

**Demolition of Industrial Buildings
and Change of Use to Residential**

Victoria Works, 444 Bradford Road, Batley

Design and Access Statement

The site is currently used for industrial purposes and due to proposed expansion the applicant requires larger business premises that are more modern in nature. The majority of the buildings currently present at the site are in various degrees of disrepair and substantial investment is required to bring them into a reasonable condition. The applicant has considered a business development of the site but due to various constraints it was not considered to be represent the best use of the land. An application for industrial use means that HGV's visiting the site would require a 15 metre access radius and also a 20 metre turning square to be incorporated on the site. This leaves little room available for visitor and staff parking **and** sufficient space for the newly created business units to house the manufacturing machines and storage of materials required by the existing users. It was therefore decided that re-development of the site for residential purposes would make a more efficient use of the land.

Amount

The application proposes residential development contained in three separate buildings within the site to provide a total of 40 residential units. The number of residential units has been derived from the desire not to overdevelop the site and to protect the amenity of future residents as much as possible. The need to provide resident amenity space and areas of car parking to serve the proposed use has resulted in a development of this size. The submitted layout also facilitates service vehicles to safely manoeuvre within the site itself.

In recent years the character of Bradford Road has been changing due to a number of apartment style development utilising old mill buildings that are situated immediately adjacent to Bradford Road. The re-development of an existing industrial mill by Cala Homes is one example of this. The development is located further along Bradford Road in the direction of Dewsbury.

Layout

The prevailing drive behind the layout has been the need to provide a safer alternative access point than the two existing ones. Three apartment blocks are proposed, each of which are four storey in height which will provide a mixture of one and two bed dwellings.

The blocks have been designed in a 'U' shape leaving the frontage onto Bradford Road open and providing an attractive forecourt between the buildings. The forecourt accommodates car parking, cycle parking, bin storage and a turning facility for service vehicles. Blocks A and B will have additional under cover car parking where desired. The scheme also proposes disabled parking spaces with disabled ramps to be provided to each of the apartment blocks. Contained within each apartment block will be a lift providing access to each floor.

The proposed scheme proposes the layout of the three buildings in a courtyard style looking

UPVC with the colour to be agreed with Kirklees planners. Neighbouring properties are a mix of brick and stone and the proposed materials would respect the materials used in surrounding properties.

There have been a number apartment style developments further along Bradford Road and their style and layout has contributed to a degree to this proposal.

Landscaping

The application seeks permission for two small areas of planting along the edge of the site that runs parallel to Bradford Road. This area would provide a form of screening to the development and mitigate any impact Bradford Road would have on the proposed development.

Access

There are two existing vehicular and pedestrian access points to the site, one from Bradford Road and one from Bridge Street. The principle access point is Bradford Road which then feeds into the service yard for deliveries and collection. The site is quite constrained and does not allow for manoeuvrability within it. Service vehicles have to reverse onto Bradford Road causing an impact on the free flow of traffic along it. Consideration was given to retaining the existing access from Bradford Road but it was felt that a more appropriate and safer access would be achieved by using Caledonia Road. The existing use and access interrupts the free flow of traffic along Bradford Road and hence the need for an alternative scheme. The application therefore proposes to close these two existing access points and create a new access point from Caledonia Road.

The proposed access from Caledonia Road would be at a minimum distance of 30 metres from its junction with Bradford Road. It is proposed that a 2 metre wide footpath will be provided on the part of the site that fronts Caledonia Road.

The present carriageway width from Bradford Road is only 4.55 metres and it is proposed to increase this to some 5.5 metres for the full site frontage.

A 2 metre side footway will also be provided on Caledonia Road with the provision for a 7.5 metre radius at the junction of Caledonia Road and Bradford Road. The application also proposes a 6 metre radius at the junction of Bridge Street and Bradford Road.

the resident's amenity space and vehicle parking within the site.

The orientation of the buildings and layout has been designed to reduce the effect of the development in terms of the activities on Bradford Road and the desire to mitigate any effect on residential amenity.

The proposed layout also allows an area of tree planting along the boundary of the site where it fronts Bradford Road with a smaller degree of planting on either side of the entrance from Caledonia Road. The tree planting, positioned along Bradford Road, has been designed to be in two sections to provide a walkway in between for pedestrians to access Bradford Road and the public transport thereon. The buildings have been positioned to allow a planted buffer zone between Bradford Road and the buildings themselves to mitigate any effect of the development on the users of Bradford Road and vice versa.

A residents amenity area is provided within the site and is situated between Block A and Block B. The positioning of this amenity area was considered to be best option as it is furthest away from the vehicle parking areas and hence it was considered to be more suitable for children to use. The proposed new vehicle access from Caledonia Road is located on the eastern section of the site with the amenity area on the western part of the site. This layout seeks to provide as much space between the two for residents safety.

Scale

The application proposes three residential apartment style buildings to provide 40 residential units. The maximum size of the apartment buildings are as follows :-

Building A

Height no greater than 13.8m to ridge
Depth no greater than 16.5m
Length to a maximum of 22 metres

Building B

Height - maximum of 13.8m to ridge
Depth no greater than 16.5m
Length - maximum of 22 metres

Building C

Height - 13.8 m to ridge
Depth maximum of 6.6m
Length - maximum of 20 metres

Appearance

It is proposed that the apartment blocks will use artificial stonework on the ground, first, second and third floor with cream coloured render on the fourth floor. A plinth band will run around the building at fourth floor level. The three apartment blocks have been designed with