

The Occupier,
Huddersfield Road,
Mirfield,
West Yorkshire,
WF14 8AA

Date : 31/10/22

RE : DESIGN AND ACCESS STATEMENT FOR THE CHANGE OF USE FROM GENERAL INDUSTRIAL (USE CLAS B2) / PREP KITCHEN TO RESTAURANT AND EVENT SPACE (USE CLASS E(b)) – NOMADIC PIZZA LTD, 3A, THE OLD STONE YARD, 2022/92468

1.0 Introduction

1.1 This Design and Access Statement accompanies the submitted drawings, Planning Statement and Sequential Test prepared by Orange Design Studio, on behalf of the applicant, to assist the Council in their consideration of a planning application for the change of use from B2 use to E(b) use at Nomadic Pizza Ltd, Unit 3A, The Old Stone Yard, Near Bank, Shelley, Huddersfield, HD8 8LS, (2022/92468). The document follows the general guidance provided by Kirklees District Council for the creation of Design and Access Statements.

2.0 Site Context:

1.1 The site lies within a busy commercial and industrial development, accessed off of Brook House Lane. The council consider it to be outside the local centre, with Kirkburton and Skelmanthorpe being the closest district centres at 2.3km away and a number of villages such as Shelley, Denby Dale, Cumberworth and Shepley all in close proximity.

2.2 It is bounded to the North and East by Open country side and industrial yards to the South and West. The site is situated within the Greenbelt.

2.3 The Unit associated with the application was recently constructed following approval 2015/62/93091/E

3.0 Amount and Density:

3.1 No additional volume or density is to be added to the existing 226msq Unit.

4.0 Development and design objectives:

4.1 **Use** - The intention of this change of use, is to allow the available space within the existing unit, to be fully utilised in order to improve the viability of the local business that operates from it. A flexible, casual, dining and event space is the desired outcome that would allow Nomadic pizza to operate out of a permanent base. The restaurant would be set up to allow for a day-to-day allowance of 60 covers and have an adaptable layout to allow for private events, workshops, cooking classes and pop ups to take place within the unit. The operational hours proposed would be:

Wednesday - Sunday (unless it's a bank holiday Monday or Tuesday.)

Hours of operation would be:

Monday - Closed

Tuesday - Closed

Wednesday - 4:30pm to 9:30pm

Thursday - 4:30pm to 9:30pm

Friday - 4:30pm to 9:30pm

Saturday - 12am to 9:30pm

Sunday - 12am to 8pm

4.2 **Layout** - The existing layout of the Unit is to remain largely as it is. There will be minor internal works to allow for additional unisex toilets and a disabled toilet. The existing prep kitchen and pizza oven will remain in place to allow for an open kitchen for patrons to observe.

4.3 **Appearance** - The external appearance of the existing Unit is to be maintained. The overall aesthetic of the restaurant seeks to tie in with the surrounding industrial language of the site in order to avoid any impact. This industrial language follows trend with other restaurants in the Kirklees area that have occupied former industrial buildings such as Kin, Devour at the Dyehouse and a number of units along the canal in Slaithwaite.

5. Design and Materials :

The proposal includes the use of high-quality natural materials and finishes internally to compliment the existing metal cladding and polished concrete floor - to enable a high level of finish and detail within the area. To offset carbon emissions, a lot of the furnishing is to be created using reclaimed materials such as pallets that are plentiful on site given its industrial function. This reduces the need for delivered goods and reduces the amount of waste produced on site.

6. Scale:

No change is to be made to the scale of the existing unit. The existing unit, was however constructed at a smaller scale than originally approved, reducing the impact on the Greenbelt. Therefore, freeing up space for flexible external use such as seating, that by its very nature would have a lesser impact on the Greenbelt.

7. Drainage:

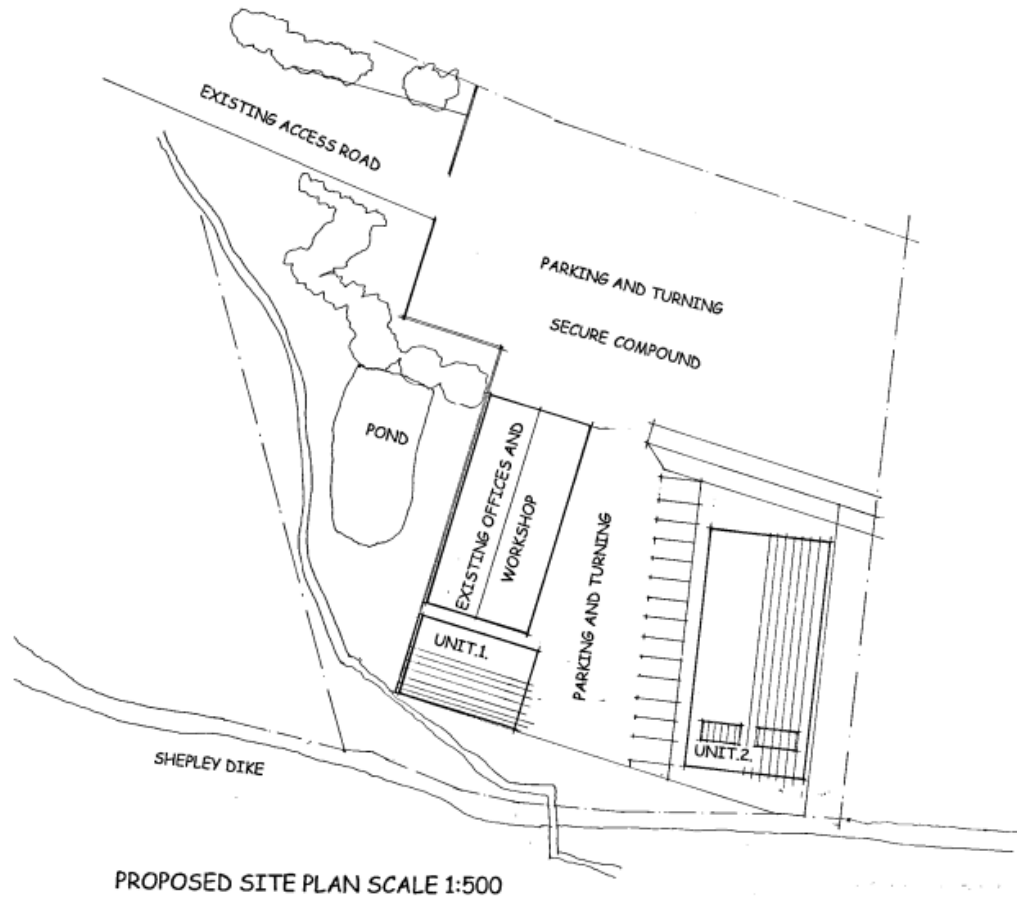
The disposal of foul and surface water drainage will be connected into the existing mains drainage system. All new works will be carried out to strict accordance with current building regulation standards / local authority building inspector and to the approval of Yorkshire Waters requirements.

8. Access and highway requirements:

The existing access to the site off of Brook House Lane is to be maintained. There is an automated gate off of the main road that allows the site to be securely shut off out of operational hours.

Given the nature of the existing development, a wide access road is provided that allows large delivery and commercial vehicles to come in and out of the site with no concerns. The track is suitable for two lanes to avoid on coming traffic and avoids congestion through the site.

There is ample parking provision at the site, with 8 spaces being directly associated with the unit and a large area of existing hardstanding also allocated for parking in the original application. The current site landlord has stated that if required this can be utilised as additional parking for the site in order to meet council requirements. (see approved site plan below)



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