

DESIGN & ACCESS STATEMENT

Type of Application

Full Application

Location of Proposed Development

ALBERT STREET CAR PARK, LOCKWOOD, HUDDERSFIELD, HD1 3PR.

1.0

Planning permission is sought for the development of a double storey commercial unit: -

To provide a distribution and storage facility at ground floor level.

To provide a business offices facility at first floor level.

To provide a LCD screen at front elevation for product advertisement

This shall be a double storey commercial unit, within a primarily commercial area. There is a service road at the front for access and services. Car parking spaces are provided at the front and a cycle shelter on the east side. Refuse waste bins are provided under a sheltered area on the west side. The boundaries between the neighbouring properties are separated rebound mesh fencing.

2.0 Amount of Proposed Development

Site area 288 m²

Ground floor storage facility area 163 m²

First floor business offices area 163 m²

3.0 Layout

The proposed layout is shown on the attached planning drawings: -

The proposed layout of the commercial unit offers usable, welcoming & secure environment in which the both businesses shall operate comfortably and shall be easy to use and maintain. Windows are provided to maximise natural light & ventilation where required. Refuse waste and recycling bins are provided outside at ground floor level in a storage unit (800x1200x2100mm). Furthermore, a 2- bicycle shelter is also provided outside at ground floor level on the side of the building.

Car parking spaces are provided at the front.

4.0 Scale

This development is proposed within the current boundary constraints of the plot.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed externally at the front, sides & rear.

6.0 Appearance

The overall image of the proposed development will be in keeping with other buildings and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development has been carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

7 Access

7.1 Front & Rear Access: Access at the front & rear of the premises will be unaffected by this proposal.

7.2 Emergency Services Access: Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

7.3 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.4 Impact on Highway Traffic: Impact on highway traffic & car parking at the premises be unaffected by this proposal.

Date of Preparation

24th July 2025. Issue 2