

DESIGN & ACCESS STATEMENT

Proposed Change of Use and
Extension from Industrial Storage
Unit to Wholesale Supermarket

At

Site off Forge Lane,
Dewsbury,
WF12 9BU.

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[1] INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for the change of use of an existing industrial storage unit at Forge Lane, Dewsbury, WF12 9BU, to a wholesale supermarket, together with the erection of a single-storey extension and external re-cladding works.

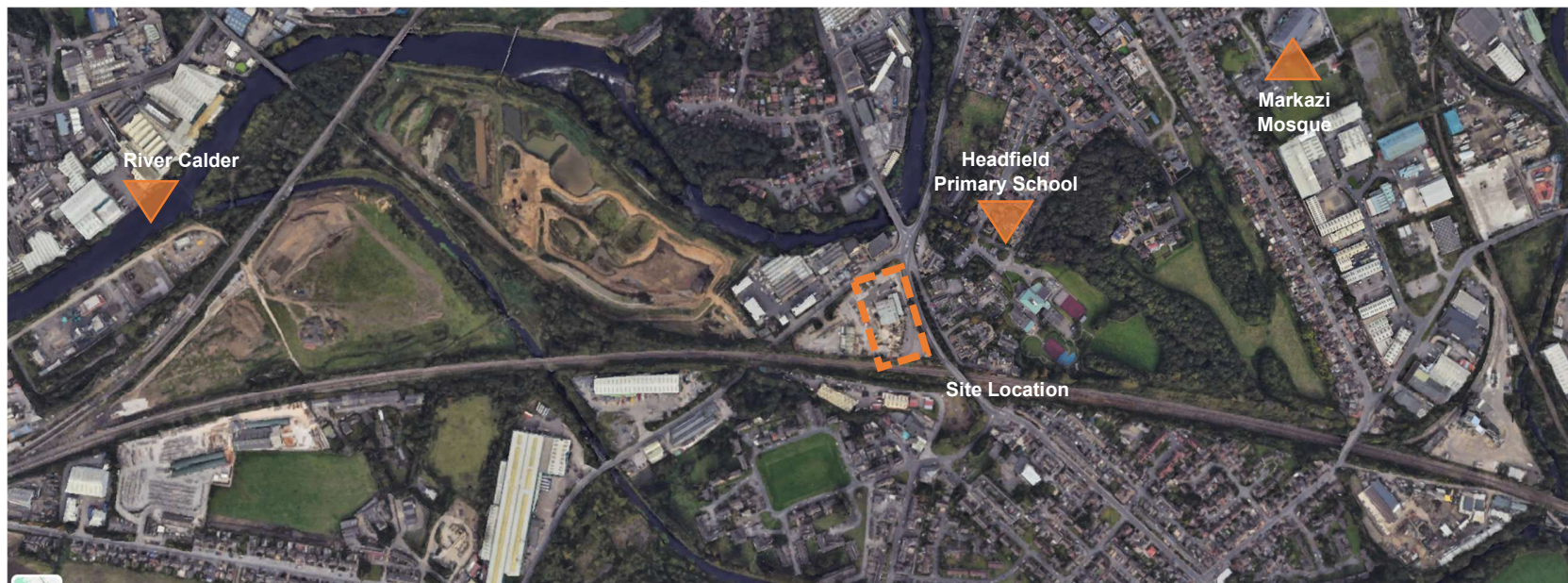
The statement sets out the design rationale and access considerations underpinning the proposal and demonstrates how the development accords with the National Planning Policy Framework (NPPF) and relevant policies of the Kirklees Local Plan. The approach reflects recent Kirklees Planning Committee reporting language, focusing on proportionality, contextual response, and the re-use and enhancement of existing employment premises.



[2] SITE & LOCATION

The application site comprises an existing industrial building located within an established industrial and commercial area off Forge Lane, Dewsbury. The surrounding area is characterised by a mix of storage, distribution, light industrial and commercial uses, with buildings of a functional and utilitarian character.

The site benefits from an established vehicular access from Forge Lane and has historically accommodated large vehicles associated with industrial and storage uses. There are no material residential sensitivities in the immediate vicinity.



Site and local area – retrieved from Google Earth (21-01-26)

[3] CONTEXT

The lawful use of the building is industrial storage. The proposed change of use to a wholesale supermarket is considered appropriate in principle within this established employment area, maintaining an employment-generating use and supporting local economic activity.

The proposal aligns with the objectives of Kirklees Local Plan Policy LP4 (Economic Growth), which supports development that sustains and enhances employment opportunities, and with Policy LP1, which applies a presumption in favour of sustainable development.



Site in Context – retrieved from Google Earth (21-01-26)

[4] PROPOSAL & DESIGN ASSESSMENT

The proposal comprises the following elements:

- Change of use of the existing industrial storage unit to a wholesale supermarket.
- Erection of a single-storey extension measuring approximately 15,000mm x 20,000mm, positioned to the southern end of the building, as shown on the submitted drawings.
- The extension will provide additional storage floorspace and will be constructed as a lightweight steel-framed structure, clad in light grey metal cladding.
- Formation of a new mezzanine level to the rear of the existing building, providing ancillary storage space. The mezzanine is fully contained within the existing building envelope and does not result in any external increase in height or massing.
- Installation of a new canopy over the customer entrance. The canopy spans in line with the projecting frontage of the main building and, in plan, serves to square off and unify the principal elevation. It is conceived as a lightweight architectural element that provides weather protection and visual emphasis to the entrance without increasing enclosed floorspace or altering the overall scale and massing of the building.
- Internal reconfiguration of the existing building to provide wholesale sales space, storage, offices, staff facilities, prayer room, kitchen and WC accommodation. Proposed new internal walls are shown in blue on the submitted plans, with existing walls retained and shown in grey.
- Re-cladding of the principal (front) elevation of the main building using a high-quality mix of black metal cladding and curtain glazing. Importantly, the re-cladding follows the same outline, scale and massing as the existing elevation, with no increase in height or footprint.

Amount - The amount of development is considered proportionate and appropriate to the site. The proposed extension is modest in scale relative to the existing building and provides functional storage floorspace necessary to support the wholesale operation. The development makes efficient use of previously developed land and existing buildings, in line with Paragraph 119 of the NPPF.

Layout - The layout has been informed by operational efficiency and safety. The extension is located to the rear/side of the existing building to ensure a clear distinction between customer areas and back-of-house storage and servicing; continued use of established access and servicing arrangements; and logical internal circulation for customers, staff and goods. The internal layout minimises structural intervention, retaining the majority of existing walls and introducing new partitions only where required.

Scale - The scale of the extension is subordinate to the host building and reflects the simple, functional form typical of industrial and storage buildings in the area. The height and massing remain compatible with surrounding development and do not result in overdevelopment of the site. The re-cladding of the front elevation does not alter the established scale of the building, ensuring that the development reads as a refurbishment and enhancement rather than a materially larger structure.

Appearance - The proposal seeks to enhance the appearance of the building through a contemporary yet robust palette of materials appropriate to its setting. The new extension will be finished in light grey metal cladding, clearly read as a secondary, functional addition. The re-clad front elevation introduces black metal cladding and curtain glazing, improving visual interest and legibility while retaining the existing building outline. This approach is consistent with Kirklees Local Plan Policy D1, which requires development to respond positively to local character and reinforce a sense of place, and with recent committee decisions that support visual uplift of industrial buildings through modern materials.

Landscaping - Given the established industrial character of the site and its predominantly hard-standing nature, no additional landscaping is proposed. This is considered acceptable and consistent with the surrounding context.



Reference Drawings – Proposed Ground Floor Plan / Proposed Front Elevation / Proposed Site Plan – **Not to Scale**

[5] ACCESS

Customers will access the premises via the defined customer entrance on the front elevation. The introduction of curtain glazing improves visibility and passive surveillance, enhancing the customer experience and safety.

The development has been designed with inclusive access principles in mind, with level access where reasonably practicable and sufficient internal circulation space. These measures should ensure compliance with the Equality Act 2010 and Building Regulations and are consistent with Policy D1.

Vehicular access will continue to be taken from Forge Lane via the existing access point. The proposed use, extension and mezzanine are not expected to materially intensify vehicle movements beyond those historically associated with the lawful industrial storage use of the site.

Wholesale supermarket operations are comparable in trip characteristics to industrial storage and distribution uses, with a focus on servicing and bulk purchasing rather than high-frequency short-stay customer trips. The additional floorspace provided by the extension and mezzanine is primarily for storage and office purposes and does not materially alter customer numbers.

Servicing and delivery vehicles will utilise the designated delivery entrance, maintaining clear separation from customer access routes. The existing access arrangements and on-site circulation are therefore considered appropriate to accommodate the proposed development without detriment to highway safety or capacity.

In this regard, the proposal is considered to accord with Kirklees Local Plan Policy T1, as it makes effective use of existing transport infrastructure and does not result in a severe residual cumulative impact on the local highway network. Indicative on-site parking provision is retained and clearly defined to serve the proposed wholesale use, and is considered appropriate having regard to the site's established industrial function and anticipated trip characteristics.

[6] PLANNING & POLICY

National Planning Policy Framework (NPPF)

The proposal supports the NPPF objectives of:

- Making effective use of land and buildings (Paragraphs 119–120).
- Supporting economic growth and productivity (Paragraph 81).
- Securing high-quality, well-designed development (Section 12).

Kirklees Local Plan

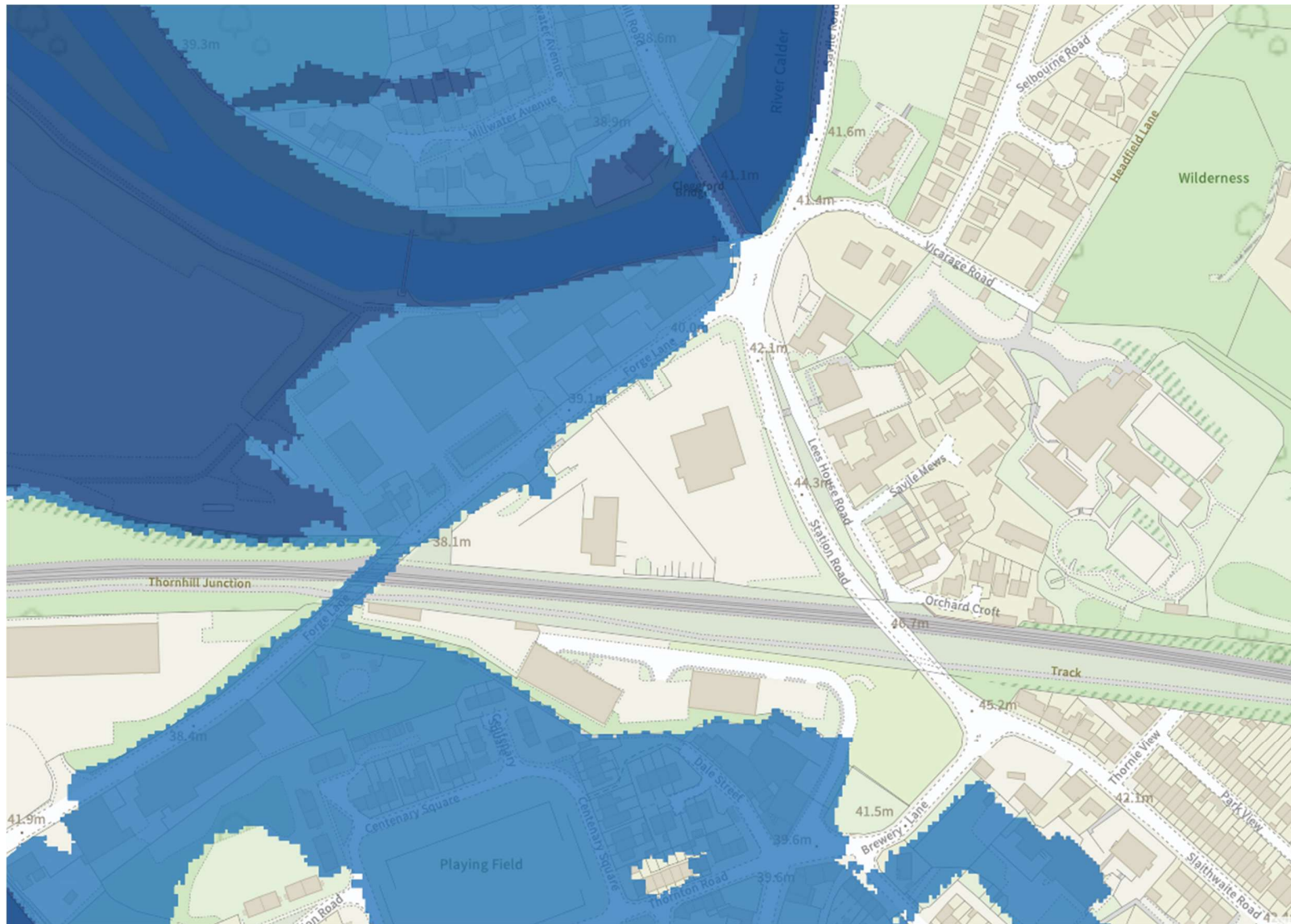
The development is considered to comply with the following key policies:

- LP1 – Presumption in Favour of Sustainable Development
- LP4 – Economic Growth
- D1 – Design
- T1 – Transport and Accessibility

The proposal represents a sustainable form of development that reuses and enhances an existing employment site without giving rise to unacceptable impacts.

Flood Risk

The site is in Flood Zone 1 meaning that it is an area that has ‘a low Probability of flooding from rivers and the sea’ relating to 1 in 100 / 1 in 1000 annual risk. As the image below shows, the site does border flood zone 2 but has a banked boundary that protects the area behind



Floor Risk Map - flood-map-for-planning.service.gov.uk

[7] CONCLUSION

The proposed change of use, extension and re-cladding works at Forge Lane, Dewsbury, deliver a proportionate and well-considered development that aligns with both national and local planning policy.

The scheme enhances the appearance of the existing building, provides additional functional floorspace, and supports continued economic activity within an established employment area. In line with recent Kirklees Planning Committee decisions, the development represents an appropriate balance between operational requirements, design quality and contextual response and should therefore be supported.