

DESIGN AND ACCESS STATEMENT

PROJECT: Change of use from car breakers yard to skip storage at Unit 1 Netherfield Mills, Calder Road Dewsbury WF13 3JS



View of breakers yard

Current Use:

The building is currently used as a car breakers yard.

The Building & Layout:

The layout and building are shown on the accompanying drawing numbered 23.2746.01, 02A & 03

There is an existing access drive off Netherfield Road with ample off-street parking.

The Proposed Design:

This application is for the change of use of car breakers to skip storage and waste transfer station.

Development proposals are for a skip hire and waste transfer station on land previously used for car breaking and recycling. The process on site would consist of an LGV dropping off small skips which have been collected from residential and commercial premises, the contents of these small skips are then placed into large skips which are periodically taken away for recycling at a separate site.

The large 14-yard skips are to be removed once per week, whereas the smaller skips will usually be immediately taken out to the next customer once emptied.

Access:

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M, where the requirement exists. We aim to design buildings for optimum ease of use by their occupants and visitors.

Evaluation:

We believe the proposal offers a lesser impact and intensification of use compared to the previous use of a car breaker yard.

The change of use will also allow for the continuous use of the building and land and prevent it from becoming a derelict site.