DESIGN AND ACCESS STATEMENT

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RIBA

arb Architects Registration Board

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 an application for a change of use application from a breakers yard to form a car wash.

1.03 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy, as well as discussing the impact upon the character of the conservation area.

Site

2.01 The site is located on Bradford Road, Batley.

2.02 Batley is a market town in the Kirklees district, in West Yorkshire, England, south-west of Leeds, north-west of Wakefield and Dewsbury, south-east of Bradford and north-east of Huddersfield, in the Heavy Woollen District..

2.03 The application site is approximately 1400 sqm. A brownfield site, and is currently occupied with two buildings one of which is used as an MOT Centre.

Planning History

3.01 Change of use from general industry to breakers yard in 2014
(Ref. No: 2014/62/90992/E)

Use

4.01 The property is located on a brownfield site with a collection of buildings of varied heights with a large yard.

4.02 The proposal seeks to change the existing use of the yard into a car wash with a valeting service area and waiting area.

Appearance

5.01 The existing industrial yard consists of three industrial buildings.

5.02 The proposal incorporates 2 industrial buildings which will consist of a car wash and valeting service. The brick building will host the waiting area.

Access

6.01 Vehicular access and egress to the site is from Bradford Road via the existing access road to the side, in accordance with NPPF para 108, which highlights the importance of safe and efficient access.

6.02 The car wash will be accessed and egressed by two points, one will be used for access and another for egress. This will ensure there will be no traffic build up on the main road.

Conclusion

7.01 The proposal represents a sensitive and high-quality enhancement to an existing industrial site.

7.02 The development respects the host building in scale, massing, and materials. The use of corrugated metal sheets, brick and slate design sits comfortably within the surrounding industrial site.

7.03 The refurbishment of this site will bring back into us an abandoned industrial site.

7.04 In accordance with the NPPF (2024, Section 12: Achieving well-designed places), the proposals are sympathetic to the local character and materials, provide a distinctive and legible identity for the community and represent a sustainable re-use and enhancement of a brownfield site.

7.05 The scheme therefore constitutes a sustainable, well-designed, and policy-compliant development.