

Design & Access Statement

Mr T's, 400 Bradford Rd, Batley WF17 5LZ

INTRODUCTION

- 1.1 The proposal has been prepared by 363 Architecture on behalf of our client in support of an enforcement letter received from Kirklees Council. This letter refers to the unauthorised siting of a shipping container for A3 café use outside the existing food outlet known as Mr T's.

SURROUNDINGS

Buildings/Character

- 2.1 The shipping container sits to the side of Mr T's, which is on Bradford Rd near the junction with Hick Lane and Station Road. The container faces onto a car park and no other properties. As it is to the side of the main building it is difficult to see this from the main road, so it does not affect the street scene. Mr T's has been established for a number of years and has seating for up to 70 people to enjoy its cuisine of burgers, pizzas etc. It has been voted UberEATS restaurant of the year 2022. This proposed unit will serve traditional hot drinks and snacks to customers in a quick "grab and go" fashion. These food and beverage items will not require any preparation on site. It is important to note that the unit will have no seating for customers.

Mr T's is housed in a stone-built property with black fenestrations and gutters and with glass doors framed in black. The signage to the property is in black with yellow writing and design, making up the branding of the franchise.

The container will be clad in yellow metal cladding in the exacting colour of the signage to the main restaurant. It will have a large door and several large windows, of the same dimensions as the door, with black frames and a flat roof. These large, glazed windows give plenty of the light to the interior of the container making it more aesthetically pleasing and functional.

The container is sited to the side of the existing building, on a small area of land owned by Mr T's and is currently resting on wooden planking. At the rear of this are the utility meter boxes for the main building. Given the scale of the container it does not appear overbearing to the main property.

Potential Overlooking/Overshadowing from the site

- 2.2 The proposal is to the side of Mr Ts food outlet on Bradford Road, which overlooks a large public car park. The siting of the container does not impede any motorists' views of the main road when entering or exiting the car park. The container does not

cause any overshadowing, overlooking or issues with access to privacy for its neighbours.

Site and Surroundings

2.3 The area contains mostly commercial buildings. These have all been constructed at different times and are constructed in different architectural styles and materials. There are a few residential properties, but these are some way off our site and therefore will not be impacted by any issues for example overlooking, noise, over shadowing etc. The use of yellow cladding on the container will match the colour on the main building signage and therefore will not look out of place. The matching colours give the proposal a unified outlook. As the development will be to the side of the building it will be away from the main street scene and visible to only those using the car park.

2.4 There are several Listed Buildings in the near vicinity of Mr T's including:

- Batley Town Hall.
- 231 Bradford Road, the old Midland Bank.
- Batley Barless Fire Company.

The premises is also within the borderline of Batley Conservation Area. However as our proposal is for a modern, up to date addition to the restaurant it will not in any way, be in competition with the listed buildings or have any detrimental effects on them or the conservation area. The modern addition will be easily identifiable when looking at the stone build building just behind it. It is important to note that this rear building (Mr. Ts) isn't listed. The traditional building and yellow container both sited next to each other give an aesthetically pleasing outlook. This partly due to the small scale of the container in comparison to the large two storey building behind it. Also given the branding colours used on the building, the yellow container sits well within the site. This is the case when looking at the neighbouring container in situ currently. The metal finish to the container will not look out of place within the area considering the industrial past of the mills on both Bradford Rd & Station Rd.

EXISTING/PROPOSED

Materials

3.1 The main building is finished in stone with black UPVC window frames. The proposal container to the side will be finished in a metal frame and metal cladding. This will sit well against the commercial buildings surrounding our site. The fenestrations will have black frames to match the ones on the main building making it blend in with the surroundings. Internal alterations will be made to enable our client to use this as a small takeaway. The proposal does not introduce any materials that are not currently used in the surrounding area.

Use

- 3.2 It is proposed that this unit will be used to serve traditional hot drinks and snacks only. This unit will be used by patrons who do not wish to eat in the main restaurant building but just purchase a quick snack or drink. It is not anticipated that these customers will loiter around the unit but rather buy their goods and quickly leave, therefore not impacting on the local area in terms of noise, litter etc.

Car parking

- 3.3 The site benefits from a large public car park to the side thus avoiding customers from parking on the side of the busy main road.

CONCLUSION

- 4.1 The proposal will add a contemporary addition and different concept to a popular food outlet. The unit will provide an inviting feature to the previously unused side of the main restaurant, providing employment in the area. The additional area will not strain the car parking requirements as there are ample spaces. The development will be to the side of the building overlooking the retail car park and will have little impact on the existing street scene. The industrial outlook of the unit will complement the stone building to the rear and will therefore not have a detrimental effect on the conservation area or nearby listed buildings. Given its position and scale next to the main building, it will not cause any issues with privacy or access to light.
- 4.2 We trust this is sufficient detail for a planning, design and access statement for proposed layout. Should you require any further details please do not hesitate to contact **363 Architecture**.