



DESIGN & ACCESS STATEMENT

Proposed new industrial storage & distribution unit (Class B8) to replace existing Class E meeting/training rooms/cafe building.

at:

13, Nab Lane
Birstall
Batley
WF17 9NG

for:

DLR Capital Ltd

job nr:

26037

date:

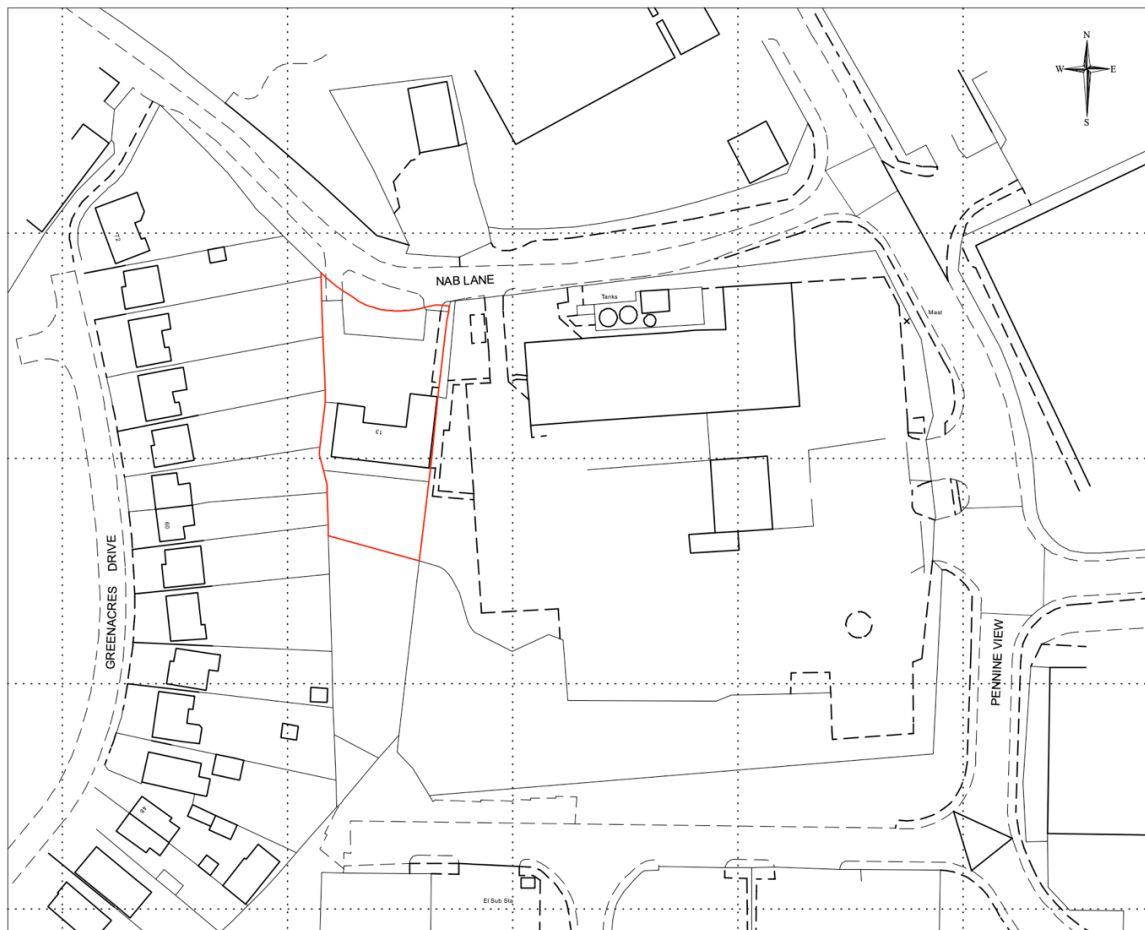
21 September 2026

Introduction

This Design and Access Statement has been prepared by **ADP Architecture and Design Ltd** in support of a planning application for the demolition of the existing Class E meeting/training rooms and café building, and its replacement with a new industrial storage and distribution unit falling within Use Class B8.

The site

The site is located within Norquest Industrial Park, off Gelderd Road, Birstall, Batley. It sits within an established industrial and commercial setting, as shown on the site location plan below;



The site location

Planning history and proposed use

The application site currently contains a single-storey former residential bungalow. Planning permission was granted in 2004 for a change of use from residential accommodation to meeting/training rooms/café use under reference 2004/62/90856/E1, and that permission was implemented.

The proposal seeks to replace the existing building with a modest industrial storage and distribution unit within Use Class B8, appropriate to the character and function of the surrounding industrial estate.

Design, Appearance and Layout

The proposed building will comprise a simple single-storey steel portal frame structure. Its form and construction are practical, efficient and appropriate for the intended storage and distribution use. The external envelope will be finished in composite insulated wall and roof cladding, selected to complement the neighbouring industrial building to the east.

The internal layout is open plan, maximising usable floor area for storage while allowing clear and efficient circulation within the building.

Amount & Scale

The proposed development comprises a main building providing 494.5m² of internal floor area, together with a small ancillary attached element of 58.5m² to accommodate staff welfare facilities. The scale of the development is modest and consistent with the established industrial character of the surrounding area.

Landscaping

The front “yard” area is currently hard surfaced with macadam. To the rear of the existing building is currently grassed.

Existing small boundary hedging is present in places along the eastern, southern and western boundaries. These hedges will be retained as part of the proposed development, helping to maintain existing boundary definition and soft landscaping.

Access & Parking

Vehicular and pedestrian access to the site will continue to be taken from the existing access onto Nab Lane. Nab Lane forms part of the adopted highway infrastructure serving the industrial park.

The existing access arrangements are capable of accommodating the vehicles associated with the proposed use, with turning and manoeuvring provided within the site. Reference should be made to the Fairfield Associates Vehicle Swept Path Analysis. The proposal includes widening the existing vehicular entrance/exit to assist the safe movement of larger vehicles leaving the site.

Given the storage and distribution nature of the use, on-site car parking will primarily serve staff. HGV movements will be associated with operational deliveries and collections rather than general visitor traffic.

Kirklees Local Plan – Strategies & Policies

Economic & Employment Justification

The overarching strategy of this development is rooted in economic resilience and business optimization.

- **Kirklees Plan Context:** In accordance with **Chapter 7 (Economy)** and **Paragraph 7.1** of the Kirklees Local Plan, local planning policy explicitly dictates that the local authority must plan proactively to meet the development needs of business and support an economy fit for the 21st century. **Paragraph 7.3** commands that the Local Plan must positively respond to identified business needs to secure regional commercial objectives, while **Paragraph 7.8** highlights the district's strict target to deliver approximately 23,000 jobs and safeguard current employment allocations.
- **National Framework Alignment:** This local push is strongly reinforced by **Chapter 6 of the NPPF (Building a strong, competitive economy)**. The national framework emphasizes that planning decisions must place significant weight on the need to support economic growth and productivity, allowing local businesses to invest, expand, and adapt dynamically. By providing a highly cost-effective and ergonomic storage solution, this structure directly addresses local operational bottlenecks, facilitates seamless logistics, and protects local employment capabilities. The clear-span configuration represents an immediate business-driven response to local storage constraints, facilitating ongoing regional commercial health in line with both local and national statutory economic goals.

Summary

The proposal will deliver a new industrial storage and distribution unit within Use Class B8, replacing the existing Class E meeting/training rooms/café building with a form of development that is compatible with the established industrial character of Norquest Industrial Park.

The development will make productive use of the site, provide a functional building suited to modern storage and distribution requirements, and support the continued commercial role of the industrial estate. For these reasons, the proposal should be welcomed and supported by the Local Planning Authority.

ADP Architecture and Design Ltd