

**DESIGN AND ACCESS STATEMENT
AND FLOOD RISK STATEMENT**

**OUTLINE PLANNING FOR
DEVELOPMENT**

AT

**SPAFIELD MILL
UPPER ROAD, BATLEY CARR
BATLEY**

14/05/06/05 MAY 2014

H BARRY JACKSON AND ASSOCIATES

DESIGN AND ACCESS STATEMENT

1. **Project**

The demolition of a textile mills and use of the land for residential development

2. **Description of the Site**

The Site is a textile mill consisting of several Industrial units. The three storey mill was erected c 1880 and new units erected in 1963, 1980 and 1997

3. **Physical Context**

Surrounding :

 - 3.1 **Uses**

North – residential
West – residential
East – residential
South – school outdoor facility

 - 3.2 **Buildings/character**

Dwelling houses
 - 3.3 **Spaces**

See Site Plan
 - 3.4 **Access routes**

from Upper Road off Bradford Road and Halifax road
 - 3.5 **Access to local services/transportation**

Bus services on Bradford Road and Halifax Road and Dewsbury Railway Station

4. **Site;**
 - 4.1 **Uses**

Textiles
 - 4.2 **Buildings/character**

Industrial Units and Mill
 - 4.3 **Spaces within the Site**

See Site Plan
 - 4.4 **Access through the Site**

Private yard and roadway from Upper Road and Pickle Street
 - 4.5 **Natural features (trees, hedges, water features)**

Nil
 - 4.6 **Topography/gradients**

The Site has a slight gradient from Upper Road to Pickle Street
 - 4.7 **Any special designation (conservation area)**

Nil
 - 4.8 **Physical features justifying Listed Status**

Nil

5. **Social Context;**

Roof sheet cladding, general yard lighting
and security lighting

13.3 Any lighting proposed

Street lighting and security lighting

14. Access

From the existing entrance to the mill
premises, up grade to a residential
highway from Upper Road

FLOOD RISK ASSESSMENT STATEMENT

15.1 The risk of flood from rivers
And seas

Nil – see Appendix A

H Barry Jackson & Associates

5.1	Any effect from the loss of Existing building/uses	Nil
5.2	Any potential overlooking Shadowing from the site	Nil
5.3	Impact on local services	Nil
6.	Planning Policies	All relevant National, Regional and Local Planning Policies taken into account
7.	Involvement of Community Members	No
7.1	Neighbours have been consulted there are no known objections to the development	
8	Use	
8.1	Site uses	Industry
8.2	Surrounding uses	Residential
9	Amount	
9.1	Development proposed	Residential Units
9.2	The way this is distributed on Site	To be agreed
9.3	How it relates to surroundings	To be agreed
10	Layout	
10.1	Accessibility and travel distances	Existing entrance Upper Road, Batley Carr
10.2	Gradients and topography	Slight gradient
10.3	Crime prevention measures	Security fencing, lighting and cameras
11	Scale	
11.1	Size of buildings in relation to surrounding	Large compared with the existing residential development
11.2	Size of entrance/facades in Relation to human scale	See submitted Design Scheme 1
12	Landscaping	
12.1	Landscaping principles and details	To be agreed at later stage
13	Appearance	
13.1	Architecture/style, design/detail	Residential
13.2	Materials/colours and textures	Elevation in facing brickwork and cladding