TREND
ARCHITECTURE

PLAN – DESIGN - BUILD

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DESIGN & ACCESS STATEMENT

FOR

MR. Sajid Hussain

@

Rapyal Business Park, Cleckheaton, BD19 5BT

ISSUED FOR PLANNING APPROVAL: **20th November 2023**

<u>TREND ARCHITECTURE</u> **Ref: TR-A23-1001**

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DESIGN, ACCESS & HERITAGE STATEMENT		
Site Address:	Rapyal Business Park, Dewsbury Road, Cleckheaton, BD19 5BT	**Date:** 20th November 2023
Contact details:		

Applicants name	**Agent name**
Name: Mr Sajid Hussain	**Name:** TREND ARCHITECTURE
Address: Rapyal Business Park, Dewsbury Road, Cleckheaton	**Address:** 103-105 Bradford Rd Huddersfield
Postcode: BD19 5BT	**Postcode:** HD1 6DZ
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The History

This Design & Access statement has been prepared by TREND ARCHITECTURE on behalf of the client to accompany the planning application for Rapyal Business Park BD19 5BT. This business park is currently home to several businesses including a car sales business, car valet businesses, car mechanics, bed factory, home furnishings and distro diner and is surrounded mostly to the rear by commercial, industrial units and residential buildings, across the main road.

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The Proposal

The Business Park is currently struggling to provide parking spaces for customers & employees to park which makes the entire park inaccessible for customers given the main road and no off-street parking available. So, it is the client's vision to provide customers and employees with a more accessible and friendly experience by providing a carpark on top of the existing bed factory, car valet and car sales buildings. It is proposed that the car park will be set at 6.6 metres with a 1.5m parapet wall bordering the perimeter of the car park. The reason for the 6.6 metre hight of the car park is to keep the head height in the bed factory and an allowance has been made of 400mm for car park floor. As part of the clients vision it is proposed that a one-way ramp with a traffic light system shall be used.

Access

The Proposed car park will provide the business park with approximately 87 parking spaces and 5 disabled parking spaces all while maintaining a minimum width of 5 metres throughout the car park to allow for easy access throughout the proposed car park. In addition, it is proposed that a 1-way ramp is to be used for access in and out of the first-floor car park, with a traffic light system to regulate the traffic in and out of the car park.

Furthermore, for access in and out of the business park buildings it is proposed that the existing staircase could be extended and used in addition to the erection of an elevator system which would make for a better customer experience for disabled users and customers.

The access to the ramp will be the existing access and shall remain unchanged as the current entrance and exit are currently being used for the same purpose.

To Achieve the height at a suitable ramp gradient of the ramp was required to span a distance of 79.2 metres (6.6 metres achieved height at a ramp gradient of 1:12, length of the ramp measured from the centre line) the outer kerb radius will be 12 metres and inner kerb radius of 7.45 metres, the total width of the ramp will be 4.55 metres as the ramp is only 1 way with an outer kerb width of 0.6 metres and inner kerb width of 0.3 metres.

Amount of Development & Layout

Currently the existing roof needs replacing/upgrading, and it is understood that it would be more sustainable, economical and a better use of resources to replace the existing roof with a new car park. In addition, it would come with great benefit both aesthetically, economically, and practically, since the roof already needs to be replaced, having a more ordered place in which customers can park would help prevent the unsightly build-up of disordered cars. Moreover, it would be more inviting for customers to spend time there with a safe and secure car park with disabled access via a lift. Finally,

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a car park on top of the large buildings will solve 2 problems with 1 solution as the car park is in need of parking and the roof also needs replacing.

Appearance

It is proposed that the car park will be 6.6 metres high with a 1.5 metres parapet wall bordering the perimeter of the car park Whereas, the existing roof currently is made up of 6 gable roofs and 1 sloped roof that are approximately equal height with the existing parapet wall to the front which is approximately 6.675 metres. The reason for the 6.6 metre hight of the car park is to keep the 6.2-metre head height in the bed factory which is required for the storage and to allow a build up for the new car park floor of approximately 400mm car park. The Proposal will improve upon the aesthetic of the current roof and will improve the overall aesthetic of the business park.

Conclusion

In conclusion, the introduction of a car park would greatly benefit all the current businesses residing at the business park. It would provide a customer with a greater experience overall with the ease of access in comparison to the current layout of the business park. The park is not within a conservation area and the proposal will be made to look in fitting with the existing building where possible by using materials which will fit the existing structure such as brick for the 1.5m parapet wall and for the small structure that will house the elevator and stairs.

The proposal provides a sustainable solution to the problem that the existing roof needs replacing, the proposal does this because it adheres to the three pillars of sustainability (Economic, social, and environmental). The economic pillar is satisfied because the car park will help many places economically as it is a larger job than just a roof replacement also, the car park makes the business park far more accessible for customers for the many businesses in the park.

The social pillar is covered with the fact that the car park provides a more ordered and civilised manner for cars to move around the car park which lowers the risk of collision or impact with pedestrians. In addition, the car park is far more inviting for customers knowing there is a safe and secure place in which your car can be left, and you won't be penalised, or your car won't be at risk.

Finally, the environmental pillar could be argued to be more sustainable by installing LED Lighting for the car park, also the car park is covering a large area so the car park could collect a lot of storm water which can then be dispersed into the appropriate drainage systems.

The proposal respects the scale, character, design, and materials of the construction of the surrounding area.