

# **Proposed erection of Service Station, Vehicle Repair Bays, Hot Food Take-away and Storage Units and the demolition of existing buildings.**

## **Design & Access Statement.**

### **1. Description**

This Statement is to be read in conjunction with all drawings submitted to Kirklees MDC Planning Dept in relation to Planning Application 2016/94329.

This Statement has been prepared on behalf of C J Stern Oil Ltd in relation to proposals to replace their existing facilities, as noted above, with new purpose-built premises on the site of their existing buildings.

### **2. Site.**

The area of the site extends to 0.21 hectares and relates to an existing building on two levels – workshops and storage units under a service station (with small shop) and restaurant over. The property is shown below.

The existing floor space within the units extends to 430m<sup>2</sup> over the two floors of the building, and has only five dedicated parking spaces to the front, in addition to the vehicle service areas to the rear.

There is evidence to the rear of a further vehicle repair bay, which at some point was demolished. It is intended that the new development includes this area.

To the north of the site is Scar Lane, which is a busy transport route into the City Centre. To the south of the site are light industrial premises, with a large garden centre to the west and nursing home to the east.

### **3. Approach**

The site is accessed directly from Scar Lane with vehicular access to the rear, lower vehicle repair bay and storage units via the existing service road.

This arrangement will remain.

### **4. Access**

The property will have stepped and ramped access to the principal entrances serving the Service Station Shop and Fast Food Takeaway designed to meet current Building Regulations with regard to access and internal accessibility and mobility.

The proposed layout of the front vehicular area allows for easy access for delivery vehicles and fuel tankers as well as providing an easier safer access to the pumps and facilities for

cars.

## **6. Car Parking**

The proposed layout provides increased, off-street car parking spaces for use by the Service Station Shop and Fast Food Takeaway.

## **7. Accommodation**

The proposed scheme provides a floor area of 772 sq.m. The facing materials are to be metal glazing system and rendered walls with profiled sheet roofing. Windows/door are to have metal frames.

## **9. Context**

The existing building tired looking and in need of attention.

The appearance of the local area and street scene will be vastly improved along with the facilities on offer to local residents and passing trade alike.