

Jade3 Architecture Ltd

Job reference: 2024 enquiry 51

Address: Land off Bretton Street, Dewsbury

Date: 14-5-2025

Extra notes: **design and access report statement**

New build Egiii use class circa 2340sqm ground floor footprint plus first floor 70sqm (overall 2410sqm) with 9m high to eaves, associated 16no car parking and service area

Design statement

This design statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Introduction

Our client has asked Jade3 to assist with full planning application for a new build Egiii use class (circa 2340sqm ground floor footprint plus first floor 70sqm overall 2410sqm, ie circa 25930sqft) with 9m high to eaves, associated 16no car parking and service area at land off Bretton Street, Dewsbury. This is a design and access report statement in support of the above application.

Site and area assessment

The triangular land is situated in corner plot bounded by the railway lines, Bretton Street and the Calder and Hebble Navigation Dewsbury cut. The land has been vacant for many years and redevelopment opportunities was not viable since it has been restricted by an existing gas mains that runs across the middle of the site. Now that the gas pipe is to be relocated will free up land and making redevelopment more viable. Therefore our client now wish to build a small industrial unit on the land.

Planning history

An outline planning application reference no2004/60/94817/E2 was granted on 24-3-2005 for the erection of B1, B2 and B8 units (now similar to Eg(i-iii) use class) but obviously had been lapsed. The vehicular site access was approved in principle. However, this application have taken the vehicular site access as a precedent principle and develop the proposal to suit.

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Amount

The total site area is circa 8470sqm.(circa 2.0 acres)

Ground floor footprint(including offices)	2340 sqm
First floor offices	70sqm
Overall total	2410sqm

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1 – Principle of development

Sustainable Development

NPPF chapter 2 Paragraph 7-14 and LP1 outlined a presumption in favour of sustainable development. NPPF Chapter 2, Paragraph 7 identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation, ie NPPF Chapter 2, Paragraph.8.

The dimensions of sustainable development will be considered throughout the proposal.

1.2 – Land allocation

All these considerations are addressed in this assessment and consideration given to the adopted local plan. The site is within the Dewsbury sub-area and unallocated but an outline planning application for the site access have been previously approved but had lapsed. The land has been vacant for many years and due to the existing gas mains that runs across the site, caused site constraints and viability. Now that the existing gas mains had been relocated, it provided a more practical approach to redeveloping the vacant land.

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2 – Impact on visual amenity

There are existing industrial properties further along Bretton Street and therefore the proposal is also an industrial unit.

The massing creates a visually attractive building and also providing the necessary accommodation for our client's to operate an industrial unit. Therefore the proposal add to the local distinctiveness and retained the local industrial identity. The principle of an industrial unit on this large site, is considered acceptable and would not have any significant harm being caused to the visual amenity of the area. The proposal would therefore meet with LP24 and NPPF Chapter 12 paragraphs 124-132.

3 – Impact on residential amenity

The immediate residential neighbour is at some distance away and therefore does not impact on the residential amenity. The site boundary will be enhanced with perimeter plantings which will assist with visual screening.

The proposal is not anticipated to cause result in material harm to the amenity of nearby properties. The proposal is considered to be in compliance with Policy LP24 and NPPF Chapter 11, Paragraph 117.

4 – Impact on highway safety

The site hosts a sufficient level of off-road. On-site turning facility can easily be achieved. The parking arrangement is not affected and also does not cause any highways impact. The car parking spaces can be accommodated along the front entrance elevation with adequate turning facility within the site to allow any vehicles exiting the site in a forward driving gear before exiting onto Bretton Street.

The electric vehicle charging point are also proposed along the entrance elevation for charging any electric car. There is adequate visibility splays when exiting the site. The proposal is concluded not to be detrimental to highway safety or efficiency, and is deemed to comply with Policy LP21 and NPPF chapter 9, paragraphs 102 and 103.

5 – Other matters

Taking the above into account, to do nothing will cause more eyesore to the continued vacant and disused land. This proposal adds to the industrial shortfall in the district and does not outweigh any visual harm.

Bicycle store

The secured and covered bicycle store is proposed near to the office entrance.

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Refuse and recycle waste

The refuse and recycle waste have now been incorporated within the rear yard of the building and within timber enclosure to visually screen them and keeping them tidy

Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Access

The new industrial unit occupies the corner plot and vehicular access or egress is taken off Bretton Street. There are 15no car parking spaces and 1no accessible car parking spaces (totalling 16no car spaces) can be available for staff or visitors.

On entering the plot, car parking are immediately close to the office main entrance. The entrance to the office is via a reception meet and greet with waiting space for visitors as shown on the indicative layout.

The first floor office is access via the stair off the reception. On entering the stair core leads up to the first floor landing before entering into their respective offices. The access to the industrial warehouse is via the shutter doors for deliveries and also several fire escape doors have been proposed around the unit. All levelled access are being achieved on the ground floor and is wheelchair friendly.

Summary

Our clients are keen to progress the building works into reality and seek Kirklees planners full support for a positive decision for this planning submission.

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for and on behalf of Jade3 Architecture Limited