

DESIGN AND ACCESS STATEMENT

residential scheme @
lock street, dewsbury

december 2012

01. introduction

INTRODUCTION

The site is approximately 2.50 Ha in size in Savile Town and situated around 1.5 miles from Dewsbury town centre, 6.5 miles from Huddersfield town and 5.5 miles from Wakefield. Currently used as a scrap yard and haulage yard, the site is occupied by industrial units with vast areas of hardstanding and a disused railway embankment.

The site, which is adjacent to Thornhill Lees Locks and close to the Calder and Hebble navigation borders the south side of the cul-de-sac road Lock Street, off Headfield Road. The road gives access to Thornhill Lees Locks, plus towpath, as well as an adjacent residential property, Lodge Farm. A Trans Pennine railway line runs to the north of the site.

Surrounding the site there are a large number of residential developments along with related services such as schools, churches and shops. However to the north of the site, a large business park and depot site are situated.

PROPOSAL

The proposal is to demolish the existing buildings on the site and remove the disused railway embankment (which are illustrated within the planning application submission) and erect 106 no. new build family dwellings.

As such we will demonstrate below how the proposed dwellings meet with the advice within the National and Local Development plans.



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location plan



<
application site

02. site and context

USE

The site is currently occupied by a scrapyard and haulage yard and the associated industrial style buildings of various sizes and styles. The existing buildings mainly consist of single story brick and breezeblock constructions with little architectural merit which serve the scrap yard business. Included within the site are two former semi detached bungalow properties and extensive yard hard standing areas.

The proposed use is for a residential site consisting of 106 no. family homes of varying size with garages, parking and landscaped areas.



▲ existing buildings

▲ views east along Lock Street

EXISTING CONTEXT



Λ Lodge Farm
Listed farm building, Lock Street

V views West along Lock Street



V view North from Lock Street

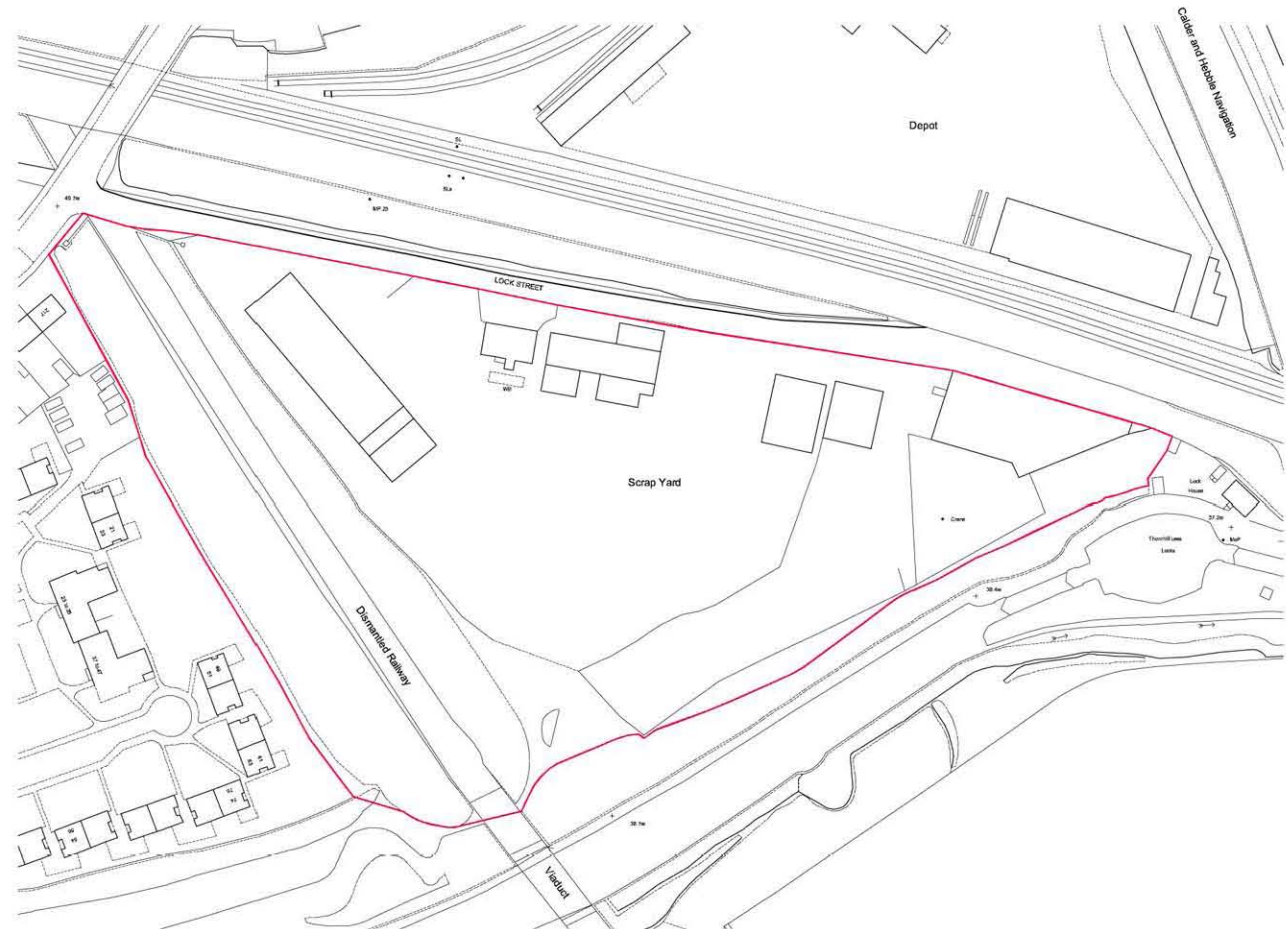


03. existing site

PLANNING HISTORY

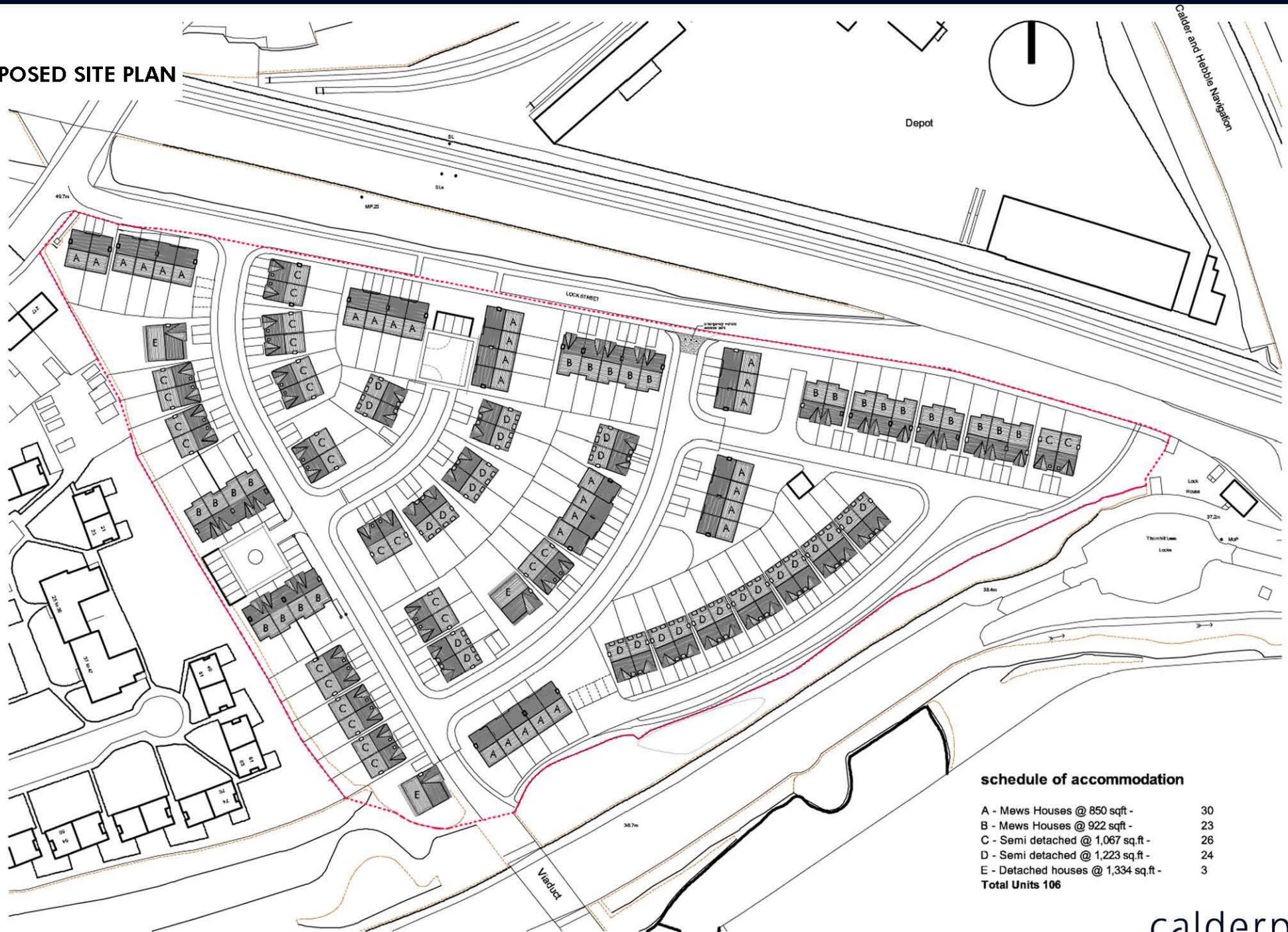
Ref No:	Description:
2011/90495	Use of portakabin for taxi booking office (private hire) APPROVED February 2011
2006/95047	Outline application for residential development APPLICATION WITHDRAWN November 2006
2005/93029	Renewal of unimplemented outline permission for erection of industrial development APPROVED July 2005
2002/93446	Renewal of unimplemented outline permission for erection of industrial development APPROVED October 2003

EXISTING SITE PLAN



05. proposals

PROPOSED SITE PLAN



schedule of accommodation

A - Mews Houses @ 850 sqft -	30
B - Mews Houses @ 922 sqft -	23
C - Semi detached @ 1,067 sqft -	26
D - Semi detached @ 1,223 sq.ft -	24
E - Detached houses @ 1,334 sq.ft -	3
Total Units 106	

05. proposals

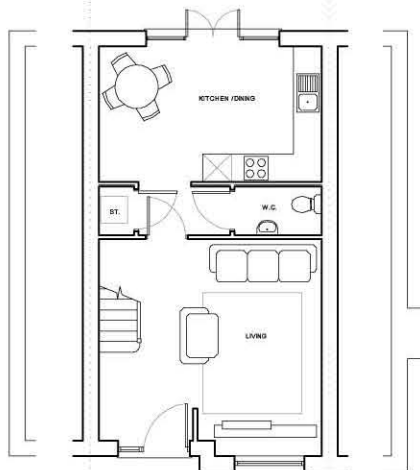
HOUSETYPE A
mews house



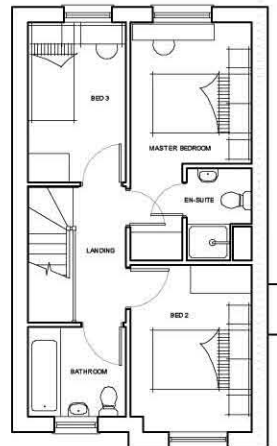
FRONT ELEVATION

REAR ELEVATION

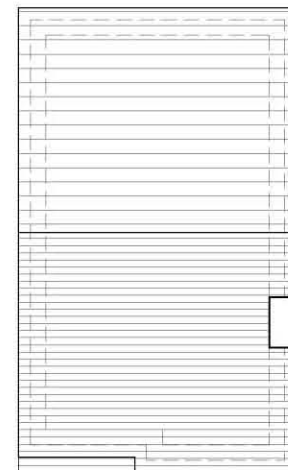
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

05. proposals

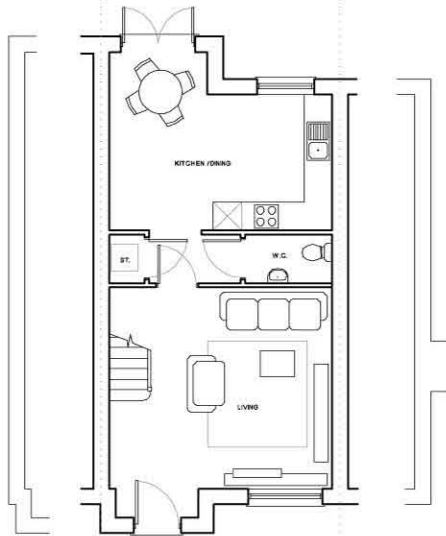
HOUSETYPE B
mews house



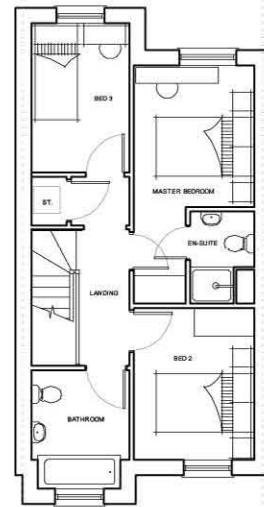
FRONT ELEVATION

REAR ELEVATION

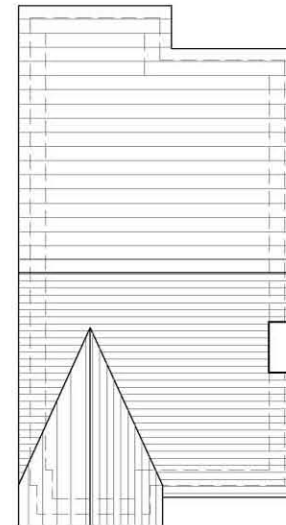
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

05. proposals

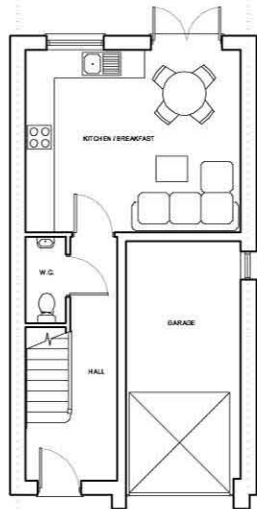
HOUSETYPE C
semi-detached



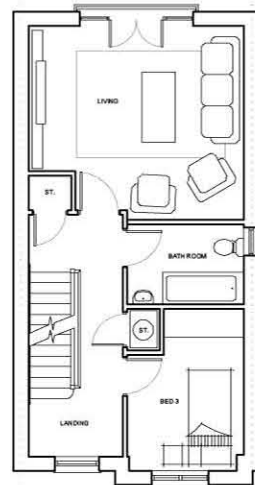
FRONT ELEVATION

REAR ELEVATION

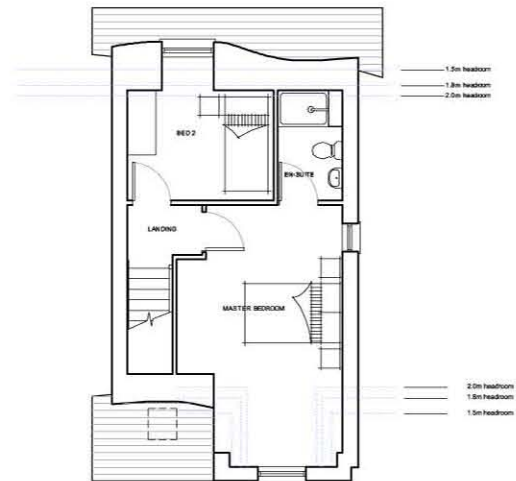
SIDE ELEVATION



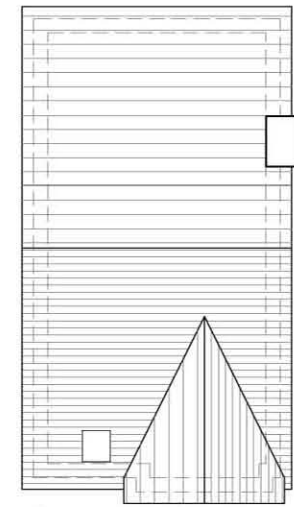
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF PLAN

05. proposals

HOUSETYPE D
semi-detached



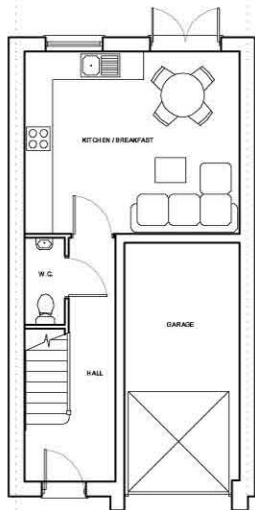
FRONT ELEVATION



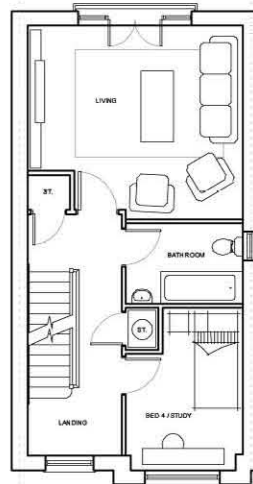
REAR ELEVATION



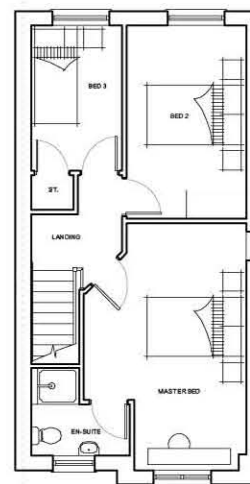
SIDE ELEVATION



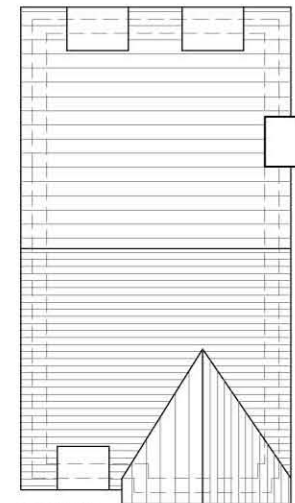
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF PLAN

05. proposals

HOUSETYPE E
detached

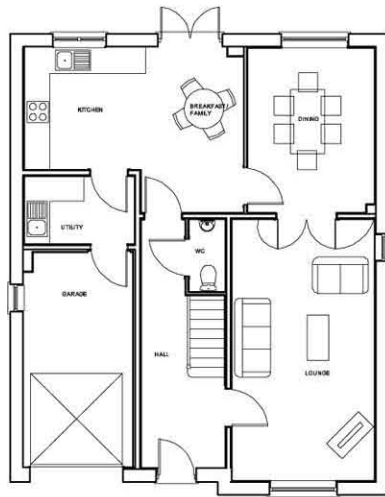


SIDE ELEVATION (L)

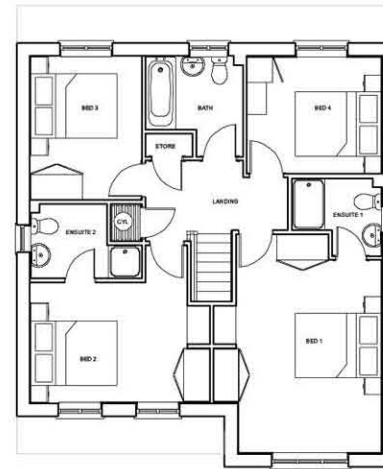
FRONT ELEVATION

REAR ELEVATION

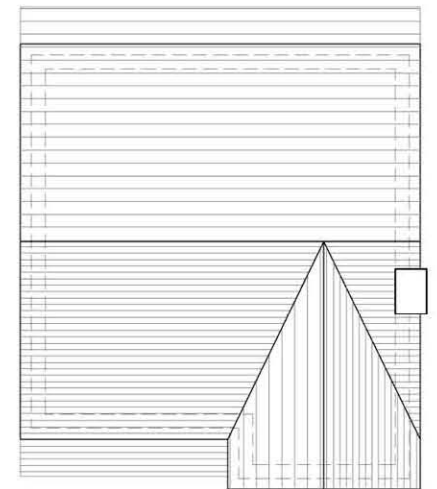
SIDE ELEVATION (R)



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

05. layout

LANDSCAPE

Landscaping has an important role in making the development successful, particularly in terms of street scapes, courtyard areas and boundary treatments. All proposed dwellings will have front and rear private gardens with some open communal garden spaces also.

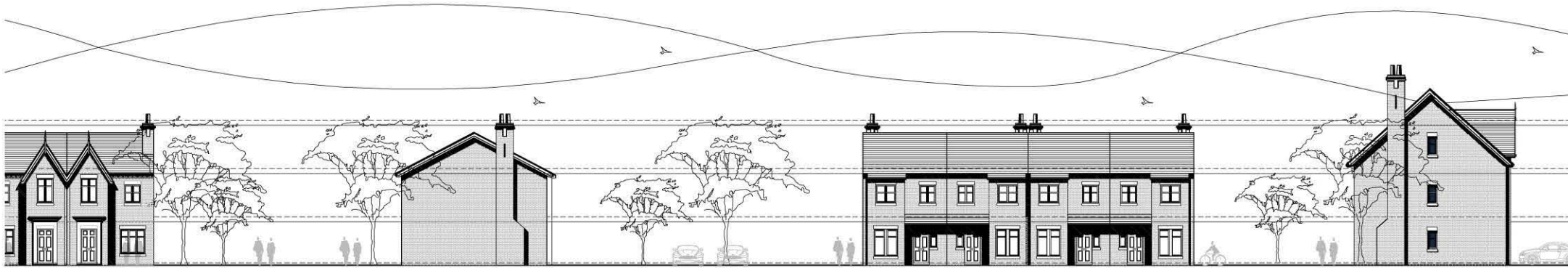
New indigenous plants are to be included within the proposed landscaped areas and along streets. Wherever possible, existing hedgerows to the boundaries will be retained along with trees. Smaller indigenous species such as Rowan, Hawthorn, and Crab Apple trees are to be planted to provide fruit and nectar to encourage wildlife. Moreover, landscaped pedestrian routes such as to the south-east of the site will create a seamless boundary to the canal-side.

Soft landscaping will predominate with hedges, gardens, indigenous planting and bound gravel courtyards. This will enhance and compliment the design led aesthetic and style design of the proposed dwellings plus the surrounding canal and residential areas.

Landscaping will reduce the impact of the built form and hard areas on the surrounding area. The landscape will thus return the currently vast expanse of hardstanding and haulage yard buildings back to the rural and residential nature of the surrounding area.



06. scale and mass



streetscene 1 - Lock Street

SCALE AND MASS

The properties are a range of 2, 2.5 and 3 storey houses designed to provide a pleasing and varying streetscene that compliments the residential and rural context of the area. Privacy distances as well as front and rear gardens ensure sufficient space between properties.

The development has been designed to be of a very high architectural standard and quality to enhance the visual appeal of the area. Designed to be sympathetic to surrounding properties, the building heights chosen sit unobtrusively against its neighbours.



streetscene 2

05. layout

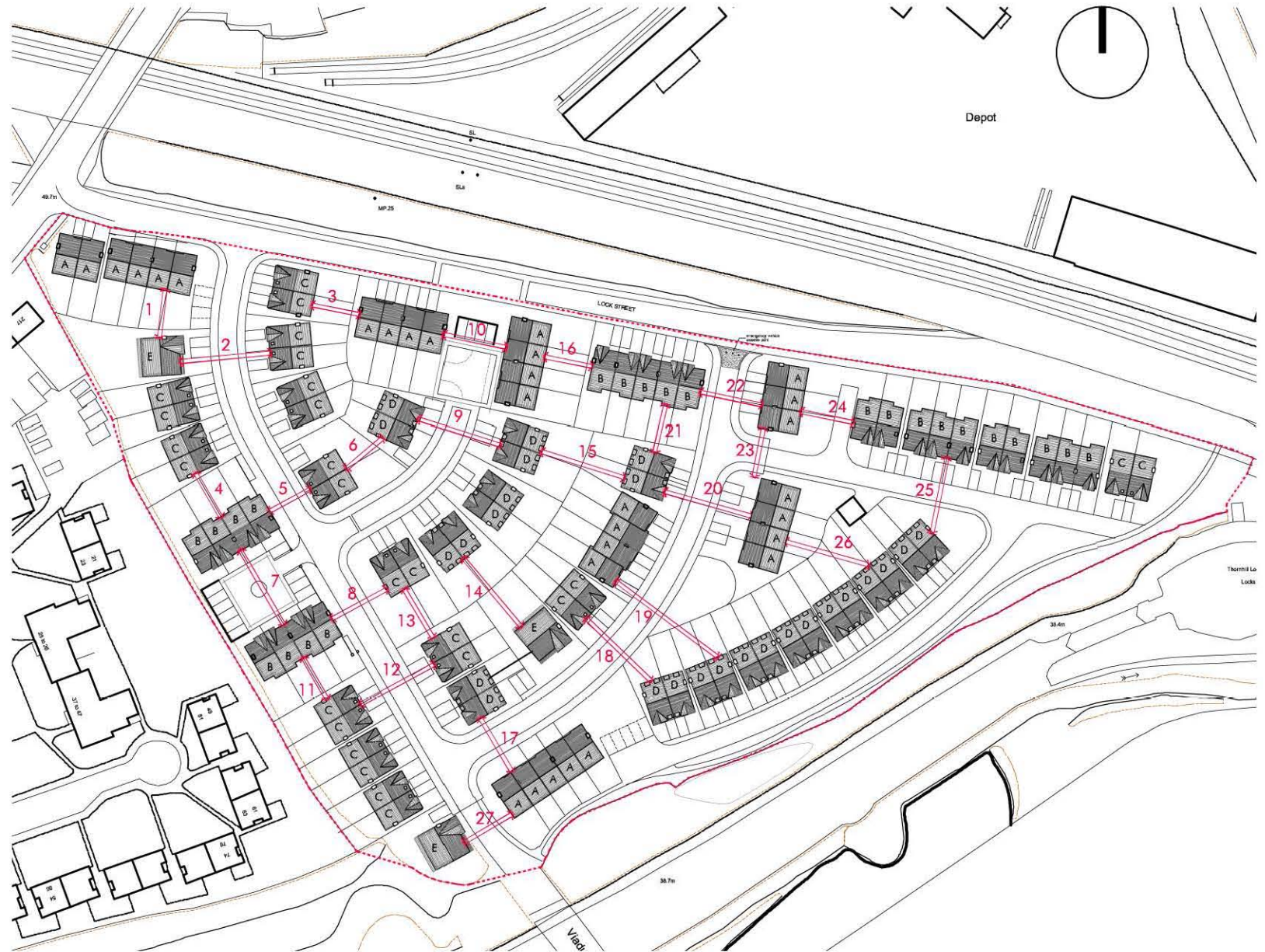
LAYOUT

The scheme has been designed to comply with the privacy distances as prescribed in BE12 of the Kirklees Unitary Development Plan.

A central vehicular entrance driveway provides access at the north of the site, splitting to reveal clusters of dwellings along additional streets and courtyards.

BE12 - Distances Diagram

1: 12.1m	16: 12.0m
2: 21.9m	17: 15.1m
3: 12.0m	18: 22.0m
4: 12.4m	19: 30.8m
5: 12.0m	20: 22.0m
6: 12.1m	21: 12.0m
7: 21.0m	22: 15.4m
8: 15.3m	23: 12.5m
9: 21.1m	24: 13.2m
10: 15.5m	25: 18.7m
11: 12.0m	26: 21.1m
12: 21.0m	27: 13.5m
13: 13.6m	
14: 21.8m	
15: 21.2m	



07. design principles

MATERIALS

The materials to be used will be of high quality and provide a rich aesthetic to the properties that will be pleasing to the eye. Red facing brickwork, painted timber windows, roof fascias and rafter ends will predominate.

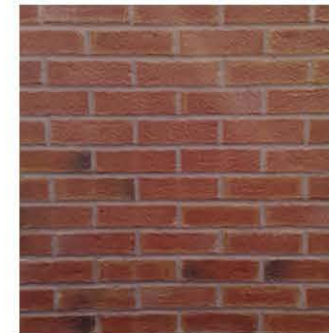
A strong palette of details including overhanging eaves, feature gables and chimneys give the proposed properties their strong aesthetic. The high quality of the detail will make the houses desirable and a complimentary addition to Lock Street and the surrounding Dewsbury area.



ACCESS

Vehicles access for the development is off Lock Street at the North of the site. The site being relatively flat provides no obstacle to level access. Changing the use to residential will create less intensive traffic into and out of the site, thus improving the impact the site has on Headfield Road.

Internally, ground floor level is to sit approximately 150mm above external level with the building being locally ramped to provide level access to the ground floor entrances. Once inside each unit, the dwelling will provide principal floor toilet facilities aswell as spacious openings to all rooms. This is in line with current access standards adopted in Part M of the Building Regulations and Design for Access 2.



07. design principles

SUSTAINABLE DEVELOPMENT

The existing buildings on site have been erected for a substantial amount of time and pre-date current standards expected of modern buildings.

The proposed dwellings will be more energy efficient incorporating modern technologies that will greatly improve upon the sustainability of the site as compared with the existing buildings.

A high level of insulation will be used in line with and surpassing Part L of the Building Regulations such that minimum energy will be required to heat the replacement dwellings.

08. conclusions

CONCLUSION

Overall the proposal has a strong architectural merit that will compliment and enhance the character of the locale. Careful consideration of the site's tight constraints and contextual surroundings has been taken into account to ensure that the proposed development responds to the challenges offered. Architecturally led, the scheme creates an intelligent and sensitive response providing desirable family homes in a key location in Dewsbury.

Currently used as a scrap yard and haulage yard, the site is occupied by industrial units with vast areas of hardstanding. Changing the use to residential offers many benefits to the improvement of the site and its impact on the surrounding area.