

Unit A, Staincliffe Mills, Halifax Rd, Staincliffe, Dewsbury

WF13 4AR,

**Erection of Vehicle Garage with Flexible Use as either:
(i) Car Repair Garage (Use Class B2) or
(ii) Car Sales Premises (Sui Generis)0**

Design and Access Statement

July 2025



1. Introduction

This Design and Access Statement supports a full planning application for the construction of a new vehicle garage with flexible commercial use at Unit A, Staincliffe Mills. The proposal seeks to establish a facility suitable for either a car repair workshop or a car sales business, depending on future operational requirements. The development aims to contribute positively to the local economy while respecting the character of its setting.

2. Site Context

The site is located within the established Staincliffe Mills commercial complex, accessed directly from Halifax Road (A638). The surrounding area includes a mixture of light industrial, commercial, and trade uses. The application site itself is currently vacant and undeveloped with no existing built structures or significant landscaping.

The site lies outside of any designated conservation area and is not subject to any known ecological or heritage constraints.

3. Design Principles and Appearance

a. Layout and Scale

The proposed development will consist of a single-storey building of modest scale, designed to accommodate vehicle servicing and/or display operations. Internally, it will include:

Vehicle bays/workshop space

A customer waiting and office area

External space for parking and vehicle circulation

The layout is designed to support safe and efficient movement of vehicles and pedestrians on-site while maximising usability within the site's footprint.

4. Form and Materials

The proposed building adopts a clean, modern industrial form, in keeping with the surrounding Staincliffe Mills architecture.

External Walls:

Facing brickwork to the lower portion of the building, to reflect the traditional mill construction in the area

Profiled metal cladding to the upper sections, colour-matched to the adjacent commercial units for visual continuity

a) Roof:

Pitched roof clad in insulated profiled steel sheeting
Roof lights to allow natural lighting in the workspace

b) Openings:

Powder-coated aluminium or uPVC framed windows and personnel doors

Steel roller shutter doors for workshop access

The materials have been selected to match and complement existing buildings within the mill complex, ensuring the new structure integrates well into its industrial surroundings while meeting modern construction and energy performance standards.

5. Access and Movement

a. Vehicular and Pedestrian Access

Access will be taken from the existing internal access road within the Staincliffe Mills estate. The layout provides:

Customer and staff parking spaces

Vehicle access to the service bays via a roller shutter door

b. Inclusive Access

The building will be fully accessible at ground level with step-free entrance and circulation throughout. All door widths and internal arrangements will meet current Building Regulations Part M for accessibility.

6. Use and Flexibility

This proposal allows for flexible commercial use of the unit, suitable for either:

A car repair and servicing garage (Use Class B2) including light mechanical work, tyre replacement, and general vehicle maintenance

A car sales showroom (Sui Generis) with display and customer areas for selling new or used vehicles

This flexibility ensures long-term commercial viability and allows the site to respond to changing market demand.

7. Sustainability

The building will incorporate basic sustainability features including:

Insulated walls and roof systems to reduce energy loss

Double-glazed windows and energy-efficient lighting

Responsible drainage and waste management systems

Potential use of permeable surfacing or attenuation methods for surface water control

8. Landscaping and Biodiversity

The site is currently vacant and has no existing trees, habitats, or biodiversity features. As such, the proposal is likely to be exempt from mandatory Biodiversity Net Gain requirements. Any minimal landscaping will be functional and consistent with the industrial nature of the site, such as gravelled or paved surfaces for vehicle use.

9. Conclusion

The proposed development offers a high-quality, flexible commercial unit that is appropriate in scale, form, and appearance for its setting within Staincliffe Mills. By using materials that reflect the traditional brick and industrial cladding of surrounding buildings, the new structure will integrate seamlessly into the local context.

The project will enhance the use of currently vacant land, support local employment, and provide economic benefit without detriment to local amenity or character. The access and layout are inclusive and practical, and the proposal fully complies with relevant planning and design guidance.