



Introduction

This design and access statement accompanies a planning application which seeks outline approval for the redevelopment of a former industrial site in Dewsbury.

The site is located 1.5 south of Dewsbury town centre.

The total site area is 4.43 hectares

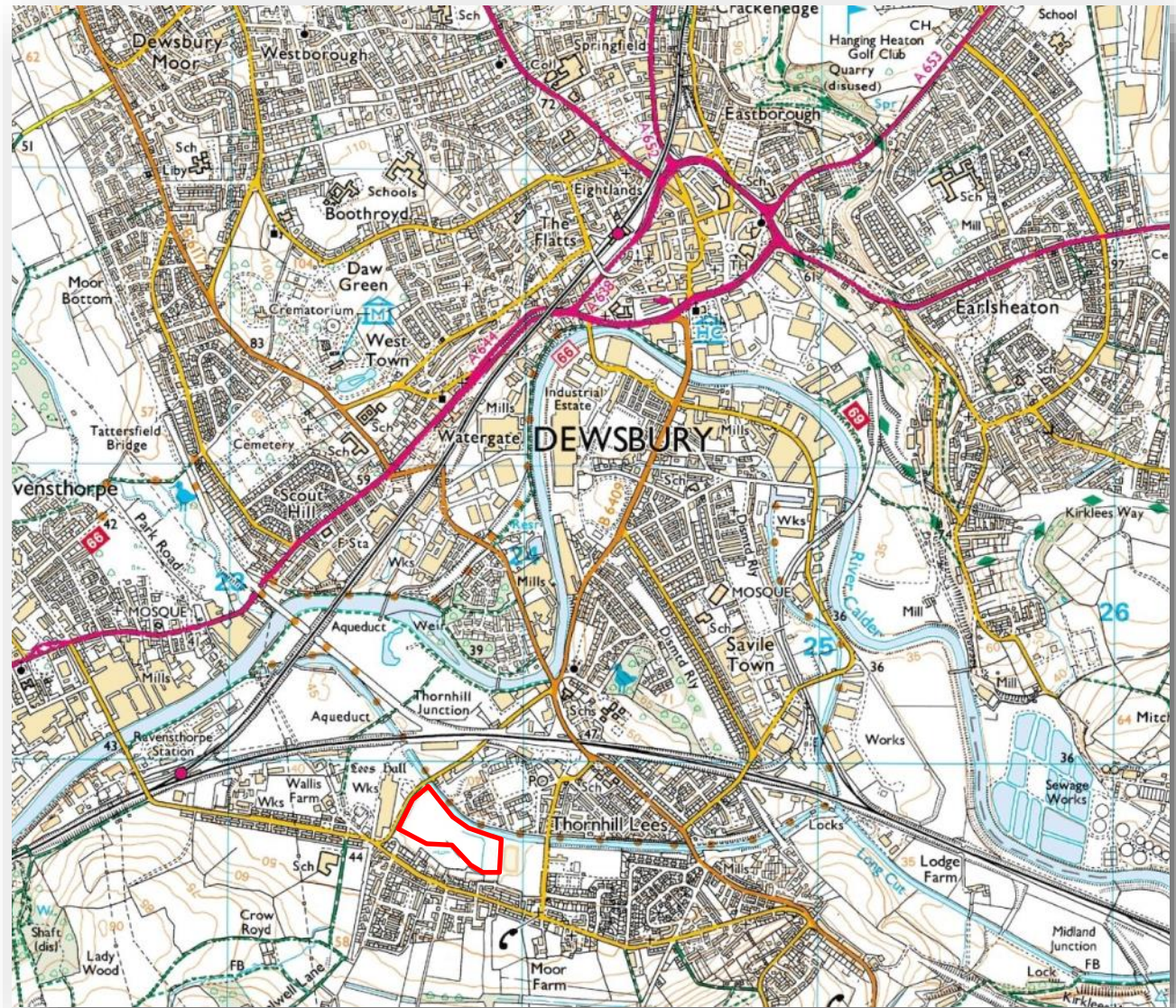
The site boundary to the north is the Calder and Hebble navigation. The land on the north side of the canal is used mostly for residential purposes (two storey housing) with some industrial units on Forge Lane.

The site boundary to the West is Forge Lane with a large industrial unit beyond (Filltex Ltd).

The site boundary to the South is formed by the rear garden boundaries of two storey houses accessed from Lees Hall Road.

To the East the site abuts a recently completed residential scheme.

The site is brownfield and was previously used for industrial purposes. The buildings have been demolished and the site is now vacant.





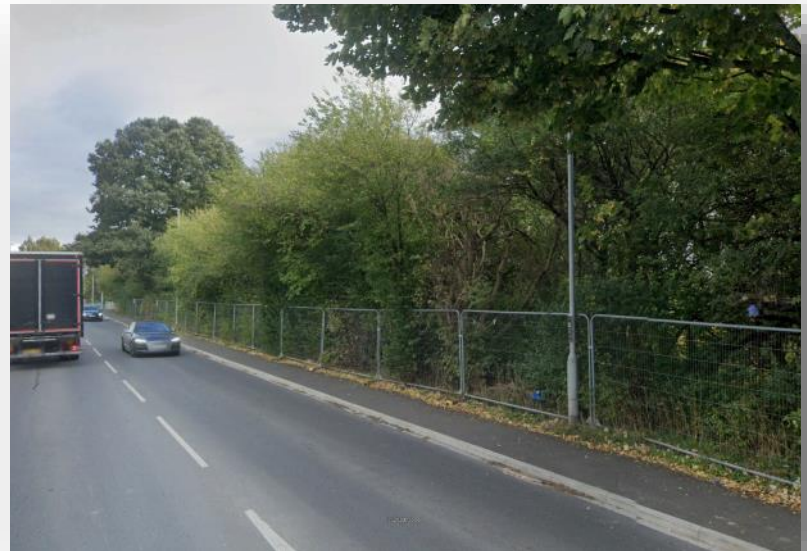
Site location plan



The site viewed from Forge Lane bridge



Forge Lane—Lees Hall Road junction



Approximate position of new site access



Forge Lane



Forge Lane



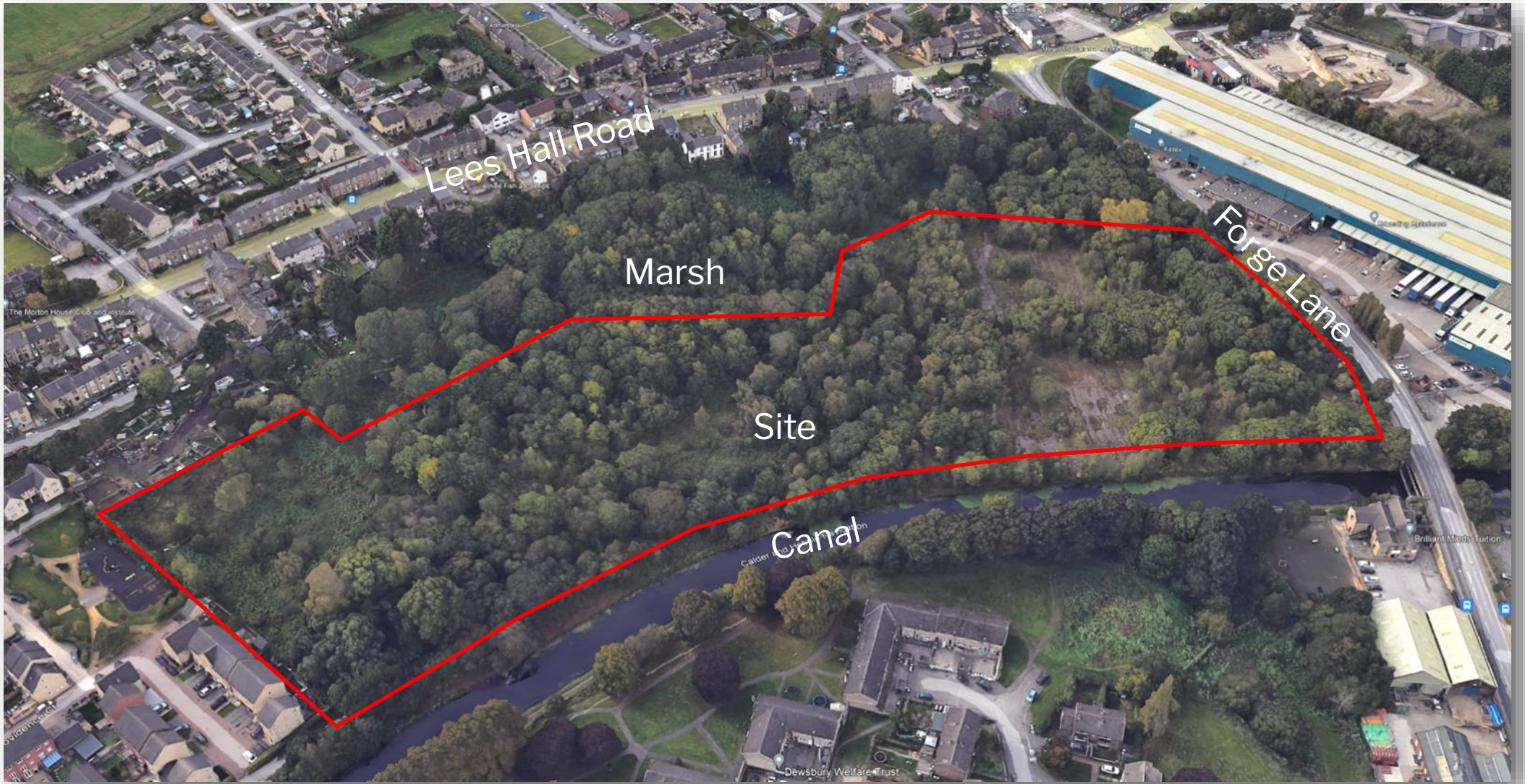
Lees Hall Road



View from housing development to the east of the site



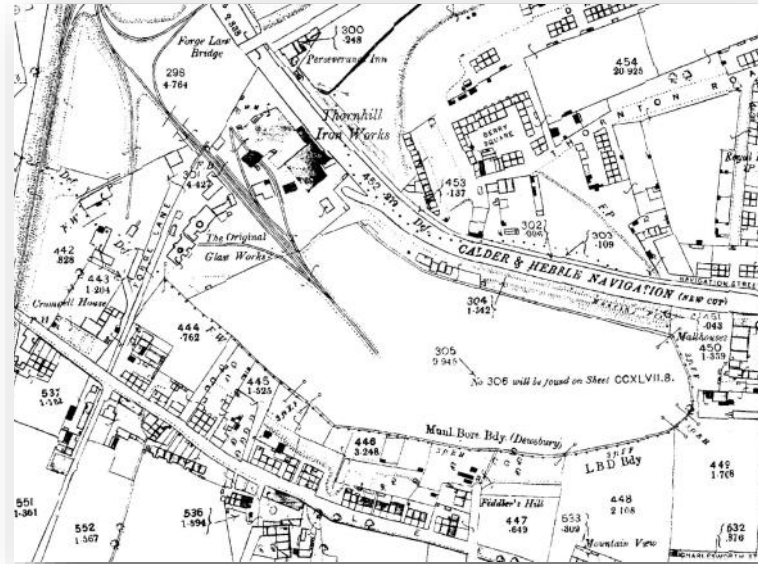
View from the South



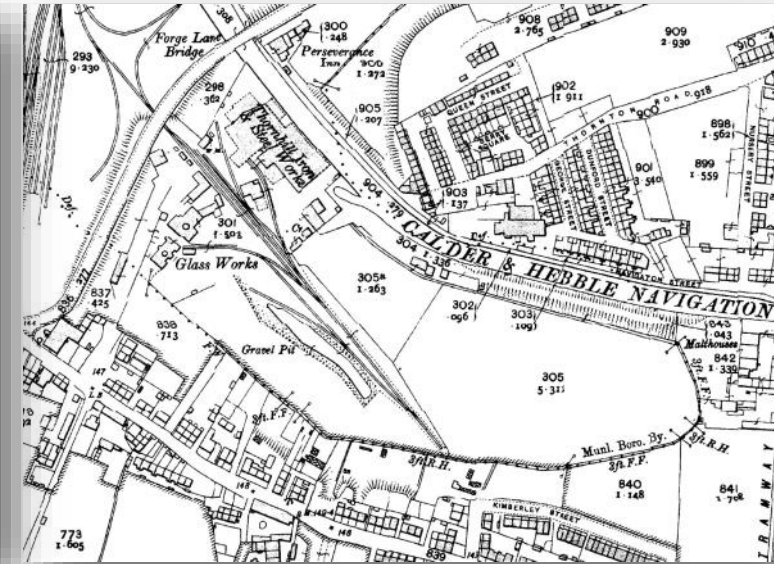
View from the North

History

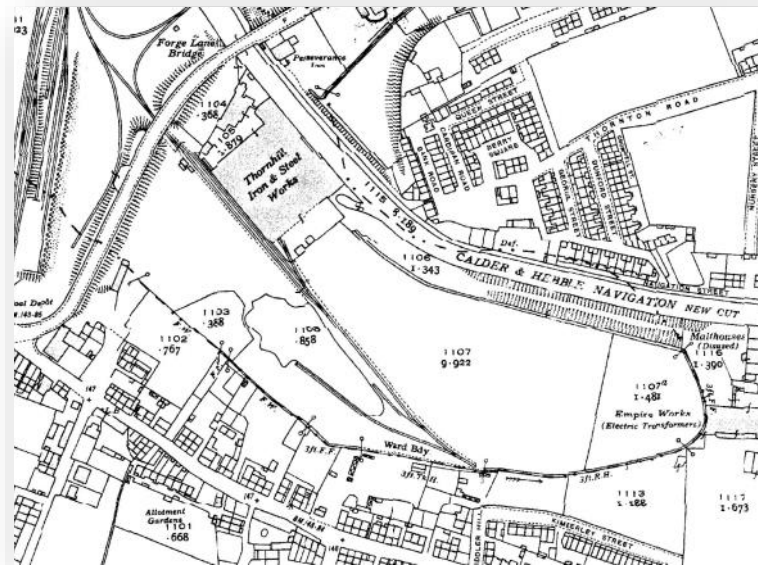
The site was until the 1980s home to Austins Steelworks which was built in 1927 and replaced the earlier Thornhill Iron and Steel Works. A railway line entered the site under Forge Lane terminating at a gravel pit which subsequently became a pond and is now a marsh area.



1893



1907



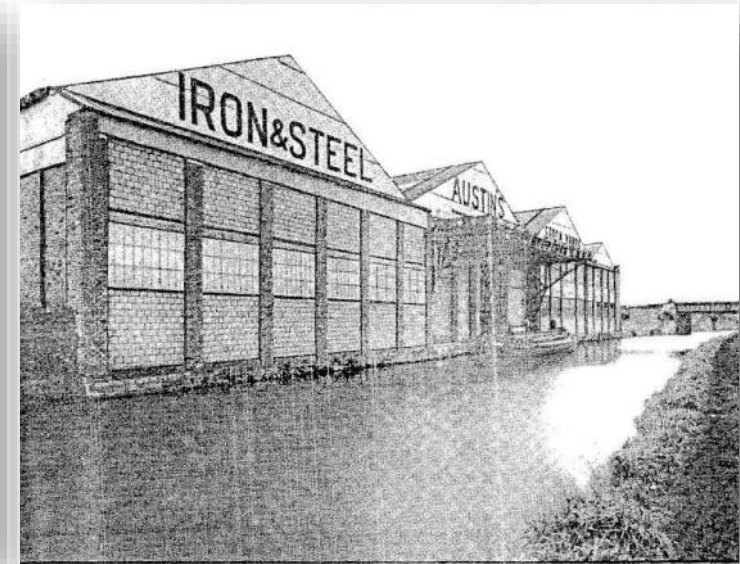
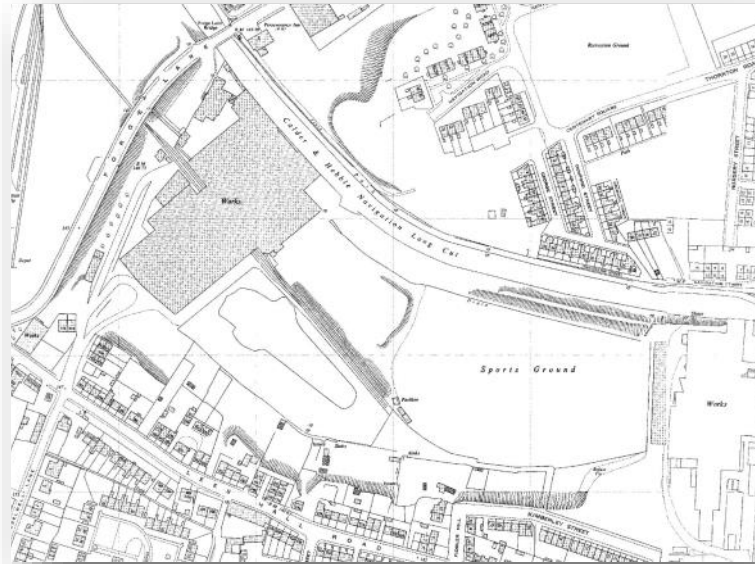
1933

History

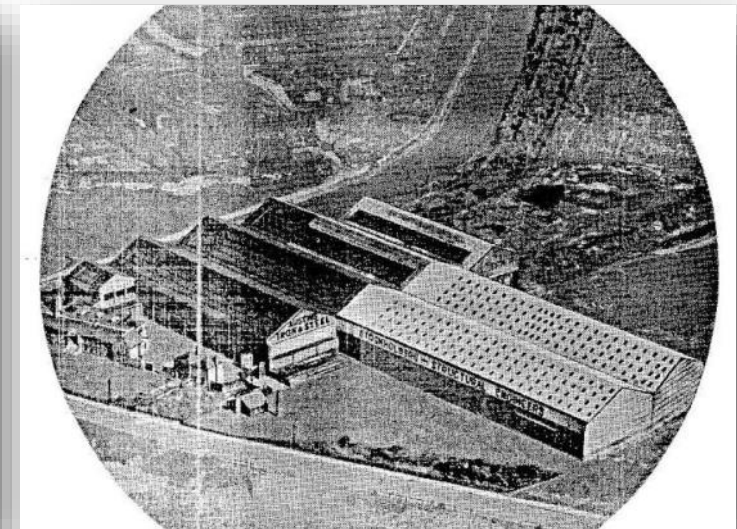
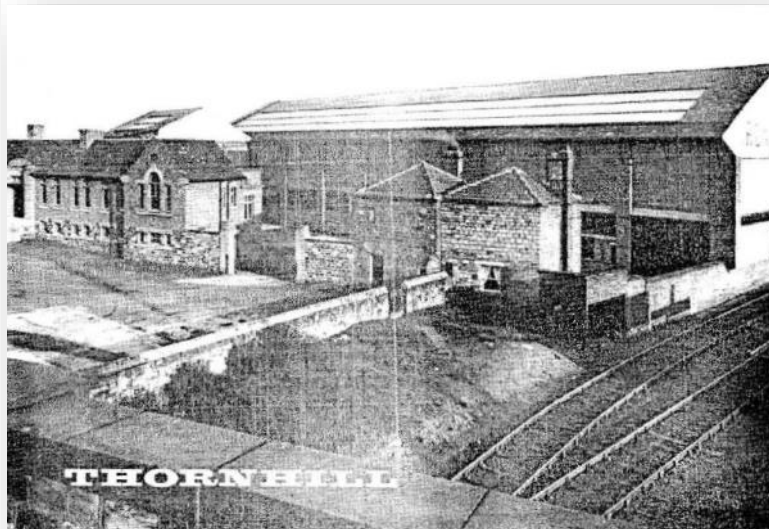
These photographs show the Austin Steel Works which was the last building to occupy the site.

The bottom left photograph is taken from Forge Lane and shows the rail line passing under the road.

The bottom right photograph shows later extensions to the works which were built over the rail lines.



1965



Services

There are numerous services and drains crossing the site. The image on the right shows the associated easements. No proposed buildings or walls are located within these areas.

Trees

There are a significant number of trees on the site. Please refer to the arboricultural report.

Ecology

There is an existing pond/marsh area which was previously a gravel pit. The pond is fed from an existing watercourse and it is intended that the pond is retained and improved.

Please refer to the ecological impact assessment.



Topography

The canal frontage is at a generally constant level with a low point of approximately 38.3m. The southern boundary undulates but also has an average level of approximately 38.3m.

Forge Lane on the western boundary is elevated. It rises along the length of the site from a level at the centre of the bridge over the canal of 43.0m to a level of 43.5m at the proposed site entrance.



Site layout

The larger of the two proposed buildings sits on an area of site that was previously occupied by an older industrial building. The layout is influenced by the point of access into the site, the existing vegetation and the topography /flooding potential.

Drainage

Please refer to the drainage strategy document.

Refuse collection

Refuse storage areas for each building are indicated on the site layout.

Parking

Building one has 40 parking spaces and building two has 22 parking spaces.

Security

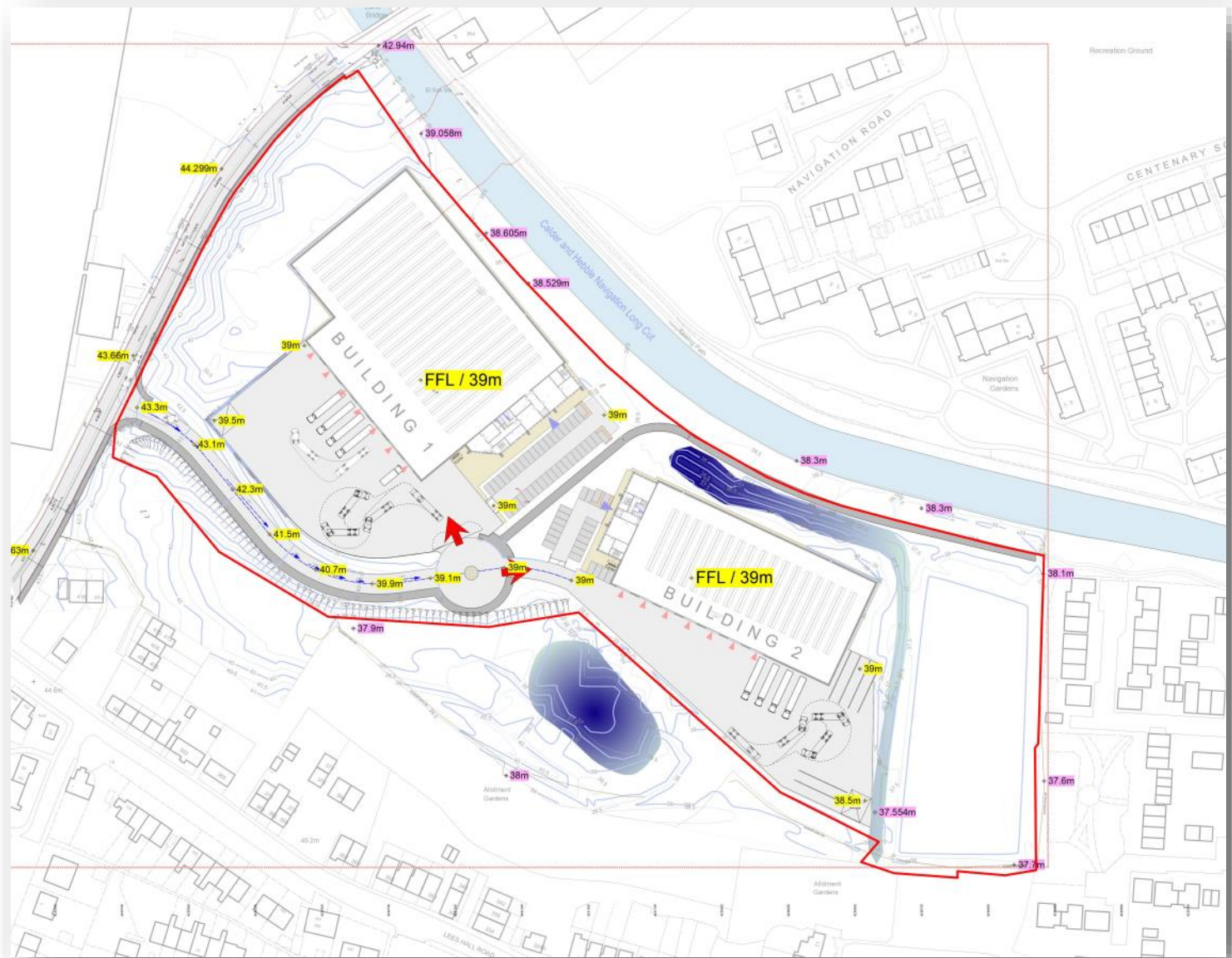
Each building will have it's own fenced perimeter with gates from the road. Security measures will be determined by the building owners.



Proposed levels

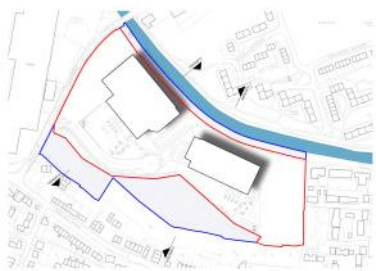
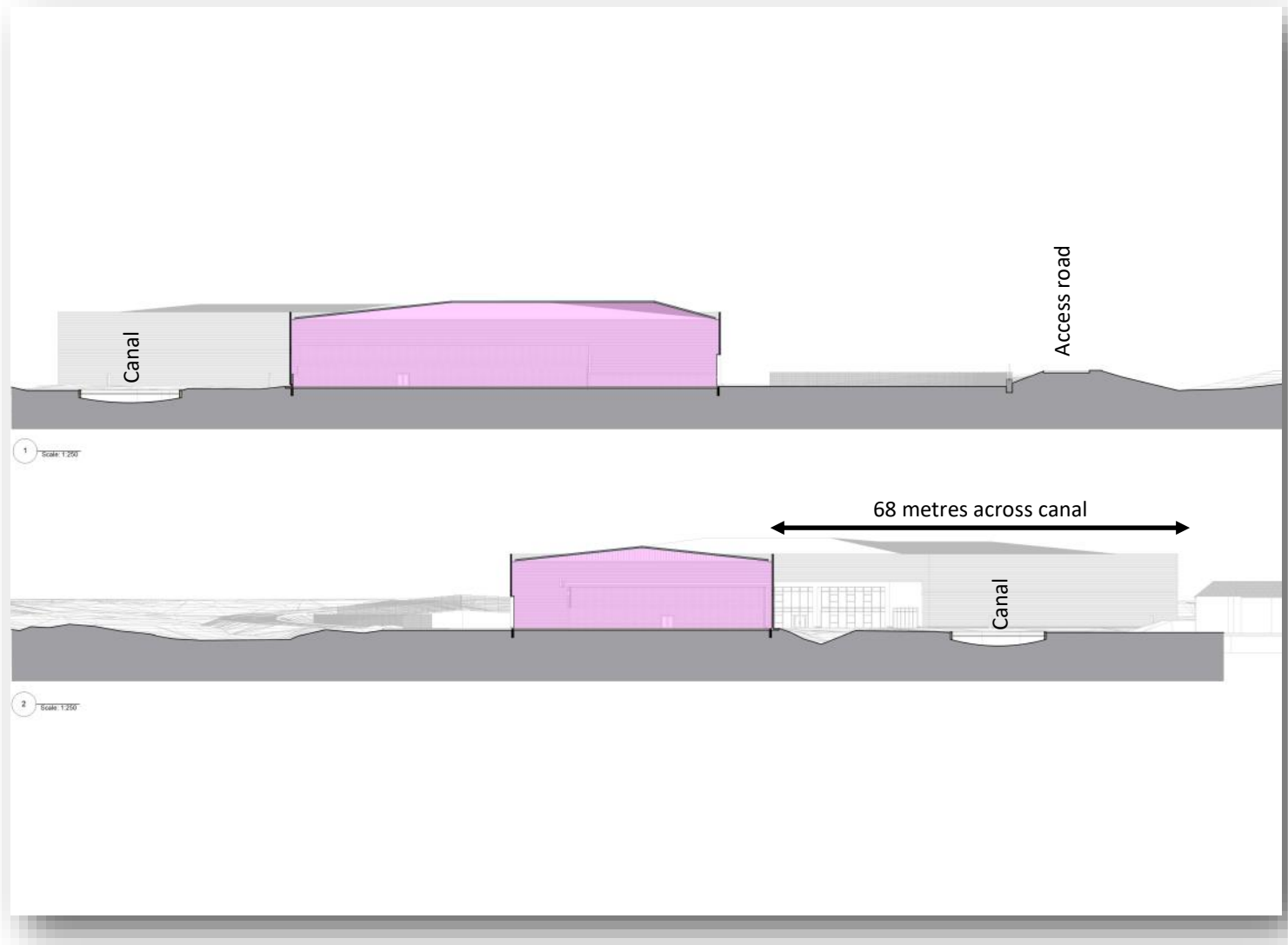
The access road into the site will slope down at an average gradient of approximately 1 in 30 (level difference of 4.5m) for a distance of 150m until it meets the turning area at a level of 39.0m. This will result in an embankment each side of the new road.

Additional levels information is included in the drainage strategy and feasibility layout.



Scale and massing

Scale and massing are reserved matters excluded from this application. However the proposal is similar in scale to the existing industrial buildings on Forge Lane and is a considerable distance from the nearest domestic properties,



Appearance

Appearance is a reserved matters excluded from this application. However the following images show how the scheme might develop.



View from access road



View from site entrance



View across pond



View across canal



View along canal



View across pond