

DESIGN & ACCESS STATEMENT

In respect of

**INDUSTRIAL UNIT ON
SMITHIES ROAD,
BATLEY,
WF17 8AX**

On behalf of

ZEDESS INVESTMENT LTD

Ref: 24-003-DA-01- A

Date: OCTOBER 2024

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1. INTRODUCTION

This report has been produced in support of a Full Planning application on behalf of Zedess Ltd for Roof alterations to the existing storage unit with infill extension and boundary treatment at Smithies Road, Batley, WF17 8AX.

This statement, along with the submitted proposals aims to argue why the development is a justifiable proposal without impacting the surrounding negatively.

2. EXISTING

SITE ANALYSIS & LOCATION

The site is located approximately 1.2 miles north-west from Batley Town Centre. It lies in between a heavily industrial / commercial area to the north of the site with many shops whilst to the south is a predominantly residential settlement.

At current the site is currently used as a storage unit for Bed factories with ample parking space for deliveries and staff parking.



Image 1: Aerial view of industrial unit

TOPOGRAPHY

At present the current site enjoys sufficient parking with hard standing, thus additional works to the surface will not be required.

TRANSPORT LINKS

The site is well connected to local and national transport networks primarily by vehicular routes. Neighbouring cities Braford and Leeds are within 40-45 minutes drive depending on traffic flow at given times. There are many public bus stops along Bradford Road and Smithies Moor Lane, thus accessibility to the site is not an issue.

SITE HISTORY

The last known application was for an outline planning application for a residential development but was primarily refused due to the close proximity of the neighbouring industrial units to the north; one of the main concerns was the noise pollution produced from these units of future occupants.

As this planning application is for a raise of roof and an infill extension, there will be no problems with the proposal as its use is similar to the surrounding commercial and warehouse buildings.

3. PROPOSED

PROPOSAL

The proposal is for roof alterations with infill extension and boundary treatment to the south of the site. The infill extension will create much needed floor area to the existing storage space to the existing warehouse. Furthermore, the raise of roof also creates potential volume to provide shelving space which the building is currently lacking. Therefore, shipping containers are being used for that required space. In addition, grey Palisade fencing is proposed to the southern boundary which will make the site and warehouse more secure and detract from any forms of entering and breaking.

The proposed extensions will alleviate the need to use shipping containers, therefore removal will help to open up the space and remove the unsightly appearance of 'metal boxes'. A point the current owners have stressed in the initial design meetings. The condition of the roof is in a dire state, with leakage in many areas having damaged stored goods. The developments not only benefit the building by increasing the footprint but also eliminates the poor condition of the roof and appearance.



Image 2: Aerial view of industrial unit



Image 3: Internal storage area

APPEARANCE

Currently, the building along with the roof has a dilapidated feel, the proposed finish and material change will improve the overall look by proposing a grey rainscreen cladding, typical of modern day warehouses. There are also numerous benefits to using such material, as it is versatile and relatively inexpensive to construct with. As the current building was having issues with leakage due to weather conditions, the cladding on the roof and walls can withstand weather conditions.

The proposed changes will tie in with the industrial look north of the site and carry on the architectural language, characterised in recent times. It is also important to address that these additions will be sympathetic to the surrounding areas.



Image 4: Typical example of dark grey cladding

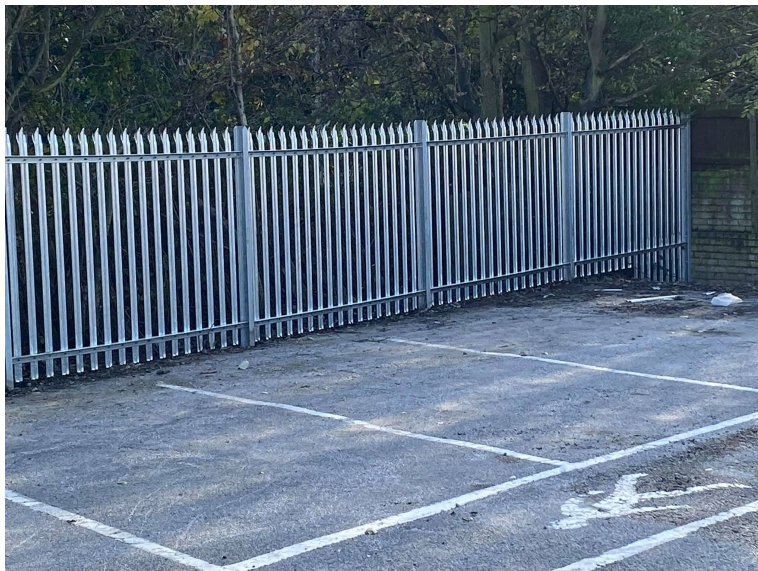


Image 5: Example of Palisade fencing

ENVIRONMENT & NOISE

Environmental and noise factors have been taken into account with the mentioned proposal. During construction, efforts will be made to reduce waste and recycle where possible. Furthermore, construction noise will be considered and appropriate works will be carefully carried out where disturbance to the neighbouring properties will be highly minimal.

FLOOR RISK STATEMENT

The owners and designers have done extensive research looking into the area and understand the importance of environmental changes caused by developments. According to Ordnance Survey the site falls within flood zone 1 and has a low probability of flooding. Furthermore the development is less than 0.19 hectare and is also more than 20M away from a water source. Thus a flood risk assessment should not be required. The development is considered to be minor and will not have a severe impact on the surrounding context and raise concerns for flooding.

This location is in flood zone 1

What flood zone 1 means

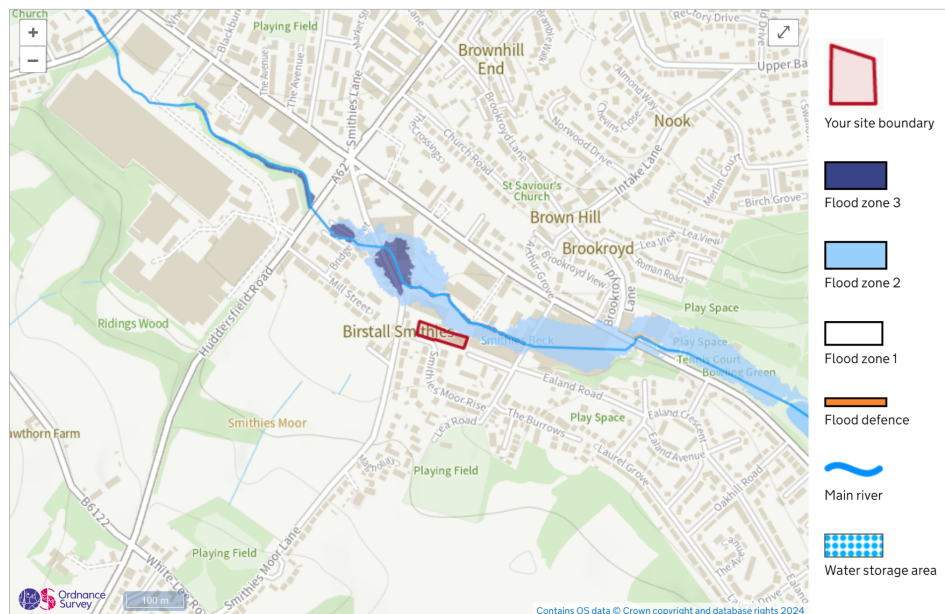
Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.19 ha.

Picture 3: Image from <https://flood-map-for-planning.service.gov.uk>

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



Picture 4: flood zone map from <https://flood-map-for-planning.service.gov.uk>

SITE INVESTIGATION

Since the site and majority of Batley and surrounding cities are within Coal Mining Areas, further analysis of the site has been investigated to understand the impact of the new proposal and what kind of construction method to be used.

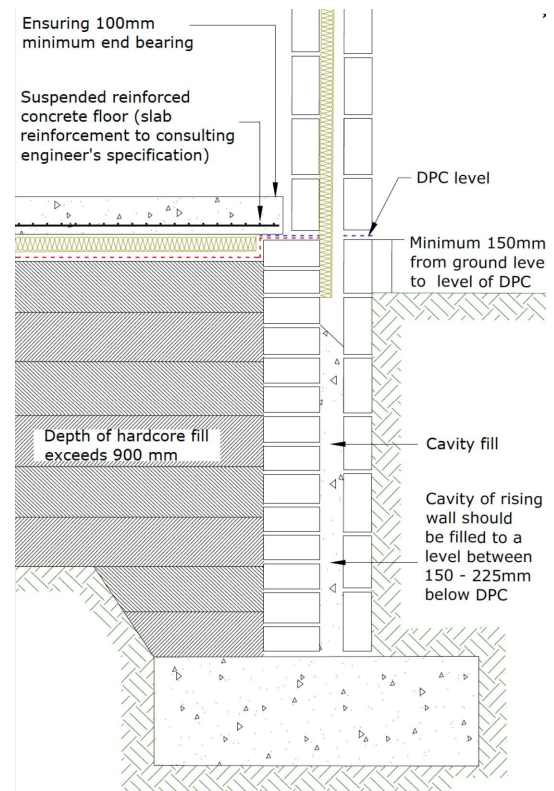
The main aspect of the proposal is for a raise of roof; which is built on existing solid ground, so this would be of no concern to the coal mining area. However, the infill extension is of interest for ground works. Since the area is minimal, it is unlikely there are any sites of interest in regards to coal mining. This is further highlighted by the warehouses present across the local area and therefore, disturbance to possible coal mines are negated.

Further investigation of the ground condition has been undertaken by the image below, the 'blue' box indicates the drop in level from the 'orange' box where the infill extension is proposed. This suggests the ground condition to be adequate for a development; given the significant drop and wall construction at the rear of the property. The proposal would have minimal impact on the surrounding topography.



Picture 5: Google Earth showing the site level change from the front to the rear property

Due to the scale of the proposal, construction will be minor and such excavation will not be as severe. Therefore, a proposed reinforced concrete slab (similar to the shown example in the adjacent image) for the infill extension will likely be the construction method for the foundation, (subject to construction works and the contactor final inspection).



Picture 6: Typical foundation detail from housebuild.com

REGENERATION STATEMENT

As evidenced by this application, the current owners are willing to invest in the property, with a view to maximizing its use, and to introduce regeneration benefits to this area. Furthermore, the proposal to the existing building brings a positive change to the area, by promoting regeneration and investing in the building to utilise the maximum potential of the site.

4. CONCLUSION

It is felt the proposal will be in keeping of the surrounding area and more importantly will benefit the condition and purpose of the building. As highlighted above the changes are minor and typical of improving warehouses by providing more space and the requirements needed by the owners of the building.

We trust the above is acceptable as a supplementary requirement and that the proposal can be viewed in a positive manner.

