

Proposed Development of Existing Site

at

**Vale Works
25 Morley Lane
Milnsbridge
Huddersfield
HD3 4NS**



PLANNING STATEMENT

Demolition of existing industrial / office buildings & construction of new building containing 18 No residential apartments (C3) along with associated external works to form off street car parking and ancillary facilities.

Revisions

Rev 1	16.02.2017	Pre-Application Enquiry. Draft Issue.
Rev 2	06.06.2017	Draft Issue.
Rev 3	23.07.2017	Materials amended. Draft Issue.
Rev 4	25.09.2017	Planning Issue.

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CONTENTS

1.0 **Introduction**

2.0 **Context**

3.0 **Layout**

4.0 **Form**

5.0 **Scale**

6.0 **Appearance**

7.0 **Access**

8.0 **Conclusions**

DESIGN

1.0 Introduction

1.1 This statement accompanies a pre-application enquiry submission for the proposed demolition of existing industrial / office buildings and the construction of a new building containing 18 No. residential apartments (C3 planning use class) along with associated external works to form off street car parking & ancillary facilities.

2.0 Context

2.1 The application site is located within the Milnsbridge Conservation Area close to both the local centre of Milnsbridge & the River Colne.

2.2 The existing buildings on the site are modern industrial / office units which are assumed to be within the B1 'Business' planning use class.

2.3 The existing buildings on the site are a mix of single storey, two storey and open roof workshop spaces in height. The roofs of these buildings are a mix of pitched & flat roofs and it is not considered that the existing buildings are of architectural merit when considered in the context of the conservation area.

2.4 The existing site is accessed from Morley Lane & rises from the road up towards the waterway known as the River Colne with the industrial unit which is proposed for demolition to the Eastern part of the site & the existing industrial building which is proposed to be retained to the Western part.

2.5 The existing industrial building is served by an established electrical supply & is connected to mains drainage.

2.6 The site is located next to the waterway known as the River Colne but which appears part of the canal work having locks along its length. The waterway is identified with the Milnsbridge Conservation Area as being significant in connecting to the surrounding countryside.

2.7 The site is not located within flood zones 1 or 2 identified on the EA flood risk for planning map.

3.0 Layout

3.1 The existing site area proposed for development is 1408.37 sq.m.

3.2 The proposed 18 No. Residential Apartments are laid out over the three floors of the proposed building. The ground level foot print of this building is 440.63 sq.m.

3.3 In total it is proposed to construct:
15 No. 1 bedroom apartments, and
3 No. 2 bedroom apartment units.

3.4 It is proposed to construct a total of 819 sq.m / 8814 sq.ft new residential floor space.

3.5 Access is provided to the upper floors of the proposed building through 2 No. communal staircases at the eastern and western ends of the building. 1 No. accessible lift is proposed aside the communal staircase at the west.

- 3.6 Access to the site is retained through the existing shared entry point from Morley Lane.
- 3.7 The proposed apartment building is positioned aside the southern boundary of the site, alongside the existing waterway known as the River Colne.
- 3.8 Car parking is housed at the northern end of the site, which is elevated aside Morley Lane.
- 3.9 Existing boundary walls are retained, with new boundary treatments formed using fencing, as shown within the submitted plans.

4.0 Form

- 4.0 The building form is intended to reference a riverside mill; formed from two terraces with pitched roofs, sitting side-by-side. Reference is also made to the existing terraced housing on the raised levels above the opposing side of the River Colne.
- 4.1 All apartment units will be provided with an element of outdoor space formed by recessed balconies designed to appear like they have been cut out of the existing building. This creates a connection to the waterway & the area of Milnsbridge.
- 4.2 It is proposed to upgrade the condition of the boundary to the waterway known as the River Colne by negotiation with British Waterways.

5.0 Scale

- 5.1 The proposed new building is to house 3 No. storeys of residential accommodation which has been identified as a suitable height during the design of the proposal bearing in mind the height/massing of adjacent buildings.
- 5.2 Given the level of the existing land, the ridge level of the newly proposed building is set lower than the ridge of the adjacent properties across the River Colne.
- 5.3 This can be seen on our submitted drawing R1050 500 (Proposed Site Sections) & 3d massing images.
- 5.4 Pitched roofs are proposed in order to compliment those original buildings that sit locally to the site.

6.0 Appearance

- 6.1 The existing surrounding buildings are of traditional construction using natural buff stone external walling, painted timber single-glazed sash & case windows (although often later replaced with uPVC), and natural slate roofs.
- 6.2 It is proposed to use materials complimentary to the local surroundings in order to form the building as follows:

External walls: Buff / Grey Natural Stonework (primary)
 Terracotta Brick work (secondary), in panels as shown;

It is intended that the buff stonework will form the “outer skin” of the building, and that alternative terracotta brick work will be used within

balcony recesses to suggest a language that these have been “carved” out of the original building.

Roof:	Natural Slate Tiles;
New Windows:	Mid / Dark Grey uPVC / Aluminium-framed Side-hung & Top-hung casement;
New Doors (Solid):	Painted vertically-boarded solid core timber doors;
New Doors (Glazed):	Mid / Dark Grey uPVC / Aluminium-framed sliding doors;
RWP / SVP’s:	Mid / Dark Grey uPVC / Aluminium;
Guttering:	Mid / Dark Grey uPVC / Aluminium.
Inset Balconies:	Painted vertical metal railings, formed from steel flats.

7.0 Access

- 7.1 The site benefits from good, established, highways vehicular access which is currently used by the existing industrial uses on the site for deliveries & the coming & going of staff / customers.
- 7.2 There is an adequate visibility splay from the existing entrance as indicated on the submitted site plan drawings.
- 7.3 It is proposed to retain the existing access point from Morley Lane & form a shared access to both the new residential use & the adjacent retained residential use.
- 7.4 It is proposed to construct 19 No off street car parking spaces to serve the new building. It should be noted that the site is within walking distance of local amenities & public transport routes therefore the use of alternative forms of transport can be encouraged.
- 7.5 Pedestrian access to the site from Morley Lane will be retained from the existing shared access point.

8.0 Conclusion

- 8.1 We believe that the proposal put forward will enhance the quality of the Milnsbridge & the conservation area by removing existing buildings of little or no architectural merit & constructing a building which uses high quality materials & design.
- 8.2 The site is well positioned to allow safe access from the existing highways network & creates sufficient off street parking for residents use whilst encouraging the use of alternative forms of transport due to its close proximity to the centre of Milnsbridge & public transport links to further afield.