

DESIGN & ACCESS STATEMENT

**125 Wellington Street,
Batley, WF17 5TH,**

**Proposed New Build Commercial Unit,
Vehicle Software Diagnostics Centre.**

Amount of Development.

Demolished Former Hotel & Public House, Wellington Street
Site Vacant Corner Plot.

Proposed New Build Commercial Unit,
Vehicle Software Diagnostics Centre.
Very Low Noise emissions,
Appointment by Pre-Booking Only.
Unit Size – 22m X 8m –
Area - 176sqm = 1894sqft.

Layout, Design & Appearance.

General Light Industrial Unit,
Standard Portal frame Construction,
Lower Third Yorkshire Stonework to match Surrounding.
Remainder & Roof Composite Cladding.

Perimeter Boundary Wall,
1m High, Yorkshire Stonework to match Surrounding.

Access;

Site/Public Access form the existing Entrance/Exit.
No changes undertaken to the Highway in terms of either pedestrian or vehicles access.