

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT ATLAS WORKS, WARWICK ROAD, BATLEY

JULY 2015

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Overview

This Design and Access Statement has been prepared by Roger Lee Planning Ltd on behalf of Mohammed Patel as part of a full planning application for the development of 18 residential units via the conversion of Atlas Works, Warwick Road, Batley.

Amount

The application relates to the part demolition and conversion of Atlas Works to form 4 one-bed flats and 14 two-bed flats with parking for 24 vehicles.

The overall site area amounts to around 0.16 hectares.

Layout

The front of the building is adjacent to Warwick Road with access obtained via an existing archway. The archway and part of the building above it will be removed to facilitate an improved access into the site. The rear single storey lean-to and detached garage will also be demolished allowing for a new marked out car parking area providing 24 spaces.

Accommodation will be created on four internal levels, including ancillary space for 3 units in the basement.

Scale

The scale and massing of the building is identified on the application drawings. The alterations to the existing building are modest with existing openings re-used.

The scheme will incorporate the principles of 'Secured by Design'.

Landscaping

The landscaping proposals are shown on drawing number 14-256-10.

Appearance

The existing appearance of the building would predominantly remain, with natural stone on the front elevation and slates retained or re-used. Render will be used on the rear and new elements of the side elevations.

Access

The design of the scheme within its surroundings reflects the requirement of inclusiveness for all users.

The existing access onto Warwick Road will be widened.

Climate Change

The extension will be designed in accordance with modern day building regulations, energy conservation control and CO² emissions.