



**2017-ID-038 Former Council Offices, Huddersfield Road, Mirfield**  
**DAS – Design & Access Statement**  
**Revision: /**

**Date:** May 2018



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## Introduction

This design & access statement has been produced to support the detailed plans application for the change of use, conversion and subsequent extension of the existing property at Former Council Offices, Huddersfield Road, Mirfield, WF14 8AT.

This document is to be read in conjunction with the following planning information:

- 2017-ID-038-LOC Huddersfield Road\_Mirfield\_Location Plan
- 2017-ID-038-PL001 Proposed Ground Floor General Arrangement
- 2017-ID-038-PL002 Proposed First Floor General Arrangement
- 2017-ID-038-PL003 Proposed Elevations – Sheet 1
- 2017-ID-038-PL004 Proposed Elevations – Sheet 2
- 2017-ID-038-PL005 Proposed Site Plan

The purpose of this statement is to appraise the site and to demonstrate how the surrounding area and design concepts have influenced the design principles and access arrangement for the proposals. The design concept responds to policy requirements and design aspirations outlined by Kirklees District Council and therefore reflect a thorough understanding of local circumstances.

This statement has been produced in accordance with the latest national guidance on design & access statements, including:

- Circular 01/06 'Guidance on 'Changes to the Development Control System' (DCLG, 2006)
- Design and Access Statements, How to write, read and use them' (CABE 2006, Revised ED 2007)

In order to describe the design principles that have informed the proposals this statement provides a wider context and background to the application before following the structure as outlined within 'Design and Access Statements, How to write, read and use them' namely:

- Use
- Amount
- Layout
- Scale
- Landscape
- Appearance
- Sustainability



## Background –

ARBA developments have recently purchased the Former Council Offices on Huddersfield Road, Mirfield, WF14 8AT. The prominent property formerly owned by Kirlees District Council and occupied by Mirfield Town Council has been vacant since 2016. It is the new owner's intention to inject new life and vigour into a building which has fallen into disrepair in recent years. They intent to facilitate this via a programme of remediation, refurbishment, reconfiguration and extension, the results of which will restore the building back to its former glory and adding value to the Huddersfield Road street scene.



**Image 1** – Leading elevation fronting Huddersfield Rd



**Image 2** – Secondary elevation off Huddersfield Rd

## Site Appraisals - Physical context

Mirfield is a small town and civil parish within the Metropolitan Borough of Kirklees, West Yorkshire.

Set within an extra urban location the site, measuring 725m<sup>2</sup> in area (hatched in red on the adjacent plan) is situated on Huddersfield Road, Mirfield. Formerly the base for Mirfield Town Council the existing property benefits from excellent street presence with two leading (South and West) elevations forming an integral part of the Huddersfield Road street scene. Both elevations have impressive street appeal and are stone dressed. To the rear (East) of the existing building the property bounds Mirfield town councils works depot which is still in operation and to the North lies Ing's Grove Park. It is worth noting that the Northern Boundary is lined with a number of mature park trees (species to be determined). The river Calder lies approximately 120m (as the crow flies) to the South West of the property.

Following checks with the appropriate bodies the constraints listed below apply to the site:

- the site is **not** set within a designated conservation area
- no** historic listed buildings/structures are set within the site curtilage
- no** tree preservation orders are in place for any trees within or bounding the site curtilage.
- the site is located within a designated '**Zone 1**' flood risk area which denotes an area with an assumed low probability/risk of flooding.



Image 3 – Arial site location plan – NTS

## Development Principles – Use

### Existing –

It is understood that the existing building holds a combined planning use classification of A2 (professional services) and D1 (Non -residential institutions).

### Proposed-

It is intended that the existing property is to be re-configured and extended to allow for A1 (shops and retail), A3 (food and drink), A4 (drinking establishment) or A5 (hot food takeaway) use at Ground Floor Level and C3 a (Dwelling House) at first floor level.

## Development Principles – Amount

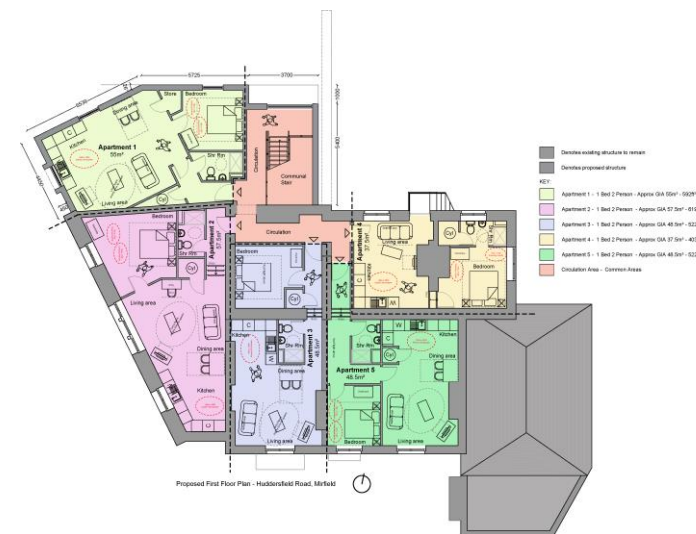
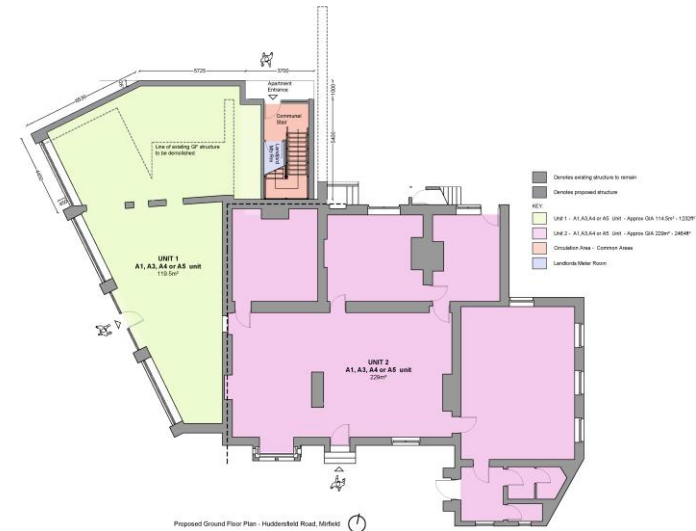
This application proposes that two number Ground Floor commercial units are created within the body of the existing structure and extension (make reference to the adjacent plan for details). GIA areas of the proposed are as such:

|          |                     |                     |
|----------|---------------------|---------------------|
| - Unit 1 | 119.5m <sup>2</sup> | 1285ft <sup>2</sup> |
| - Unit 2 | 229m <sup>2</sup>   | 2464ft <sup>2</sup> |

At first floor five number residential apartments are proposed, these will sit within the body of the existing structure and extension (make reference to the adjacent plan for details). GIA areas of the proposed are as such:

|               |                    |                    |                      |
|---------------|--------------------|--------------------|----------------------|
| - Apartment 1 | 1 Bedroom 2 Person | 55m <sup>2</sup>   | 592ft <sup>2</sup>   |
| - Apartment 2 | 1 Bedroom 2 Person | 57.5m <sup>2</sup> | 619ft <sup>2</sup>   |
| - Apartment 3 | 1 Bedroom 2 Person | 48.5m <sup>2</sup> | 522ft <sup>2</sup>   |
| - Apartment 4 | 1 Bedroom 2 Person | 37.5m <sup>2</sup> | 403.5ft <sup>2</sup> |
| - Apartment 5 | 1 Bedroom 2 Person | 48.5m <sup>2</sup> | 522ft <sup>2</sup>   |

## Development Principles – Layout



### Development Principles – Scale

It is proposed that an existing single storey extension with a GEA of 34m<sup>2</sup> is to be demolished as part of the development and that a two storey extension with a total GEA of 165m<sup>2</sup> (GF and FF areas combined) is to be constructed in its place. The proposed extension will be set back slightly from the façade line of the original structure and will have a roof ridge line approximately 150mm lower in level than that of the existing building. These design features will allow the line of the existing structure to be read easily by the eye when looking at the street scene.

### Development Principles – Landscape

#### *Design:*

The proposed landscape scheme for the development is to be clean, low maintenance and contemporary in design/nature. The hard landscaping provision is to be softened by the existing mature trees to the Northern boundary of the site.

#### *Waste storage:*

Waste and recyclable bins for both ground floor commercial units and first floor residential units are to be located within a central 'covered in' store; the bin store is to be contemporary in design to reflect the architecture of the proposed extension and refurbished property.

#### *Cycle Bays:*

Allocated Sheffield bike stands are to be provided on site for both ground floor commercial and first floor residential occupier use.

#### *Car parking Bays:*

Three number off road customer car parking spaces will be retained at the front of the property for the Ground Floor commercial users. No allocated car parking spaces are provided on site for the first floor residential users due to the site extra urban location and subsequent excellent transport links. Public transport can be accessed easily direct from Huddersfield Road itself. Mirfield train station is 0.4 miles away from the site (7 minute walk) providing direct easy access to Leeds, Bradford and Huddersfield.

#### *Security:*

Access to the rear of the property will be made secure by the introduction of 1800mm high fencing (detail tbc) with pedestrian and vehicular access gate provided.

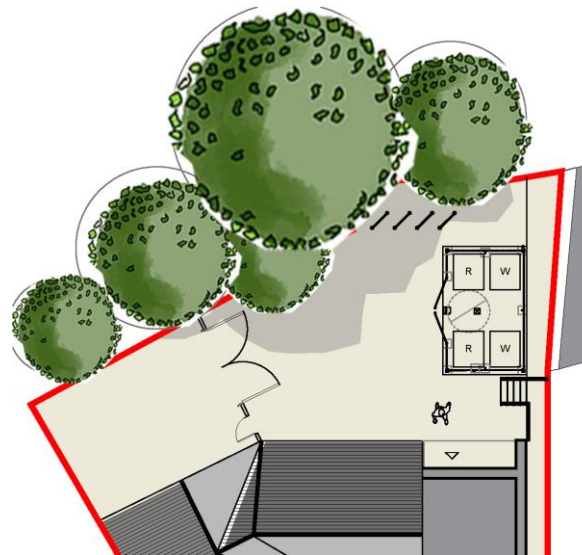


Image 5 – Extract of proposed external works/landscape – NTS

## Development Principles – Appearance

### *Existing structure:*

The exterior stonework of the existing building will receive a general chemical clean to restore it back to its original hue. Existing Ground floor windows and doors will be replaced with contemporary aluminium shop frontage windows/door's, polyester powder coated to RAL 7016 'Anthracite Grey'. All first floor existing timber sash windows are to be refurbished and finished in paintwork RAL 7016 Anthracite Grey. The selection of dark grey window frames will through the units back into the apertures and allow the stonework detail of the buildings facades to sparkle. The existing slate roof will be repaired where required.

### *Proposed extension:*

The proposed extension is contemporary in design and will be faced with buff facing brickwork at Ground Floor level to tie in with the existing split stone faced building. Minimal brickwork projections within the leading façade (Huddersfield Road) will create shadow lines which line through with the adjacent original stonework detailing. The First floor is to be clad in polyester powder coated standing seam metal cladding, this has been selected in order to reduce the aesthetic mass of the first floor extension and avoid detracting from the symmetry of the original building line and decorative stonework detailing. Traditional slate roofing will finish the pitched roof of the extension to reflect the existing property and all new windows will be aluminium extrusions, polyester powder coated to RAL 7016 'Anthracite Grey'.

The new stair core to the apartments to the rear of the property is to be constructed from 'red facing brickwork'. This will reflect the facing brickwork gable on the existing property and will offer a stark contrast to the new buff adjacent block. This change in material will help break up the visual mass of the extension and clearly demark the residential apartment entrance to users/visitors. Curtain walling to the leading elevation of the block will provide

transparency and light to the elevation further breaking down the mass of the building. Curtain walling to be aluminium extrusions polyester powder coated to RAL 7016 'Anthracite Grey'. The stair core roof is to be of minimal pitch and finished in a proprietary single ply membrane.

The first floor is to be accessed via a new 'Part M' compliant ambulant disabled staircase with contemporary balustrading. No lift has been provided due to the medium/low occupancy anticipated at first floor level, the low rise of the building (two storeys) and the fact that internal stepped level changes exist within the existing floor plate of the first floor.



**Image 6 – Proposed property Huddersfield Road elevation – NTS**

## Sustainability

The proposed commercial units and apartments will be designed to conform with the building regulatory requirements of Part L 'conservation of fuel and power' that are applicable to the conversion and extension of existing structures.

