

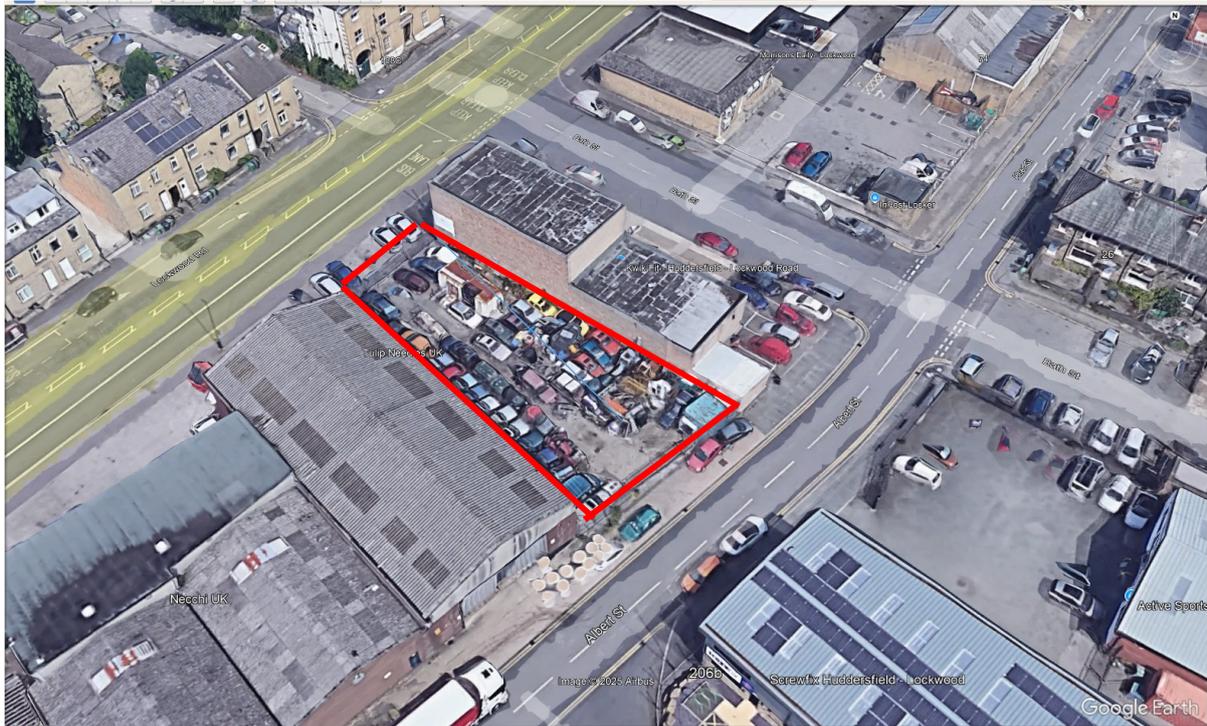
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**J**ob reference: 2025-enquiry 70

**A**ddress: land off Lockwood Road and Albert Street,  
(at rear of Kwik fit unit on Bath Street)  
Lockwood  
Huddersfield  
HD1 3QW

**D**ate: 31-10-2025

**E**xtra notes: Full planning for change of use of vacant commercial disused land (formerly display of scrapped cars) to form a car valeting facility (sui generis use) with a welfare and storage unit.



### 1. Introduction

Small secured compound/car park in a predominantly commercial area fronting and access to the main road A616 Lockwood Road with rear access taken off Albert Street as well and both access/egress already with dropped kerbs.

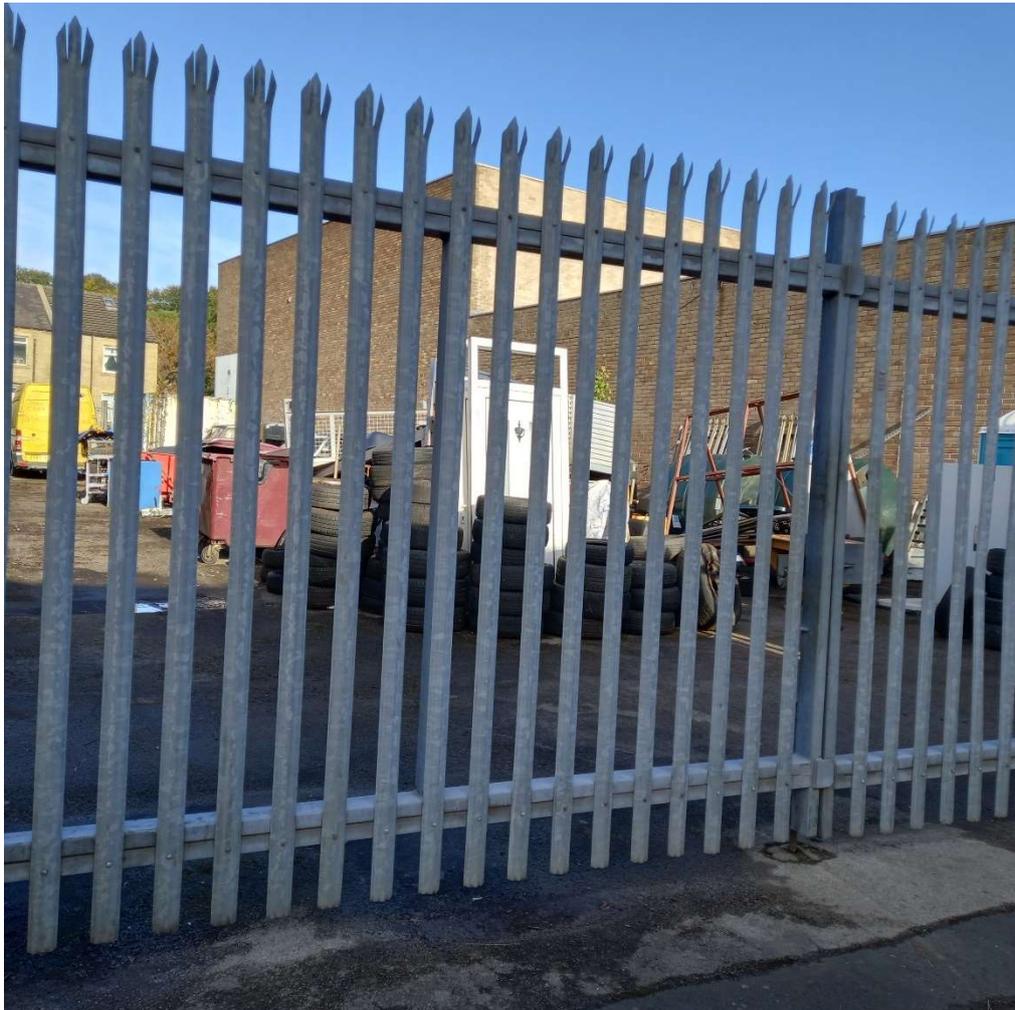
This Design and Access (D and A) Statement supports a full planning application for the change of use from a vacant commercial disused land (formerly display of

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scrapped cars) on Lockwood Road, Huddersfield, for a **car valeting facility**. It explains the site, context, design approach and access arrangements and how the proposal responds to national and local planning policy considerations.

This design and access statement addresses:

- Site context and history
- Proposed use and operations
- Amount, layout and scale
- Appearance and landscaping
- Access, parking and servicing
- Environmental and amenity considerations
- Planning policy assessment and compliance
- Required technical documents and recommendations



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### 2. Site context and constraints

- The site is a small, previously developed (brownfield) plot on Lockwood Road, Huddersfield, currently disused. The site is currently used for damaged car storage and 2no shipping containers within the compound and is secured with palisade fencing and gates.
- The site is an eyesore and our client wish to propose a car valeting facility.
- There was a former car wash further up Lockwood Road which ceased operation following road widening works.
- **Surrounding uses:** mixed commercial and light-industrial frontage to Lockwood Road with residential properties set back on adjacent streets.
- **Key constraints:** proximity to carriageway and footways, access/egress visibility, drainage connections, potential noise impact on nearby dwellings, and any historic planning conditions associated with the original use.

### 3. Proposed use and justification

- **Use:** A small-scale **car valeting facility** offering exterior washing, light detailing, vacuuming and interior cleaning services within a controlled environment.
- There will be a small shipping container welfare and storage unit.
- **Typical operating hours:** 08:00–18:00 Monday–Saturday, reduced hours on Sunday.
- **Use class:** the proposed car valeting facility is a commercial service use falling outside the standard Use Classes (*sui generis*). The application will therefore be made as a change of use to a car valeting facility.

#### Justification summary:

- The site is previously developed and supports the 'brownfield-first' approach in national planning policy.
- The car valeting facility provides a high-quality local service and modest employment opportunities.
- The design incorporates a smart and professional image, distinguishing it from low-grade hand car washes.
- With appropriate mitigation (noise controls, drainage, traffic management), impacts can be controlled to ensure local amenity and highway safety are protected.
- **The development is reversible:** modular, removable structures ensure the land can be restored or redeveloped in the near future.

### 4. Amount, layout and scale

- The proposed site area is circa 576 sqm
- The small modular shipping container is circa 27sqm
- The proposal maximises the constrained site to provide:
  - Two wash/detailing bays with silt traps and drainage channels.

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- A vacuum and finishing area including valeting and vacuuming area.
- Permeable hardstanding for vehicle manoeuvring and temporary parking.
- A **modular shipping container** providing staff welfare and storage.
- The container will be placed on a simple concrete pad and is **fully demountable**.

### 5. Welfare container and facilities

The on-site modular shipping container will be converted and finished to a high standard. Although the location is within a flood zone 3 area with high probability of flooding, the welfare container is to be elevated at least 600mm above flood level.

It will provide:

- **Welfare facilities** – WC, handwash basin, small kitchenette, hot water heater and a rest area with seating. It is strategically located at the corner with window surrounding so that the staff can see the customers.
- **Storage** – shelving and lockable cupboards for cleaning materials and chemicals; bunded storage trays for washing liquids.....etc It also store the washing equipment such as water pressure spray, drying cloths, vacuum units, mangles, hand buffers.....etc
- **Office/administration space** – small desk area for bookings and record keeping.
- **Services** – connection to mains electricity, water and foul sewer.
- **Ventilation and safety** – adequate ventilation, internal lighting first aid and fire safety equipment.

Externally, the container can be **clad in cedar timber or local stone slips** (if needed) to present a tidy, modern appearance that complements the area and differentiates it from typical temporary car wash cabins. However, in the meantime the container is to be modified to provide windows wrapping around so the staff can see the customers.

### 6. Appearance

- Container structure can be modest and designed to minimise visual intrusion.
- The modular container, (if required with timber or stone cladding), offers a professional appearance and aligns with the “valet/detailing” branding.

### 7. Access, parking and servicing

- The site is already secured with palisade fencing and gates.
- A couple of staff car parking bays are available on site, there is also some bicycle parking bays.
- The waste bins are visually screened within timber enclosure at the rear of the site and easily be taken out for waste collection during collection days.

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- Main vehicular one way access is from Lockwood Road will have safe visibility splays.
- Clear entry/exit layout to ensure vehicles enter and exit in forward driving gear via Albert Street.
- Albert Street is only a secondary road and less busy and have adequate visibility splays
- On-site circulation and short-stay customer parking for valeting is available.
- Servicing and deliveries scheduled outside of peak operating hours.

### 8. Drainage and environmental management

#### 8.1 Wash water and pollution control

- All wash water will pass through a **silt trap and petrol/oil interceptor** prior to discharge into the existing mains foul sewer.
- The oil interceptor will prevent hydrocarbons, silt and contaminants entering into the existing drainage system, fully compliant with Environment Agency and Yorkshire Water standards.
- A **Trade Effluent Consent** will be sought from Yorkshire Water prior to operation.
- There will be no discharge to surface water drains or the public highway.

#### 8.2 Welfare drainage

- WC and kitchenette facilities from the shipping container will discharge into the foul sewer. Where not practicable, a sealed holding tank will be installed and maintained by a licensed contractor.

#### 8.3 Other environmental measures

- Bunded chemical storage within the container.
- Routine waste collection and recycling.
- Sustainable materials and LED lighting for energy efficiency.
- No vehicle painting or mechanical work.

**All wash water will pass through a petrol/oil interceptor and silt trap prior to discharge into the foul sewer, ensuring no pollution to surface water. The modular container provides welfare facilities and secure storage for chemicals and equipment. Both elements are designed to be reversible and in keeping with a high-quality car valet operation.**

### 9. Amenity and noise

- Washing equipment will be low-noise rated.
- Hours of operation limited to daytime only to respect neighbouring with regards to noise.
- External lighting designed to prevent glare or light spill.

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### 10. Planning policy assessment

**National Planning Policy Framework (NPPF)** – The proposal supports reuse of brownfield land, small business growth and sustainable development principles.

**Kirklees Local Plan** – The scheme complies with policies on design (LP24), pollution (LP52), drainage (LP28) and economic regeneration (LP13).

The proposal meets the tests for:

- Reuse of previously developed land.
- Compatibility with surrounding commercial uses.
- Controlled environmental impact.
- Enhanced local appearance through high-quality modular design.
- Easily revisable to former land and re-used for future redevelopment where required.

### 11. Access

- The staff entering into the site is via Lockwood Road
- All the site is levelled and one step up the shipping container.
- Within the shipping container is all level.

### 12. Conclusion

This proposal presents a **clean, efficient and reversible** use for a small disused site on Lockwood Road. The design transforms the site into a **modern car valeting facility** with proper drainage controls, a fully equipped welfare container and professional visual standards.

By incorporating a petrol/oil interceptor, bunded storage and modular construction, the development addresses all key planning considerations — environmental protection, amenity and sustainability — and should be supported under both national and local planning policy. The proposals promote regeneration, employment and also assist the builders merchant economy.

Prepared by



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for and on behalf of Jade3 Architecture Limited