



DESIGN & ACCESS STATEMENT

52 HALIFAX ROAD
LIVEREDGE
WF15 6JL

FEBRUARY 2026



INTRODUCTION & SITE

This Design and Access Statement has been prepared in support of the proposed development of an MOT bay, valeting bays and storage building at 52 Halifax Road, Liversedge.

The site is located within an established mixed-use area and is bounded by Halifax Road, terraced residential properties, industrial premises and a housing development. It is currently occupied by a hand car wash, valeting service and tyre repair facility.

PROPOSAL

The proposed development seeks to consolidate and rationalise the existing and new operations into a purpose-built building, improving the overall appearance and organisation of the site, while repositioning the built form further away from Halifax Road. The scheme will also introduce an MOT bay as a new service offering, enabling the sustainable expansion and diversification of the existing business which operates on the site.



PROPOSED PHOTOMONTAGE

ACCESS AND PARKING

Access will remain as existing to minimise any impact on the overall site, there is additional parking space to be provided which is created by the demolition and removal of the valeting bay.

NOISE

The proposals will not result in an increase in noise levels beyond those associated with the existing operations. The current uses on site are largely undertaken externally, with boundary treatments providing a degree of noise screening.

Under the proposal, operations will be contained within a purpose-built facility, ensuring that noise is further attenuated by the structure itself. The proposed working hours will remain consistent with the existing operation, meaning there will be no extension of hours or additional periods of noise generation.

FLOOD RISK

Previous works undertaken at the site addressed flood risk through the implementation of appropriate drainage measures.

The proposed development largely utilises the footprint of the existing site cabin, machinery and storage areas, thereby minimising any additional ground displacement. The site sits within Flood Zone 1 with low possibility of flooding.

CONCLUSION

The proposed development at 52 Halifax Road, Liversedge will deliver a valuable service to the local community while fulfilling the client's need for a functional, well-designed facility to support the expansion and rationalisation of the existing and new operations on site.

The scheme has been carefully considered to ensure it causes no harm to the character or amenity of the surrounding area. This building will provide a permanent, purpose-built development, improve the overall functionality and appearance of the site, and release the more prominent roadside frontage, resulting in a more coherent and sustainable form of development.

We therefore trust that Kirklees Metropolitan Council can support this application.

