

FUTURE HOUSE
PHEASANT DRIVE
BIRSTALL
BATLEY
WF17 9LT

DESIGN + ACCESS
STATEMENT

kieranhibbs *architecture*

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DESIGN ACCESS STATEMENT

CONTEXT + USE

The current site is Future House, Pheasant Drive, Birstall, WF17 9LT, a former office building with hardstanding car park surrounding

The current proposal is change of use to Class B2 for use as industrial transport yard, with associated new office building, new fencing including new pedestrian + vehicular gates, widening of vehicular access, including re-surfacing of yard and access threshold, and new lighting to yard.

AMOUNT + SCALE

The proposed new office building is a significant reduction on the recently demolished former office building.

The new office building is proposed to be a two storey 12m x 6m.

The existing fencing is proposed to be extended to the full perimeter of the site, with a widened vehicular access and new pedestrian access gate.

APPEARANCE

The new office building is proposed to be clad in grey cladding panels and render.

ACCESS

Level access is intended to be possible via the footpath and via the pedestrian gate.

COAL MINING RISK ASSESSMENT

The fact the site is above a former coalfield is noted.

The office building's foundations are not anticipated to be particularly deep and no piling works are proposed. As such the applicants believe that the impact of the proposed works do not proposed any risks to the location above a coalfield.

The applicants have liaised with the Coal Authority with no concerns noted.