

Bradford Road Development

Retail & Office

Oct 2019

Job – HD- 655



Introduction

This design and access statement is relating to the site on the corner of Hill House Lane adjoining Bradford Road.

Pre-application advice was received by the council supporting the proposal for ground floor retail and first floor offices.

The advice given confirmed the building to have mixed use in order for the ground floor to entail hot food and retail units. The first floor was confirmed to consist of offices and second floor to hold meeting rooms.



Materials

The shopfronts will entail black powder coated aluminum frame and the walls will be stone to ensure the building matches the surrounding properties.

The sign board for the retail unit will run across the front elevation and future tenants will be abide by the same text size.

Mass / Streetscape

The building starts in line with the Bradford Road properties which consist of 3 storeys and then the development drops down to 2 storeys.

The reason behind the front facing L shape plan was to create an open space at the front of the building.

Access

Vehicle access will be via Hillhouse Lane as it is less congested than Bradford Road.

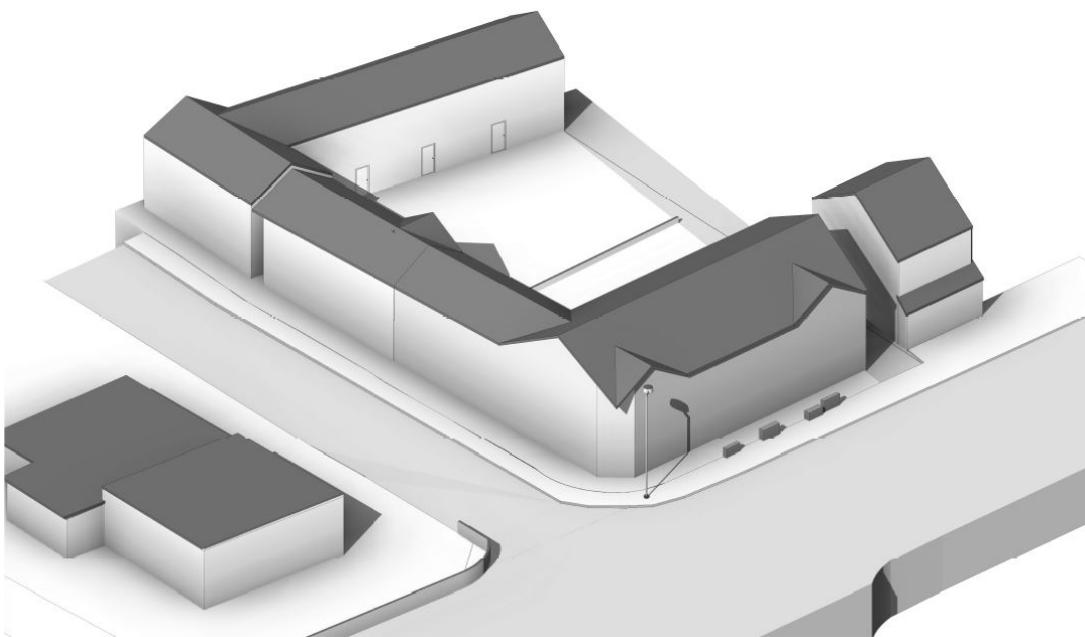
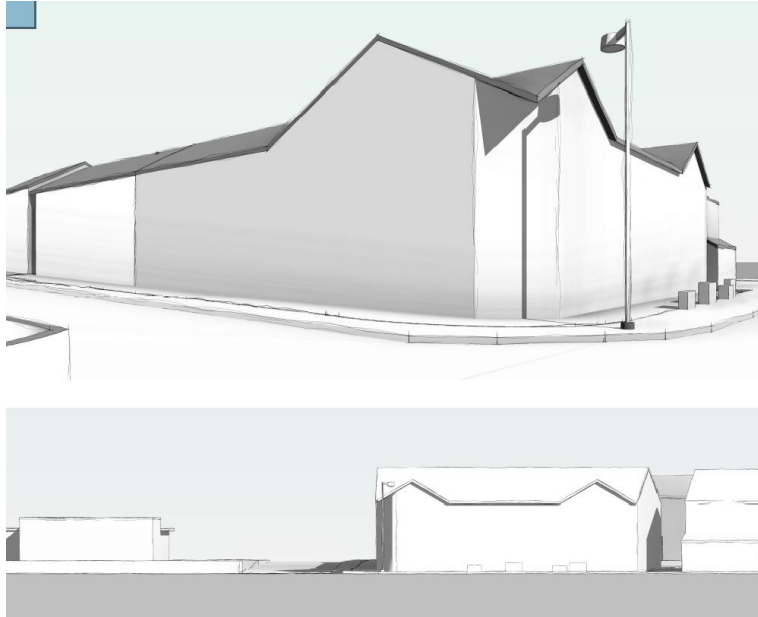
Pedestrian entrance will be via Hillhouse Lane and Bradford Road. There will be two entrances.

Bins are located on Hillhouse Lane for collection as Bradford Road is busier. There is a timber fence around the bin store to create an enclosure.

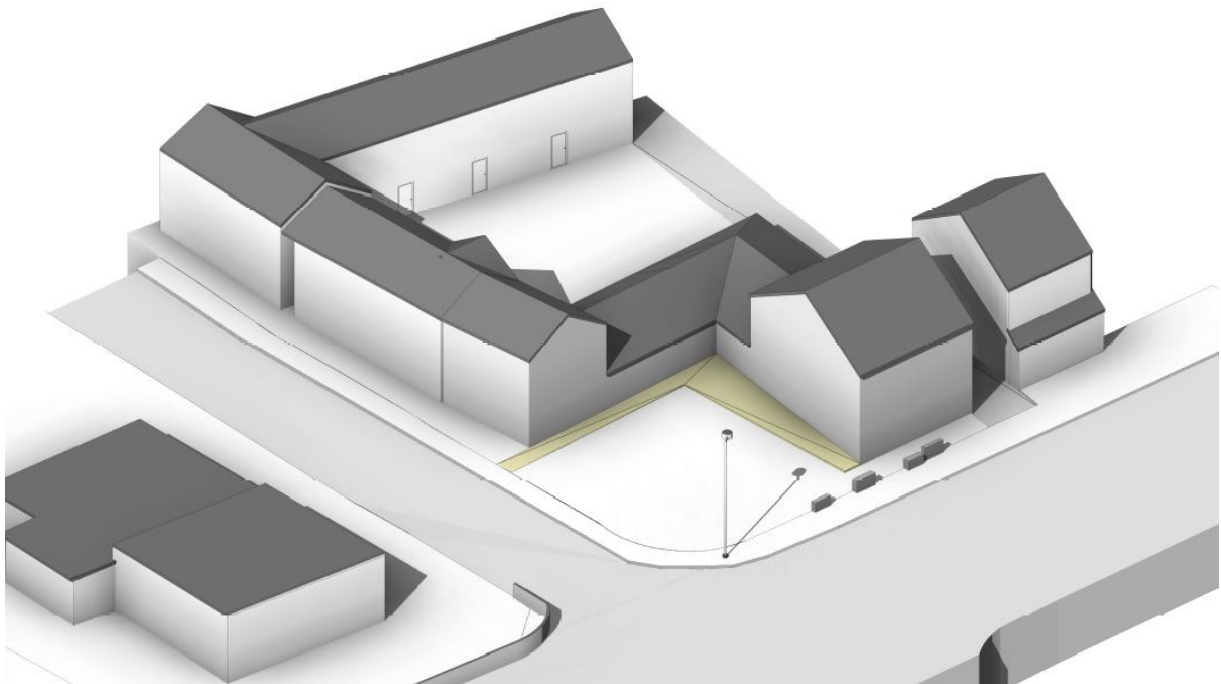
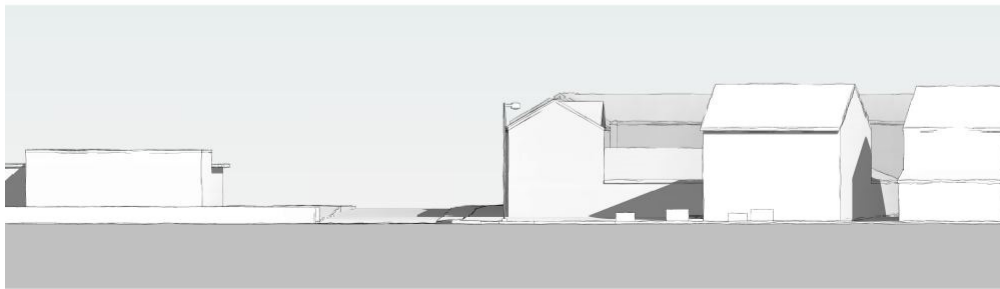
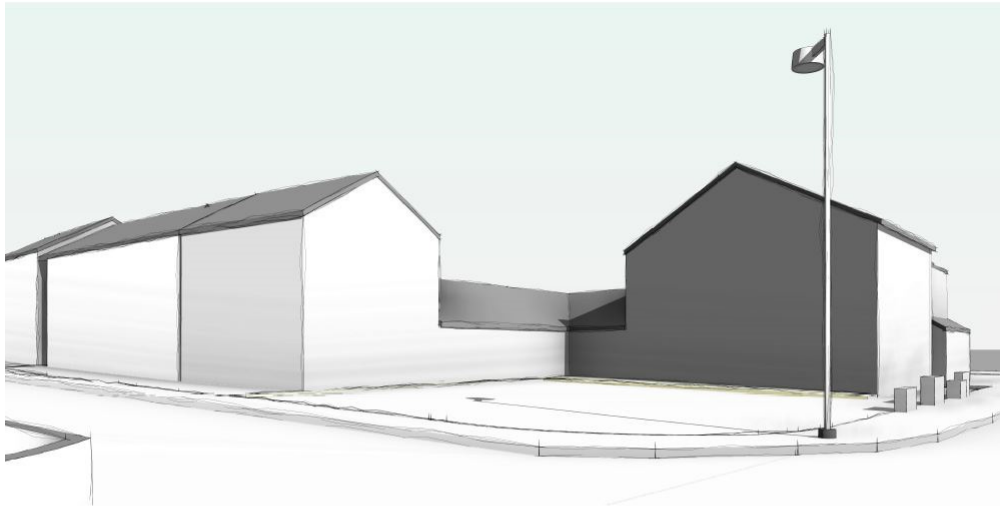
Design Development

Different options were explored to ensure the building was adjacent to all the other properties on Bradford Road as well as with the properties on Hillhouse Lane. However, after several meetings with the client we wanted to create an open space adjacent to Bradford Road. This led us to a design pushing the building back from Bradford Road leaving an open space in front for the public.

Design Development : Stage 1



Design Development : Stage 2



Stage 3 : Proposed Plans



Recent New Builds



Bradford Road, Retail and Office



Bradford Road, Retail



Hillhouse Lane/Bradford Road proposal adjacent to site for retail on ground floor and offices first floor.

View from site



View on to the green on Bradford Road

External Details

The walk way to the building will be 600 x 600 stone slabs leading onto concrete bullnose kerbs. The main car park will be tarmaced. The green space will be maintained grass with 5 small trees planted to add enhancement to the site

Out of working hours there will be a pull up lockable barrier to increase the security of the site.

There will also be an ATM machine on site to be used during and out of working hours.



Fencing Around Bins



Knee Railing



Pull Up Barriers