R WATSON DESIGN SERVICES LTD.
CHARTERED ARCHITECTURAL TECHNOLOGIST

DESIGN & ACCESS STATEMENT

Proposed Erection of Commercial Unit for Use Class B2 with Associated Office Space and Parking, and Enclosure of Existing Concrete Yard to Form New Workshop (Use Class B2)

At

Lees Hall Road, Thornhill Lees, Kirklees Dewsbury, WF12 9EQ

Client | Cowap Mobile Welding Services Limited
Date | February

Revised | Rev: A | 06/11/2025

Contents

1.0 APPLICATION DETAILS AND SUPPORTING DOCUMENTATION

Type of application	Full Planning Permission
Location of proposed development	Lees Hall Road, Thornhill Lees, Kirklees Dewsbury, WF12 9EQ

Description of proposed scheme

Proposed Erection of Commercial Unit for Use Class B2 with Associated Office Space and Parking, and Enclosure of Existing Concrete Yard to Form New Workshop (Use Class B2)

1.1 Introduction

This Design & Access Statement is prepared in support of a planning application for the proposed erection of a commercial unit for Use Class B2 with associated office space and parking facilities (including visitors, cycle parking, and service vehicles). The proposal also includes the enclosure of an existing concrete yard to form a new workshop, classified under Use Class B2. The site is located at Lees Hall Road, Thornhill Lees, Kirklees Dewsbury, WF12 9EQ.

1.2 Document Aims

This document aims to explain the background and rationale for the proposals. This is accompanied by an analysis of the site and the surrounding area and a summary of the main issues and opportunities that have been analysed.

The document sets out the design principles of the scheme.

1.3 Proposals Summary

This statement should be read in conjunction with the following drawings which are appended to the application as supporting documentation.

Architectural proposals. Drawing refs:

- 23013-RWD-ZZ-XX-DR-A-00-001_Site Location Plan
- 23013-RWD-ZZ-XX-DR-A-00-002_Rev F - Proposed Site Plan
- 23013-RWD-ZZ-XX-DR-A-00-003_Rev A - Existing Site Plan
- 23013-RWD-ZZ-XX-DR-A-10-001_Rev D_Proposed Ground Floor Plan
- 23013-RWD-ZZ-XX-DR-A-10-002_Rev B_Proposed Elevations
- 23013-RWD-ZZ-XX-DR-A-10-010_Rev B_Existing and Proposed Floor Plan for New Workshop
- 23013-RWD-ZZ-XX-DR-A-10-011_Rev A_Existing Elevations for Open Front Unit
- 23013-RWD-ZZ-XX-DR-A-10-012_Rev B_Proposed Elevations for New Workshop
- QDS-350-1309-TOP_Existing Topo Survey

Other Documents:

- 82-036-R3-1 Arboricultural Impact Assessment and Report -Lees Hall Dewsbury
- 82-036-R2-1 Statutory Biodiversity Metric Report - Lees Hall Road Dewsbury

1.4 Cowap Mobile Welding Service Limited

Cowap Mobile Welding Services are civil engineers providing specialist services within the construction sector. Initially providing mobile welding repairs and services, the company has quickly grown and now additionally offers services in stonemasonry, operated plant, screw piling, gantry and mast installations as well as HGV transport; these services are provided off site, this site will be used as location to operate from.

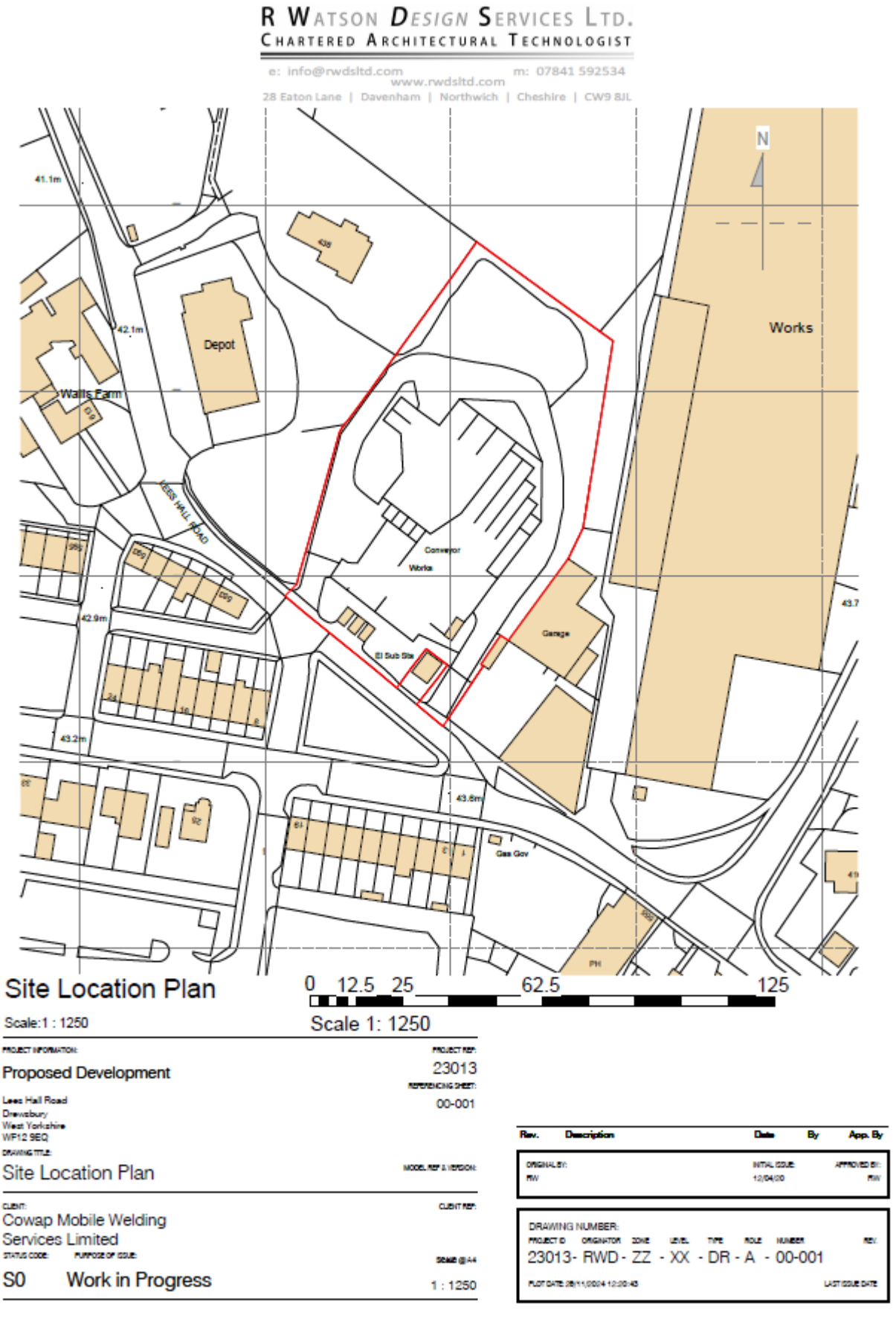
Cowap have experience of working on many large construction projects within the rail and road transport sectors. Since the commencement of the Transpennine Route Upgrade (TRU) project, the company has been heavily involved in providing services to develop the rail infrastructure in the Huddersfield area. With their main site currently located in Manchester, it became clear that the company would require a permanent base more local to the TRU works. This would enable a quick response on call out to ensure that there are no on-site delays to the project, a base to provide storage and a reduction in commuting, providing an environmental benefit. There is a permanent requirement for Cowap to have a presence locally in order to provide essential maintenance services for the rail infrastructure long after the completion of the TRU project.

Prior to the purchase of the brownfield site, the site remained derelict for many years which left it neglected and an eyesore in the local community. Re-developing this site provides an environmentally sustainable solution and re-purposes what would be an otherwise derelict site. The site has already seen significant improvements aesthetically and local residents have commented on this. The proposed development would mean that the company could provide employment opportunities locally as the business grows.

Cowap Mobile Welding Services Limited are keen to invest in the local community, they have been a business partner of 'The Welcome Centre' foodbank since they purchased the site and also support local schools with rail safety education.

2.0 PROJECT & SITE CONTEXT

2.1 Site Location



2.2 Site Context

The site is currently occupied by Cowap Mobile Welding Service Limited and is situated within an established industrial area in Thornhill Lees, Dewsbury. The surrounding area comprises of commercial and industrial uses, set along side residential properties. The site has good access to major transport routes, facilitating ease of access for employees, visitors, and service vehicles.

3.0 DESIGN PROPOSALS

3.1 Design Principles

The design of the proposed commercial unit and associated facilities has been developed with the following key principles in mind:

- **Functionality:** The design ensures that the commercial unit and workshop are fit for purpose, providing adequate space and facilities for industrial use (Use Class B2).
- **Aesthetics:** The architectural style and materials have been chosen to reflect the industrial character of the area while ensuring the development is visually appealing and in harmony with its surroundings.
- **Sustainability:** The proposal incorporates sustainable design elements, including energy-efficient building materials and systems, to reduce the environmental impact of the development.

Layout and Scale

The proposed development comprises the following elements:

- **Commercial Unit:** The new commercial unit will be of a modern industrial design, providing sufficient space for light industrial activities (Use Class B2) and associated office space.
- **Workshop:** The existing concrete yard will be enclosed to form a new workshop, also classified under Use Class B2.
- **Parking Facilities:** Adequate parking spaces will be provided for employees, visitors, cyclists, and service vehicles. The layout ensures ease of access and circulation within the site.

Access

- **Vehicular Access:** The site benefits from existing access points from Lees Hall Road. The proposed development will utilize these access points, ensuring safe and convenient entry and exit for vehicles. The site currently has a one way system for traffic which will be maintained.
- **Public Transport:** The site is well-served by public transport, with bus stops located within walking distance, providing convenient access for employees and visitors.

3.2 Drainage Strategy

This section gives a brief outline of the drainage system, however please refer to document for more detail:**4425 Less Hall Road, Dewsbury - Drainage Strategy Report V2 02.10.25**. The site is making use of the already existing drainage that is located on site, the existing site drainage will be as per existing drainage system which is currently working well and draining the site well as is.

The proposed new workshop and offices has the foul drainage which will be collected in a new local drainage system which is then connected to the existing foul drainage system on site.

3.3 Design Considerations for Drainage

The design of the drainage system for the site will take into account the following key considerations:

- Topography: A detailed topographical survey will be conducted to understand the site's contours and existing drainage patterns. This information will inform the placement and gradient of drainage pipes.
- Soil Conditions: Soil permeability tests will be carried out to determine the infiltration capacity of the soil, which will influence the design of the drainage system.
- Existing Infrastructure: The existing foul drainage system will be assessed to ensure it has the capacity to accommodate the additional load from the new development.
- Regulatory Compliance: The design will comply with local and national regulations, including those set by the Environment Agency and the local water authority.

3.4 Drainage System Design

The drainage system will be designed to efficiently manage foul water generated by the commercial site. The key components of the system are as follows:

Foul Water Drainage

The foul water drainage system will consist of a network of underground pipes connecting the various buildings on the site to the existing foul drainage system. The design will include the following elements:

- Pipe Network: High-quality PVC or HDPE pipes will be used for the drainage network, ensuring durability and resistance to corrosion.
- Inspection Chambers: Accessible inspection chambers will be installed at strategic points along the pipe network to allow for easy maintenance and inspection.
- Connection to Existing System: The connection point to the existing foul drainage system will be carefully designed to prevent any backflow and ensure seamless integration.

Storm Water Drainage

The new storm drainage system will be designed to efficiently collect and manage stormwater runoff from the site. This system will be seamlessly connected to the existing storm drainage infrastructure, ensuring that all collected stormwater is effectively channelled away from the site. By integrating the new system with the existing one, we aim to enhance the overall drainage capacity and prevent any potential flooding or waterlogging issues. The design will comply with all relevant regulations and standards to ensure optimal performance and sustainability.

Maintenance and Management

A comprehensive maintenance plan will be implemented to ensure the long-term functionality of the drainage system. The plan will include:

- Regular Inspections: Scheduled inspections of pipes, inspection chambers, pumping stations, and storage tanks.
- Cleaning: Periodic cleaning of pipes and chambers to prevent blockages and buildup of debris.
- Emergency Response: Procedures for addressing system failures or blockages promptly.

- Record Keeping: Detailed records of inspections, maintenance activities, and any repairs carried out.

4.0 CRIME PREVENTION STATEMENT

4.1 Introduction

The Client is committed to ensuring the safety and security of the commercial site located at Lees Hall Road, Thornhill Lees, Dewsbury, WF12 9EQ. This Crime Prevention Statement is prepared in compliance with the Kirklees Planning Department's guidelines and recent policies on crime prevention. The Clients aim is to create a secure environment for businesses, employees, and visitors, minimizing the risk of crime through thoughtful design and strategic planning.

4.2 Site Overview

The commercial site at Lees Hall Road is situated within Thornhill Lees, a community within Dewsbury, West Yorkshire. This area has a mixed-use character, featuring residential, commercial, and industrial properties. The site is accessible via several major routes, enhancing its connectivity and appeal for business operations.

4.3 Crime Prevention Design Principles

In line with contemporary urban planning and crime prevention strategies, the site design incorporates the following principles:

Natural Surveillance

Natural surveillance is a key deterrent to criminal activities. The site layout ensures that public and semi-public spaces are overlooked by buildings and pedestrian routes. Windows and open sightlines are incorporated to maximize visibility. Strategic placement of CCTV cameras will further augment surveillance, providing real-time monitoring and recording of activities on-site.

Access Control

Controlling access to the site is crucial in preventing unauthorized entry. The design includes clearly defined Site entry and exit points, equipped with security gates. The Site operates and one way system and the new office building is situated to view over the site and have clear vision to the entry gate. Signage will be prominently displayed to indicate controlled access zones, deterring potential intruders.

Territorial Reinforcement

Establishing a sense of ownership and territoriality can discourage unwanted behavior. The site design incorporates distinct boundaries and markers, such as fences, hedges, and landscaping, to delineate public, semi-public, and private spaces. Regular maintenance of these features will ensure they remain effective in asserting control over the area.

Physical Security Measures

Robust physical security measures will be implemented to protect the site from vandalism and theft. This includes the installation of high-quality locking mechanisms on doors and windows, reinforced entry points,

and the use of anti-climb measures on fences and walls. Security lighting will be installed to illuminate key areas during night-time hours, enhancing visibility and reducing opportunities for criminal activities.

Community Engagement

Engaging with the local community is an essential aspect of crime prevention. The Client is keen to work closely with local law enforcement agencies, neighbourhood watch groups, and other stakeholders to foster a collaborative approach to site security. Regular meetings and communication channels will be established to share information and address any concerns related to crime and safety.

4.4 Recent Planning Policies on Crime Prevention

The Kirklees Planning Department has set forth several policies and guidelines that emphasize the importance of crime prevention in urban development. Relevant policies include:

Policy PLP 24: Design

Policy PLP 24 outlines the need for high-quality design that contributes to a safe and secure environment. It specifies that developments should incorporate measures to reduce the risk of crime and antisocial behaviour. This includes designing buildings and spaces that promote natural surveillance, access control, and territoriality. This has been incorporated into the design via the office area overlooking the site and also the balcony area provides a space for natural surveillance.

4.5 Implementation and Monitoring

To ensure the effectiveness of the proposed crime prevention measures, a comprehensive implementation and monitoring plan will be established. This includes:

- Regular site inspections to identify and address potential security vulnerabilities.
- Routine maintenance of physical security features, such as fences, lighting, and CCTV systems.
- Ongoing engagement with local law enforcement and community stakeholders to stay informed about crime trends and receive feedback on site security.
- Periodic reviews of access control systems and procedures to ensure they remain effective and up-to-date.

4.6 Conclusion

The Crime Prevention Statement for the commercial site at Lees Hall Road, Thornhill Lees, Dewsbury, outlines a comprehensive approach to ensuring safety and security in accordance with Kirklees Planning Department policies. By integrating principles of natural surveillance, access control, territorial reinforcement, physical security measures, and community engagement, The Client aims to create a secure environment that deters criminal activities and promotes the well-being of all site users.

The Client remain committed to continuously improving and adapting our crime prevention strategies to address emerging challenges and maintain a safe and thriving commercial space.

5.0 PLANNING STATEMENT

5.1 Introduction

This statement is a brief outline however for more information refer to the **Planning Statement Prepared by WSP** in support of a planning application for the proposed erection of a commercial unit for Use Class B2 with associated office space and parking facilities (including visitors, cycle parking, and service vehicles). The proposal also includes the enclosure of an existing concrete yard to form a new workshop, classified under Use Class B2. The site is located at Lees Hall Road, Thornhill Lees, Kirklees Dewsbury, WF12 9EQ.

5.2 Proposed Development

The proposed development comprises the following elements:

- **Commercial Unit:** The new commercial unit will be of a modern industrial design, providing sufficient space for light industrial activities (Use Class B2) and associated office space.

- **Workshop:** The existing concrete yard will be enclosed to form a new workshop, also classified under Use Class B2.

- **Parking Facilities:** Adequate parking spaces will be provided for employees, visitors, cyclists, and service vehicles. The layout ensures ease of access and circulation within the site.

5.3 Planning Policy Compliance

The proposed development complies with the following planning policies:

- **National Planning Policy Framework (NPPF):** The development supports economic growth and job creation, aligns with sustainable transport principles, and enhances the vitality of the local area.

- **Kirklees Local Plan:** The development aligns with local policies on economic development, transport, and environmental protection. The design and layout of the development ensure minimal impact on the surrounding area and enhance the overall appearance of the site.

Access and Transport

- **Vehicular Access:** The site benefits from existing access points from Lees Hall Road. The proposed development will utilize these access points, ensuring safe and convenient entry and exit for vehicles.

- **Pedestrian Access:** Safe and accessible pedestrian routes will be provided within the site, connecting the commercial unit, workshop, and parking areas.

- **Public Transport:** The site is well-served by public transport, with bus stops located within walking distance, providing convenient access for employees and visitors.

5.4 Impact on the Local Area

The proposed development is expected to have a positive impact on the local area by providing additional commercial and industrial space, thereby supporting economic growth and job creation. The design and layout of the development have been carefully considered to ensure minimal disruption to the surrounding area and to enhance the overall appearance of the site.

6.0 CONCLUSION

The proposed erection of a commercial unit for Use Class B2 with associated office space and parking facilities, along with the enclosure of an existing concrete yard to form a new workshop, represents a well-considered and sustainable development. The proposal aligns with the local planning policies and will contribute positively to the industrial character of the area.