eleven52architects

DESIGN AND ACCESS STATEMENT

PROJECT: Land to the rear of JD Gym, Batley WF17 6JD

KB/3.1/010
Project No: 0356
29.05.23

SUBJECT: Design and Access Statement to accompany a Planning Application for Land to the rear of JD Gym, Batley

DESIGN STATEMENT:



This Design and Access Statement has been prepared by eleven52architects in support of a planning application for an infill retail unit on behalf of Frontier Land and Development Limited. The site subject to this application is located at the rear of JD Gyms, Bradford Road, WF17 6JD

The purpose of this report is to demonstrate the considered design assessment, which has led to the formal submission of a planning application to Kirklees Council as local planning Authority ('the LPA'). Essentially the assessment has involved a visual appraisal of the development site and the proposal in the context of the character and appearance of the wider context of the area around JD Gym.

As a consequence of the wider character of the assessment, the development proposal has been produced which we believe successfully reflects the better vernacular buildings of the locality. The character and appearance in the immediate context will be significantly enhanced by the development proposals and consequently invite support from the LPA.

Use and Amount
The Planning Application does not alter the use of the site.

Works are as described in the drawings submitted with the application, which are as follows:
0356_BAT_001_Existing site plan
0356_BAT _002_Proposed site plan
0356_BAT_003_Proposed Commercial Unit

Layout
The layout is defined by the requirements of the building and the need to be closed to the existing buildings. It is intended to be a contemporary glazed buildings with large glass doors leading to a large open internal space.

Scale
The scale is dictated by the owner requirements for the building and deemed to appropriate for the extent of the surrounding land. The site is approximate 0.25 acres in size.

Appearance
The design intent behind the proposals is such that they are derived from the local context of the area relating to industrial units.

Choice of materials has arisen in response to the need to provide an attractive appearance typical of this area, whilst remaining appropriate and durable.

This approach has been taken in order to ensure an appropriate aesthetic which both preserves and enhances the character of the area in lieu of its current status as a derelict site with overgrown planting.

ACCESS STATEMENT:

Transport
The proposal has no effect on the transport requirement.

Site accessibility
No new access will be formed in place of the existing. It is intended to utilise the existing parking spaces on the retail site.

Emergency vehicles
Access for emergency vehicles is in accordance with the Approved Building Regulations Part B such that a fire appliance can be located on the adjacent highway.