we promote the scheme as follows:

Use

The use is currently arable land, although the small size of the Clay Dub field is inconvenient to modern arable farming practices.

Amount

The proposal is to erect one 40.0 x 16.3m workshop (650sqm), 4 metres height to eaves, seven metres height to ridge.

Layout

The layout is led by access and topography. The layout is designed to share the access to existing business units, which is safe, is within the speed limit, and has good visibility; and the building has a large, south-facing roof with PV panels to aid self-sufficiency in electricity. The layout provides for HGV access including parking and turning, so vehicles of any size can access and egress in forward gear. The hill to the north provides shelter and screening.

Scale

The scale of the proposal is in line with the scale of the existing business units on the Duns Road Industrial Estate. A workshop of this size would stand out on any other site in Greenlaw.

Landscaping

The proposal is screened from the road by a thick hedge. It is at the bottom of the hill, screened from the town by other, taller, buildings on the industrial estate. The plot for five houses at the north end of The Avenue is owned by the applicant and the proposal there includes an earth bund and landscape planting which incidentally benefits this scheme with added screening.

Appearance

The appearance of the proposed building is led by the appearance of the existing business units on the Duns Road Industrial Estate. We propose to use similar grey, profiled steel cladding on a similar steel-portal-frame workshop building.

Access

(i) Vehicular and Transport Links

The site has excellent pedestrian and vehicular access from the A6105 Duns Road. There is adequate room for parking and turning of all sizes of vehicle.

(ii) Inclusive Access

The workshop and its reception office, bait room, WCs and washrooms within will be accessible by wheelchair users and coloured for safety of the visually impaired.

2. Planning

Planning permission 98/01057/OUT authorised a similar workshop on this site, with an adjacent house for the proprietor. That application was made by Mr Smillie of Border Embroideries. He eventually bought a house in The Avenue and built his unit behind, on what had previously been the yard of Henry Steel & Son (builders) and is now the industrial estate; the embroidery enterprise has now grown to fill the estate and has a staff of about 50. The current application wakes up the expired and dormant permission (albeit without the dwelling). It is supported by Border Embroideries ... without that support it would not be possible to propose use of the existing access to the industrial estate.

The Local Plan provided opportunities for commerce at the Duns Road Industrial Estate (employment site zEL22) and at mixed-use site MGREE003, both at the north end of Greenlaw, accessed from the A6105. Both these sites are fully taken up. Border Embroideries occupy the whole of the former and half the latter, the other half of the mixed-use site being the five house plots referred to above. Because the proprietors of G&J Waddell Ltd believe the only other allocated site – MGREE001, south of the Edinburgh Road at the west end of the town – is not suitable for them, and because that site cannot absorb a workshop of this size without significant visual impact, the proposal is to build alongside the industrial estate, just outside its limits, which by default puts the proposal under Local Plan Policy ED7. Part (c) of this policy supports proposals for business development outside settlement boundaries where they provide employment and there is an economic and/or operational need to use the particular location, there being no reasonable alternative within the settlement. This is exactly the case here. G&J Waddell Ltd employs 12 joiners plus support staff, 17 in all. The firm is based in Greenlaw, the directors and several of the staff live in Greenlaw and their clientele is centred on the town. There is a clear economic and operational need for the workshop to be at Greenlaw and, there being no suitable alternative site within the settlement boundary, it is proposed to put the development just outside, adjacent to and sharing access with existing workshops at the Duns Road Industrial Estate, on the site of the permission that expired in 2001.

The proposal meets Policy ED7 considerations (a) to (f). Being another workshop for local employment, it respects the amenity and character of the surrounding area. It has no significant adverse impact on nearby uses, particularly the bungalow at Claydub, which is already adjacent to the industrial estate and the busy road. All woodworking machinery will be within the controlled environment of the workshop with noise and dust suppression; and the joiners work normal hours, so it will be quiet during evenings and weekends. No existing building or brownfield site is available for this use. The character of the site is not rural; the use and scale of the workshop are in keeping with the existing business units. The proposal meets siting and design criteria promoted in Policy PMD2 and takes account of the accessibility considerations promoted in Policy IS4.

3. Other Relevant Matters

a. Building Regulations

The detailed design of the workshop will, of course, comply with the Building Regulations. These control matters such as insulation and ventilation, so ensure that activities within will not cause disturbance by matters such as noise and dust.

b. Waste & Recycling

The proposal will have little effect on the generation of waste, though having a bigger and better workshop will enable the joiners to keep it in one place, which will increase the amount of recycling. It is likely that the workshop heating will be partly fuelled by offcuts and combustible waste.

c. Traffic Management During Construction

The contractors will be local trades who do not have to travel far; and the materials will be sourced from local merchants. There is plenty of room for trades' vehicles to park within the site, and to turn and exit in forward gear. There is no reason to expect construction work to take place outside normal working hours.

Summary

We are satisfied that this proposal for a new joiners' workshop adjacent to and sharing access with the Duns Road Industrial Estate, which will sustain local employment thereby contributing to the local community and economy, merits support. We commend it to the Planning Department at Scottish Borders Council.

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