



ST PAUL'S ROAD MIRFIELD

PROPOSED SUPPORTED LIVING
RESIDENTIAL DEVELOPMENT

PLANNING STATEMENT
NOVEMBER 2019



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1.0 INTRODUCTION

This planning statement supports a full planning application for a new 13 bed supported living residential development located on St Pauls Road, Mirfield.

This proposal seeks to redevelop the existing council depot replacing the dated building with a residential unit designed to enhance the existing context and improve the overall character of the streetscape.

This proposal seeks to demonstrate that the highest quality of design consideration has taken place and that the proposal will only create a positive impact on the local area.

2.0 LOCATION

The existing site is a plot of land that sits on St Paul's Road in Mirfield, and is currently home to a series of one and two storey stone Council highways / maintenance depot buildings. The site arrangement consists of the buildings themselves being located on the perimeter of the site, effectively forming a boundary to the neighbouring houses and Ings Grove Park to the North.

The site in its current state is creating a negative visual impact upon St Paul Road. It is surrounded by overgrown vegetation and the existing buildings on the site are showing signs of neglect. The site and its surrounding area would therefore be positively impacted by a new development.

2.1 DEVELOPMENT BACKGROUND

The existing site is a Kirklees Council highways and maintenance depot is no longer fit for purpose and has been identified as a site for redevelopment, with the most appropriate use being a supported living residential development to reflect the residential nature of the existing street.

The client Connect Housing has a background of providing high quality homes and seeks to produce a new residential development in Mirfield.

The submitted proposal has been subjected to Pre Application advice and has been extensively developed throughout the design process.

3.0 PROPOSED DEVELOPMENT

Form

The proposed new development consists of a two storey building form designed around the constraints of the site perimeter. The form has been generated to respect local characteristics and to enhance the existing streetscape. The form has been designed to meet requirements of Policy 11.10 to ensure that high standards of amenity space are formed around the building, that buffer zones are in place as a response to the built form

Scale

The proposal for a two story building has been carefully considered to meet requirements of 11.11 in the local plan. It is in keeping with the existing buildings on the street. The vast majority of the surrounding context is two storey residential homes. The proposed building is respectful of existing heights and will not dominate the streetscape.

Layout

The layout has been designed to maximise use of the site. Each residential flat has been organised to create a layout reflecting the perimeter of the site. Each flat is individually accessed from the external courtyard.

Internal flat layouts have been designed to Part M (4) to have a level of accessibility and future proof design.

Flat layouts comprise of one or two bedroom units with open plan living, dining and kitchen arrangements, adequate storage requirements and wet room style bathrooms.

Affordable Housing

The proposal will be 100% affordable housing for all the flats within the development.

3.1 PROPOSED AMENITIES

The proposal has been designed to provide landscape buffer areas around the development, ensuring that it is adequately distanced from neighbouring properties and boundaries.

A pathway runs around the perimeter of the built development, which is then delineated from the residents individual garden spaces at ground floor by a soft landscaping buffer.

The site will be bordered by various levels of boundary treatments. To the front of the site the existing stone wall will be taken down a few courses and topped with a metal railing (300mm stone wall & 900mm Railings) to reflect the boundaries across the streetscape.

On the boundary with Ings Grove Park the wall of the existing building will be used to create an 1800mm high stone wall between the proposed development and the park,

Timber fencing of 1800mm has been used to separate the new development from neighbouring properties sharing the boundary line.

4.0 SUSTAINABILITY

Re-use and adaption of the existing buildings was not possible due to their current state. Thus the most viable option was to redevelop the site and enhance the locality through carefully considered design. Where possible stone from the demolished buildings can be used in the rebuilding of the boundary walls.

The close proximity of the development to the town centre, local amenities and open public spaces make it an ideal location for a supported living development.

Where necessary charging points can be provided in accordance to planning policies.

Separate Bin stores and waste facilities will be provided these will be placed close to the site entrance as possible for easy removal and collection. Appropriate drainage systems should be in place to ensure that the site will not be impacted by surface flooding.

The proposal has been designed to ensure that it is adaptable in future. The proposed office space at ground floor level has been designed to be adaptable to a future proofed residential unit.

5.0 SECURITY

Boundary treatments will be in place to promote security throughout the development, including high level walls and fencing to the rear and side.

Soft landscaping buffers, open zones and sight lines between boundaries will help to enhance security. This includes open railings to the front elevation to allow for sight lines from the site.

Ensuring that the building and boundary do not form restricted and obscured areas this will help to reduce the possibility of opportunist crime within the site.

5.0 ACCESSIBILITY

The proposal meets requirements of Building Regulations part M4 ensuring a level of accessibility has been provided throughout.

The ground floor flats are M4(3) compliant, and wheelchair friendly. The upper flats have been designed to M4(2) standards. All flats, both on ground and first floor levels, have a wheelchair storage point within the entrance of the flat. Staircases up to the first floor flats have been made wider in order to accommodate a stair lift should this be a requirement in the future.

5.1 EXTERNAL ACCESSIBILITY

The external spaces will be landscaped to be safe and accessible. All spaces are overlooked and will not cause a safety issue.

The external spaces will be well lit and surfaces will be level and finished in appropriate materials to allow for ease of movement.

Gates and railings will separate private external spaces from the areas accessible to the public.

6.0 CONTRIBUTION

The proposal will include a level of soft landscaping to provide residents with individual garden spaces at ground floor where appropriate.

For all residents, a large allotment style communal garden space will be provided to the rear of the development.

Due to the sites location bounding onto the existing public park the proposal seeks to provide direct access into the park for residents. This will need to be assessed when taking down the existing building and rebuilding the proposed stone boundary wall. This will ensure that residents have access to the natural environment within a close proximity to their flats.

6.1 TREES

The proposed development intends to retain existing trees where this is possible and the tree does not affect the proposed building construction.

A tree survey and arboricultural impact assessment have been submitted as part of the application, and will need to be assessed in the development of the proposals.

ST PAULS ROAD
SCHEME PROPOSALS

THE SCHEME
A PROPOSED NEW BUILD SUPPORTED LIVING RESIDENTIAL
DEVELOPMENT COMPRISING OF 13 APARTMENTS WITH
ASSOCIATED GARDENS, GROUND FLOOR OFFICE SPACE AND
PARKING SPACES, ON ST PAULS ROAD IN MIRFIELD



SITE LOCATION



PROPOSED VISUALS



STREET SCENE



ST PAULS ROAD
SCHEME PROPOSALS



EXISTING SITE PHOTOGRAPHS



PROPOSED SITE PLAN

PROPOSED FLOOR PLANS



PROPOSED ELEVATIONS



7.0 CONSULTATION

A public consultation event was held for the local population of Mirfield to attend, look at the proposals and provide any comments or observations. The event was held on Wednesday 13th November between 4pm and 7pm at the local Mirfield Library, located a short walk away from the site itself.

A set of two presentation boards were prepared, printed and presented, and illustrated the design through proposed floor plans, elevations and 3D visuals. Details of the boards are shown on the left hand side of the page.

Over the course of the consultation there were 8 attendees, all residents of or living close to St Pauls Road. Overall the comments were positive, with some people raising questions that we could also answer during the consultation.

8.0 CONCLUSION

As demonstrated within this Statement the proposed redevelopment of the site upon St Paul's Road would be seen to positively enhance the local area.

It meets current standards of design and reflects local policies.

It has been ensured that the proposed design would not negatively impact the existing character of the street, building materials, form and scale have all been appropriately determined to fit into the existing context.