

WESTBURY Unit 15 Woodlands Industrial Estate

DESIGN STATEMENT

This application seeks planning consent to relocate 3 no. external condensing units which were installed as part of a commercial kitchen operation by Artfarm Ltd at Unit 15, Woodlands Industrial Estate, Westbury, Wilts.

Internally the building has a large preparation kitchen, together with storage of goods in and high-quality food products to be distributed to their farm shop outlets in Somerset (Bruton) and London (Mayfair) and restaurants / hotels in Somerset (Bruton), London (Mayfair & Soho) and Scotland (Cairngorms Nation Park). The operation from Westbury has a national reach.

The food production operation by Artfarm at Unit 15 has recently been terminated and the building is now used for storage only. However, with the considerable investment made in equipment and plant for the building, it is likely that future uses will include food storage and production. This application seeks to future proof the existing cold storage facility, by relocating the associated external condenser units from their existing location to the rear of the building to a new location on the front elevation, facing the car park. The existing units, although shielded by a high brick wall are approximately 7 meters from the nearest dwelling in William House Court and create a noise impact when running. The applicant has explored providing acoustic shielding/attenuation, but this has not proved to be possible within the space available (which also doubles as a fire escape route). It is therefore proposed to relocate these units to the opposite side of the building where they will not only be more than 40 meters distant but also the impact of any noise will be shielded by the building itself. The front elevation of the building faces northeast onto a car park with access road and further industrial units beyond.

Photographs



Above: general views of Unit 15 seen from William House Court (WHC). The boundary is formed by a brick wall approximately 2 meters in height.



Top: the existing external condensing units are within an enclosed yard, and these are to be relocated to the front of the building – some 40 meters distant and facing industrial units.

Bottom: view of northeast elevation of the Unit 15 where the plant will be relocated. Adjacent uses include a building supply merchants and car repair workshop. Other adjacent uses include storage and distribution.

