



Design & Access Statement

Mattress Online
409 Leeds Road
Huddersfield
HD2 1XT

August 2023
Rev: P1

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Introduction

This Design & Access statement has been prepared by 93ft Ltd and supports a Full Planning application for change of use and external alterations to 409 Leeds Road, Huddersfield.

Consent is sought for the following:

“Change of Use from B2 to Class E. Conversion of an existing car garage to a retail unit, including alterations car parking arrangements and external signage”

1. Existing Site

1.1. Area

- 1.1.1. The site is located on the corner of Leeds Road and Red Doles Road, Huddersfield. Leeds Road serves as a main arterial road in and out of Huddersfield town center.
- 1.1.2. The area is defined by a mix of light industrial units, purpose-built retail parks and terraced residential housing.



1.2. Site

- 1.2.1. The main structures are set back from the road, with stone frontages, brick walls to the side and rear, and a corrugated metal roof which is in a poor condition
- 1.2.2. There is a historic metal 'Morris Cars' sign on the gable facing Leeds Road
- 1.2.3. The site features 3no redundant petrol pumps and sub-ground fuel tanks
- 1.2.4. There are no trees or hedges present on the site
- 1.2.5. The site is not listed, locally listed or located in a conservation area.



1.3. Access & Highways

- 1.3.1. The site has a surrounding car park which is accessible from both the Leeds Road and Red Doles Lane. Both entrances are secured by raising metal barriers. There are no demarcated vehicle parking spaces or bike parking spaces on the site
- 1.3.2. There are 2no dropped kerbs on to the site from Leed Road
- 1.3.3. The existing vehicle flow across the site is considered dangerous as people parking at the front need to reverse onto a main road. It also disrupts the flow of traffic through the signal controlled junction.

1.3.4. There is step free access into the building.

1.4. Use Class

1.4.1. The site was formerly used as a commercial vehicle garage under Class B2

1.4.2. The site is not currently trading.

2. Proposals

2.1. Relevant Guidance

2.1.1. This proposal has been considered in relation to Kirklees Local Plan adopted 2019, in particular **LP13 Town Center Uses & LP24 Design**

2.2. Site

2.2.1. There are number of external changes designed to enhance the overall aesthetic of the building including;

(i) Professional spraying of the existing corrugated metal roof which currently in a poor condition

(ii) Utilisation and improvement of existing external signage

(iii) Repainting of existing timber cladding adjacent to billboard sign

(iv) New aluminium framed entrance screen within an existing opening

2.2.2. The 'secondary' billboard mounted above the main billboard is to be removed. The main billboard will be utilised for advertising for the tenants only- **this will not be leased as separate advertising space**

2.2.3. A new back illuminated signs will be mounted on the gable end facing Leeds Road. The site is not in a light sensitive area, nor do the proposed illuminated signs present a worsening of existing light bleed than the existing illuminated signs.

2.2.4. To preserve the heritage of the existing building, **the existing metal "Morris" sign will be removed and retained to allow it to be resinatted in future, if required.**

2.2.5. Policy LP24 promotes "incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste. The proposal includes an internal waste storage area for wheelie bins which will be placed at the goods in/out door on collection days. The total internal storage area provision allows for **3no 1100l cardboard/paper waste, 2no 1100l general recycling, 1no 1100l general waste**

2.2.6. Dedicated areas for goods in and the storage and collection of waste will be maintained in accordance with Policy LP24

- 2.2.7. A 10.3kW photovoltaic system is proposed for the largest south facing roof pitch as a means of reducing the existing building's carbon footprint

2.3. Access & Highways

- 2.3.1. The zone to the front of the building is to be kept free of parking to create a more visible 'shop front' and to avoid vehicles having to reverse onto Leeds Road. Emergency service vehicles will still be allowed to use this zone.
- 2.3.2. Control of vehicles on and off the site will be via the existing rear gate from Red Doles Lane as a means of minimising disruption to the signal controlled junction.
- 2.3.3. 8no demarcated parking spaces and 1no disabled bay will be provided for the site. Bike hoops will be provided for 6no bicycles to promote sustainable travel by staff and customers.
- 2.3.4. The site is served by local bus routes along Leeds Road. The nearest bus stop is less than 200ft away from the site.
- 2.3.5. The new entrance screen will maintain step free access between the exterior and interior.

2.4. Use Class

- 2.4.1. Policy LP24 promotes the "re-use and adaptation of existing buildings, where practicable".
- 2.4.2. The site is proposed to be used for the display and sale of beds and mattresses under Use Class E
- 2.4.3. The retail nature of the proposed use is considered an improvement to local residents in terms of noise and disruption when compared to the site's former use as a commercial car garage.

3. Land Contamination

- 3.1. The 3no fuel pumps on the site present a risk of land contamination. **As mentioned above, the landlord is currently in the process of removing and remediating the pumps and associated tanks. Certification will be provided on completion to demonstrate the risk of contamination to future site uses has been eliminated. Please refer to JWH Tanks information- Appendix A**
- 3.2. The proposals do not include breaking the ground or digging of building foundations.

4. Flooding