Design and Access Statement

Project: Proposed Conversion of Former Bed Factory to form MOT Station

Location: Carr Works, Upper Road, Batley, WF17 7LY

1. Introduction

This Design and Access Statement has been prepared to support a full planning application for the change of use of a former industrial unit (previously a bed factory) into an MOT testing station and vehicle repair workshop. The proposal aims to bring a vacant industrial site back into productive use while maintaining the character of the local area.

2. Site and Context

The application site, Carr Works, is situated on Upper Road in Batley. The property consists of a substantial industrial building previously utilized for manufacturing. The surrounding area is characterized by a mix of industrial, commercial, and residential uses. The site is well-served by the local highway network and is located within an established employment area.

3. Use

The proposed use is for an MOT testing station (Sui Generis/B2). This use is compatible with the building's previous industrial history. The conversion will involve minimal structural changes, focusing primarily on internal re-configuration to accommodate testing bays, office space, and a customer waiting area.

4. Amount and Scale

The proposal does not involve any increase in the building's footprint or height. The existing floor space will be utilized in its entirety. The scale of the development is appropriate for the site and the surrounding urban context, as it utilizes an existing structure without imposing additional bulk.

5. Layout

The internal layout is designed to facilitate efficient vehicle movement and safety:

- **Workshop Area:** Positioned to allow for MOT testing equipment, vehicle lifts, and repair bays.
- **Reception/Waiting Area:** A designated safe zone for customers, separated from the workshop environment.
- **Staff Facilities:** Inclusion of an office, WC, and storage areas.

6. Appearance

The external appearance of the building will remain largely unchanged, preserving the industrial character of the street scene. Any necessary repairs to the building fabric will be carried out using materials that match the existing structure. Signage will be subject to a separate advertisement consent application if required.

7. Access

Access to the site is via the existing entrance on Upper Road. The site provides sufficient internal and external space for vehicle maneuvering, ensuring that vehicles can enter and exit in a forward gear. Dedicated parking spaces for customers and staff will be provided within the site boundary.

8. Conclusion

The proposed conversion of Carr Works into an MOT station represents a sustainable reuse of a vacant industrial building. It will provide a valuable local service and contribute to the local economy without adversely impacting the character or amenity of the area.