



Design Access Statement: - Former Platinum Car Sales, 29 Walkley Lane,
Hechmondwike WF16 0NA

1.0 INTRODUCTION

- 1.1 This statement has been prepared by Kube Architecture to accompany the outline Planning Application for proposed residential units to Former Platinum Car Sales, 29 Walkley Lane, Hechmondwike WF16 0NA.
- 1.2 This statement provides background information or matters taken into account in formulating the design of the new properties.

2.0 SITE AND SURROUNDINGS

- 2.1 The Application Site comprises of an industrial unit and sales area which was purpose built for industrial works. The site is located adjacent to other commercial units with the rear of the property mostly consisting of Residential dwellings. The Car Sales showroom has existed for many years under different ownerships but due to the current climate physical car sales pitch has become economically un-viable.
- 2.2 The site is relatively flat however it's located approx. There are no trees on site.

3.0 SITE CONSTRAINTS

- 3.1 The topography of the site does not represent a significant constraint although
- 3.2 The existing boundary is marked by red dwarf wall and part metal fencing. No boundary treatment works are required. Minor planting of shrubs and low maintenance trees will be added as part of the main planning application.

4.0 HIGHWAYS

- 4.1 The site is currently accessed by 1 Entrance off Walkley Lane onto John Street; this access is to remain for the proposed residential units and therefore minimising disruption to the local area.
- 4.2 It is our intention to use existing access and no other alterations to the highway or external Groundworks are required.
- 4.3 Existing site is uneven and dotted with manholes. The proposed plans will include tarmacking and landscaping this area for better appearance.

5.0 DENSITY AND BUILT FORM

- 5.1 The existing properties in the area are diverse mixed, House types and apartments with a small number of commercial properties.
The proposed works will not have any impact on adjacent buildings and no external changes are required. With the lower level of situated property there should be no overshadowing or loss of light to the residential units to the rear.
- 5.2 Buildings close to our site are constructed in a variety of materials, but the adjoining property is constructed in stone with slate and concrete roof materials. The proposed will use natural stone to match existing dwellings and all materials used will be locally sourced.
- 5.3 Rainwater goods will match existing surroundings.
- 5.4 No changes to carriageway are required and existing access route will be retained.
- 5.5 As previously mentioned no Boundary treatments are required.
- 5.6 It is therefore considered that the proposals have been designed to complement / blend in with the character of the locality and will improve existing street scape.

6.0 LANDSCAPING

- 6.1 No other landscaping will be introduced and it is our intention to keep as much of the existing as possible.

7.0 BUSINESS AMENITY

- 7.1 The proposed apartment scheme will add much needed housing stock to meet national and local requirements. Any proposed works to be undertaken during standard working hours.

8.0 OTHER MATTERS

- 8.1 This site was closed for many years with various business closing after a few months of trading, However the Current tenant has now vacated the premises and our client has struggled to get suitable tenants in. If site is left derelict this will attract anti-social elements to this pleasant area,

9.0 CONCLUSION

- 9.1 It is considered that the proposals provide a high quality housing, in keeping with the character and appearance of the locality. As a consequence, the Application for the proposed should be approved.

Kube Architectural Design Services.

