

DESIGN AND ACCESS STATEMENT

PROPOSED DETACHED INDUSTRIAL/OFFICE UNIT.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a new detached industrial/office unit on land off station road, Heckmondwike.

The existing site is currently vacant and has been for numerous years, it is not known what if any previous use the site used to have. The site is flanked by Station Lane an existing bus depot and the open valley greenway. The site is located on the outskirts of Heckmondwike town centre.

Existing access for emergency and service vehicles is via Station Road this situation will not alter as part of this application.

Sited on the outskirts of Heckmondwike in an area which has various types of industrial and commercial properties would suggest that this site is suitable for the proposed use. With the addition of this development it will add to its sustainability in line with current policy.

Amount

The proposal is to construct a new detached industrial/office unit with associated parking and turning areas. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot has ample amenity space with new parking and turning spaces provided. This proposal will provide permanent employment opportunities and it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed unit will be both single storey and two story in nature. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the building has been designed so as to not over dominate its surroundings to the detriment of the character of the area. Door accesses and widths will be level and suitable for disability.

Landscaping

Turning/yard and parking spaces will have a tarmac finish and surfaced sealed and drained. Soft landscaping areas and planted areas will break up the site area. Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

As there is a mix of materials within the area it is proposed to use artificial stone and cladding on the walls with a metal clad roof. All window and door frames will be upvc.

Access

This site will be accessed from the existing access onto Station Road on site there will be 9 parking spaces a yard area. On site there will be bin storage and electric vehicle charge points.