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ARCHITECTURAL
DESIGN SERVICES

# Design and Access Statement

## Proposed Office Building to Serve Existing Car Store and Repair Centre

132C Bradford Road, Dewsbury

Kirklees Metropolitan Council

Applicant: Quercus Real Estates Ltd
Site Address: 132C Bradford Road, Dewsbury
Proposal: Construction of an office building to serve the existing car store and repair centre, utilising the existing vehicular access from Wood Lane.

# 1. Introduction

This Design and Access Statement has been prepared in support of a planning application submitted to Kirklees Metropolitan Council by Quercus Real Estates Ltd.

The application seeks full planning permission for the erection of a new office building associated with the operation of the existing car store and vehicle repair centre located at 132C Bradford Road, Dewsbury.

The proposed development will provide improved on-site office and staff facilities to support the continued operation of the existing business. The proposal has been designed to integrate with the established commercial character of the site and surrounding area while making effective use of the existing access arrangements from Wood Lane.

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# 2. Site Description

The application site comprises an established commercial vehicle storage and repair facility located at 132C Bradford Road, Dewsbury.

The site is currently occupied by vehicle storage areas, repair facilities, associated hardstanding, and operational space linked to the existing business use.

Vehicular access to the site is currently taken from Wood Lane via an established access point, which will continue to serve the development.

The surrounding area is characterised by a mix of commercial, industrial, and roadside development along Bradford Road, together with areas of residential development within the wider locality.

The site benefits from existing infrastructure and established servicing arrangements suitable for the proposed ancillary office accommodation.

# 3. Planning Context

The proposed office building is intended to support and enhance the operation of the existing lawful business use on the site.

The proposal represents a modest form of ancillary development which:

- Supports an existing local business;
- Improves operational efficiency and staff welfare;
- Makes effective use of previously developed land;
- Utilises existing site access and infrastructure;
- Maintains the established commercial function of the site.

The development has been designed having regard to the relevant planning policies of Kirklees Metropolitan Council and the National Planning Policy Framework (NPPF), particularly those encouraging sustainable economic growth and the continued use of established employment sites.

### Pedestrian Access

Pedestrian access will continue to be achieved via the existing site entrance and internal circulation areas.

The office building will be readily accessible for staff and visitors associated with the business.

### Parking and Servicing

Existing on-site parking and servicing arrangements will continue to serve the development.

The proposal does not materially alter the operational characteristics of the site and is not expected to create any significant additional parking demand.

## 6. Inclusive Access

The proposed office accommodation has been designed with consideration for accessibility and inclusive use.

Access arrangements will provide suitable entry for staff and visitors, and the building will be designed in accordance with relevant Building Regulations requirements relating to accessibility.

Level access will be incorporated where practical to ensure convenient and safe access for all users.

## 7. Sustainability

The proposal represents sustainable development through:

- Supporting an existing local business and employment use;
- Reusing an established commercial site;
- Utilising existing infrastructure and access arrangements;
- Providing durable construction materials requiring limited maintenance.

The scale of the development is proportionate to the operational needs of the business and avoids unnecessary expansion beyond the established use of the site.

## 4. Design Principles

### Scale and Form

The proposed office building has been designed as a modest-scale structure appropriate to its ancillary function within the wider commercial site.

The scale and massing are intended to remain subordinate to the overall operational use of the premises and compatible with surrounding commercial development.

### Appearance

The proposed office building will incorporate a rendered external finish, providing a clean and contemporary appearance suitable for the commercial setting.

The choice of materials has been selected to provide:

- A durable and low-maintenance finish;
- A visual improvement to the site;
- Compatibility with surrounding commercial buildings.

Fenestration and external detailing will be simple and functional, reflecting the operational nature of the site while maintaining an appropriate standard of appearance.

## 5. Access

### Vehicular Access

The proposed development will utilise the existing vehicular access from Wood Lane.

No alterations to the existing access arrangements are proposed.

The continued use of the established access point is considered appropriate as:

- The site is already operational;
- Existing vehicle movements are established;
- The proposal is ancillary to the existing use;
- No significant increase in traffic generation is anticipated.

# 8. Impact on Surrounding Area

Given the existing commercial character of the area and the use of existing access arrangements, the proposal is not considered to give rise to any significant adverse impacts in relation to:

- Residential amenity;
- Highway safety;
- Visual impact;
- Noise and disturbance.

The rendered finish and improved office accommodation will contribute positively to the appearance and functionality of the site.

# 9. Conclusion

The proposed office building at 132C Bradford Road, Dewsbury will provide improved operational and staff facilities in support of the existing car store and repair centre.

The proposal:

- Supports an established local business;
- Makes efficient use of an existing commercial site;
- Utilises the established vehicular access from Wood Lane;