

Mr Ayub

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Design and Access Statement

Proposed Conversion of Existing Building to Garage
MOT Testing Station

Heckmondwike Road, Dewsbury Moor, WF13 2LF



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I. Design Considerations

I.1. Physical Assessment



The former Crossfield Farm consisted of a detached farmhouse with ancillary outbuildings which have now been demolished. The site is accessed from Heckmondwike Road through 2 existing garage businesses along a surfaced road leading to the premises.

I.2. Social Assessment

Dewsbury is an historic market and mill town in the borough of Kirklees. It is situated between Leeds and Bradford which lie approximately 8 miles to the north, Huddersfield which is a similar distance to the south west and Wakefield which is 6 miles to the east.

Dewsbury train station is located 9.25 miles south west of Leeds on the main line to Huddersfield and Manchester. The town also has a major bus station with links to the surrounding area.

I.3. Economic Assessment

The new proposals seek to change a derelict former farmhouse into a garage/MOT testing station.

The new business would make use of the existing building and provide new jobs which would benefit the local area. The proposals would ensure the existing building is not left to fall into further disrepair.

With the new premises the business hopes to create new jobs for Dewsbury.

I.4. Planning Policy

Proposals

The proposal is to change the existing former farmhouse into a garage/MOT testing station. No new buildings are proposed as part of the development.

The relevant National Policies are:

NPPF6: Building a strong, competitive economy

80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

NPPF12: Achieving well-designed places

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

I.5. Involvement

It is considered, given the development in question, that the statutory consultation process will be sufficient for users of surrounding buildings and areas to express their views.

1.6. Evaluation

Our client is applying for planning approval to change the use of the existing building to create a new garage/MOT testing station. The proposed change would provide employment in the area and would ensure the existing building is not vacant.

2. Design

2.1. Proposed Use

The existing building will be converted so that a new garage/MOT testing station can function.

2.2. Layout

The associated drawings detail the proposed internal layout.

The existing first floor has been removed to create a greater head height which is necessary for the business.

New enlarged apertures have been formed on two elevations to create access and egress through the building.

These apertures will be enclosed with roller shutter doors.

The existing window openings at high level will remain and have an infill on the inner leaf of blockwork and render.

The external areas are covered with permeable gravel and a hedge will be planted in front of the existing fencing / boundary enclosures.

2.3. Scale

The gross area of the existing building is 133m².

The site area amounts to 1770m².

2.4. Appearance

The proposed development alters the external appearance at ground level where new access/egress is created.

3. Access

The existing access to the site from Heckmondwike Road is to remain unaltered passing along a surfaced road between two existing businesses.

4. Photographic Record











