DESIGN AND ACCESS STATEMENT

PROPOSED DETACHED WAREHOUSE ON LAND ADJACENT 7 HALIFAX RD.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a detached warehouse unit on vacant land adjacent no.7 Halifax Rd, Liversedge.

The existing site is currently vacant and has been for many many years. There is a mix of uses in the immediate area.

Existing access for emergency and service vehicles is via Halifax Rd this situation will not alter as part of this application.

Sited within a mix use area would suggest that this site is suitable for the proposed usage. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

Amount

The proposal is for a detached warehouse building with parking and yard area to the front. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot has parking and yard area to the frontage. The land will be fenced off with a mix of security fencing and stone walling. This proposal will provide full time employment opportunities and temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal.

Scale

The proposed unit will be as shown on the enclosed drawings. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the building has been designed so as to not over dominate its surroundings to the detrement of the character of the area.

Landscaping

None proposed.

Appearance

Situated in a roadside location the new unit will have stone walling and plastic coated metal sheet walls with an insulated metal roof. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Halifax Rd, parking and turning space will be provided to the site frontage.