

DESIGN AND ACCESS STATEMENT

LAND AT UNION ST, HECKMONDWIKE, WF16 0HL

KUFIC. ARCHITECTS

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Introduction

1.01 This report has been prepared by Hasan Dadibhai (BA Hons, PG Dip, ARB RIBA).

1.02 The report is in relation to a planning application to erect a B2/8 warehouse with an associated service yard and car park.

1.03 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy.

Site

2.01 The site is located on Union St, Heckmondwike.

2.02 Heckmondwike is a town in the Kirklees district, West Yorkshire, England, 9 miles (14 km) south west of Leeds. Historically part of the West Riding of Yorkshire, it is close to Cleckheaton and Liversedge.

2.03 The application site is approximately 807 sqm. A brownfield site, and is currently a vacant piece of land.

Use

2.01 The existing makeup of Union Street is a mix of residential and commercial units within the vicinity of the site. The application site is a brownfield site.

2.02 Currently the site is vacant and was previously used as a car park.

2.03 The proposal involves the erection of a B2/B8 warehouse with an associated service yard and hardstanding for car parking.

2.04 The proposed development of a B2/B8 commercial unit on vacant land aims to revitalise this site providing economic and employment benefits to the town, contributing to the vitality of the local economy and promoting job creation, as encouraged by NPPF Paragraph 81.

2.05 Activity on site will be between the hours of 8am-6pm, Monday to Sunday.

2.06 The Pre-Application Response notes: "... this site is enclosed by other commercial properties, the proposal could be considered acceptable in principle meeting the requirements of Policies LP1 and LP7 and LP8 of the Local Plan and Chapters 2, 5 and 9 of the NPPF in this regard."

Appearance

3.01 The existing properties along Union Street are a mix of Victorian dwellings to the North and West, with pitched roofs, stone frontages, and rendered gables and rear elevations. Queen St, to the East, has more modern materials such as render, red brick and corrugated steel panelling. There is a petrol pump to the South of the site which is constructed with modern composite panelling and buff brick. Beyond the roundabout to the South, a various mix of industrial buildings constructed from cement cladding and brick.

3.02 The proposed building fronts Queen street whilst maintaining a distance from Union St. The proposed design features a mix of buff brick and composite panelling, to complement materials prevalent in the area associated with the proposed use.

3.03 As part of the Pre-Application response, Officers raised the following concerns: *"...Officers have reviewed the context of the site and consider that due to its undeveloped nature and location on a curved section of Regent Street and parallel location to Union Street, the proposed location of the unit would be highly prominent within the street scene.*

Officers consider the scale of the proposal would likely appear visually intrusive and out of keeping with the wider area; however, a street scene plan and elevations would be required if the application was progressed to full application stage.

The material palette within the vicinity is largely, stone, redbrick or render; however, there is a small-scale corrugated metal structure which has been erected during 2023 to the east of the site. This structure does not appear to benefit from planning permission and therefore would not provide justification for a fabricated metal structure of such a scale within the vicinity.

Officers consider that the proposal would need to be constructed out of materials which are in-keeping with the character of the area and consideration would need to be given to the scale of the proposal, particularly the height in conjunction with its location within the street scene"

3.04 In addressing the concerns raised, the proposed design changes the orientation of the building to East-West. The primary South and West elevations along Queen Street have been broken up with windows and the amount of composite cladding has been reduced and brick increased to remain sensitive to the visual amenity of the area.

3.05 Street Scene elevations have been included in the documentary submission.

3.06 The selection of materials is entirely consistent with those of similar uses in the vicinity of the site and an enhancement in many cases.

Access

4.01 Access and egress to the site will be provided via Queen Street, in accordance with NPPF para 108, which highlights the importance of safe and efficient access.

4.02 The existing turning head will be retained.

Conclusion

5.01 The proposed development of a B2/B8 commercial unit at Union Street, Heckmondwike, aligns with the National Planning Policy Framework (NPPF) which supports sustainable economic growth (NPPF, Paragraph 80). It brings a vacant site back into productive use, contributing to the vitality of the local economy and promoting job creation, as encouraged by NPPF Paragraph 81.

5.02 This proposal also supports the re-use of previously developed land, in line with NPPF Paragraph 118, which aims to make effective use of underutilized sites to reduce pressure on greenfield land. The development will enhance the area's overall character and encourage future investment, in line with the NPPF's objectives for sustainable development and regeneration.

5.03 The proposed use aligns with the NPPF's guidance on optimising the use of land (para 119) and promoting sustainable development through the re-use of previously developed sites (para 118).

5.04 The proposals have addressed concerns raised as part of the Pre-Application Response, is of a scale and uses materials sensitive to the context and not harmful to visual or residential amenity.

5.05 In summary, the proposed development aligns with the NPPF and responds sensitively to the local context, offering economic, aesthetic and social benefits to the local community.