LAGPArchitects

Design & Access Statement

Proposed Residential Development
at
Land at the corner of Wood View and Wiggan Lane, Deighton
Huddersfield
HD2 1EY



Prepared for Ainsworth Projects

By LAGP Architects
S.Thomas July 2017

1.0 Introduction

1.1 This Design & Access Statement has been compiled to accompany the submission of a Full Planning Application on behalf of Ainsworth Projects for a development consisting of 9no apartments for supported living.

1.2 The application site is located on the corner of Wood View and Wiggan Lane in the Deighton area of Huddersfield.

1.3 This document is to be read in conjunction with the submitted drawings by LAGP Architects.

2.0 Contextual and Site Analysis

2.1 The application site is located in the Deighton area of Huddersfield and is situated in close proximity to bus stops and a rail station for ease of access into Huddersfiled Town centre.

2.2 The land is on the junction of Wood View and Wiggan Lane. The site has previously been occupied by a Wesleyan Methodist Chapel which appears on Archive maps up to 1949. The houses on Wood View were constructed in 2005, on the site of Wigganfield Mills.



Application Site on 1949 OS Map

2.3 The site is currently un-occupied and vacant and is within a residential area.



View of application site from Wiggan Lane (from Google Maps)

3.0 Design Principles

3.1 The development seeks to contribute to the diversity of residential property types in the area to encourage sustainable communities in accordance with national *Planning Policy Statement 1 (Delivering Sustainable Development)*.

3.2 The application proposal is for the redevelopment of the site to provide a three-storey residential building containing 9no one-bedroom supported living apartments, and associated communal space and car parking.

3.3 The residential accommodation is specifically designed for vulnerable adults with mental health, learning disabilities and physical disabilities who may need occasional support in their daily lives. The aim is to help these vulnerable people lead an independent life in good quality, well-equipped accommodation with access to on-site support as and when required.

3.4 The property will have a 24/7 care and support service operated from an office base that is located within the property, this includes a staff sleep-in facility. Each tenant will be assessed by the local authority prior to them moving in to ensure that the property is a suitable place for them to live. The main aim of the supported living development is it allows people to lead more active lifestyles, to get back into work, or simply have the option to invite friends or family to visit in the comfort of their own home. The supported accommodation will not only improve people's quality of life but it is also proven to be excellent value for money, offering considerable cost savings to the Local Authorities and the NHS.

3.5 The physical disability apartments are fully accessible and the shower rooms are adapted as wet rooms, the kitchens with adjustable work surfaces and all apartments have full nurse call systems which loop back into the main support staff accommodation. Due to the nature of the specialist adaptations, the housing benefit rents applied to each of the individual apartments, take the form of exempt status. To clarify, whereas normal housing benefit market rents are drawn out of a local authority budget, housing benefit exempt rents are drawn from the central government budget.

3.6 The overall aim of such supported living arrangements is to increase each person's independence over time, for example by reducing the amount of support needed, trying new things or moving to more independent accommodation. As has been demonstrated across the country in recent times, purpose-built supported living apartment schemes offer a range of important benefits, enhancements and also cost savings. Developing the supported living accommodation in one location also creates much needed cost and operational efficiencies, as support staff are centralised rather than spread across multiple locations. The apartments create a small community which is inclusive in nature. When located in sustainable locations such as the application site, the tenants have ease of access to local facilities and in turn support local businesses and the economy.

3.7 People who receive supported living care can access full welfare benefits, including housing benefit, employment and support allowance, and disability living allowance. Supported living can be funded through direct payments, personal budgets, Supporting People grants and Independent Living Fund payments.

3.8 The property will be social housing managed by a Registered Provider Social Landlord (RP), the social landlord will manage the property remotely and will not be based at the property.

3.9 The scheme seeks to re-develop an under-utilized site, contributing positively to the visual, physical, and environmental quality of the local area.

3.10 The proposal seeks to utilize the maximum area available on the footprint of the site. It has been designed as a three storey building to reflect those in the surrounding area.

4.0 Access

4.1 Access for vehicles is proposed from Wood View and includes 3 parking spaces including 1 disabled parking pays. This level of parking is considered to be adequate for the users of the scheme.

4.2 Pedestrian access will be from Wood View.

4.3 The site is in a highly sustainable and accessible location within the existing urban area, and is surrounded by residential uses and in close proximity to nearby shops and services. The scale and nature of the development proposal is such that there will be no significant highways or access issues associated with the scheme.

4.4 The site is within close proximity of public transport facilities, it has been specifically designed to meet the needs of its future residents in addition to satisfying the requirements of Part M of the Building Regulations both internally and externally, and apartments will be adapted to meet tenants' personal needs. In conclusion we believe that the access issues have been appropriately considered and addressed as part of the scheme.

4.5 An area for cycle storage will be located within the development.

4.6 An area for bin storage will also be provided.

4.7 To help maintain a good level of security external lighting will be provided.

5.0 Conclusions

5.1 The proposal seeks to re-develop a currently under-utilized site.

5.2 The design of the proposed development will seek to complement and enhance the appearance of the area by the use of sympathetic form and materials.

5.3 The scheme will present a pleasing and buildable scheme that will enhance the local streetscene.

5.4 The development will be designed to meet all Building Regulations requirements.

5.5 The site is readily accessible for pedestrian & cyclists and by public transport.