

PROPOSED EXTRA CARE DEVELOPMENT LOCATED ON LAND AT

LAND OFF KENMORE DRIVE, CLECKHEATON

DESIGN & ACCESS STATEMENT

JUNE 2020

Housing 21

brewster bye ARCHITECTS



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DESIGN TEAM :

Client- Housing 21

Architect- Brewster Bye Architects

Employers Agent- Henry Riley LLP

Civil Engineering- BGP

Structural Engineering- MJM

Landscape Architect- FDA Landscape

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1.0 Introduction

This Design & Access Statement accompanies a formal application for detailed Planning Permission to provide 80 Extra Care apartments on a site known as land off Kenmore Drive, Cleckheaton, BD19 3EJ. The site is currently allocated for housing under HS101 of Kirklees Local Plan that was adopted 27th February 2019

The development is intended to provide 80 number 1 and 2 bedroom extra care apartments with central communal facilities including a communal lounge, dining room with catering kitchen, activity rooms and a hair salon and landscaped gardens. The scheme will also include access to some of the facilities for the local community.

Significant pre-application discussion has taken place with Kirklees Council and the scheme was also presented at Public Consultation on the 30th January 2020. (further details within this statement)

The information included in this statement includes a description of the site, an analysis of the design approach, and application drawing list indicating the building form, massing, materials and elevational treatments.

The building has been designed alongside Housing 21 who are a leading not-for-profit provider of Retirement Housing and Extra Care for older people of modest means. Housing 21 operate in nearly 200 local authority areas, managing around 20,000 Retirement and Extra Care Living properties and providing over 42,000 hours of social care each week.

'Extra Care Living schemes tend to be larger than Retirement Living courts and typically have between 60 to 80 properties per site as well as more extensive communal facilities including hair salons, activity rooms and on-site restaurants providing freshly cooked meals. We develop Extra Care schemes in partnership with local authorities as Extra Care often offers a cost effective way to provide for care needs.'

Housing 21 Strategic Plan for 2019 -2022



2.1 Site Location and Physical Context

The site is currently vacant and has a number of individual trees and clusters of trees and vegetation all in varying conditions please refer to submitted Arboricultural Report for further details.

The main road to the southern part of the site has good links to bus stops that are approximately 150 yards away, 2 minutes walking distance. A National Cycling route N66 runs close to the bottom of the site and connects to a Tesco supermarket. Cleckheaton Library is also a short walk from the site just off Whitcliffe Road.

The site is generally free of services with the exception of a foul sewer that runs along the eastern boundary from Vine Avenue south to north and connects into a system at the bottom of the slope.

The site is accessed from Kenmore Drive. There are a number of dead end roads around the boundary of the side but access is not possible due to land been privately owned.

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www.brewsterbye.co.uk
info@brewsterbye.co.uk



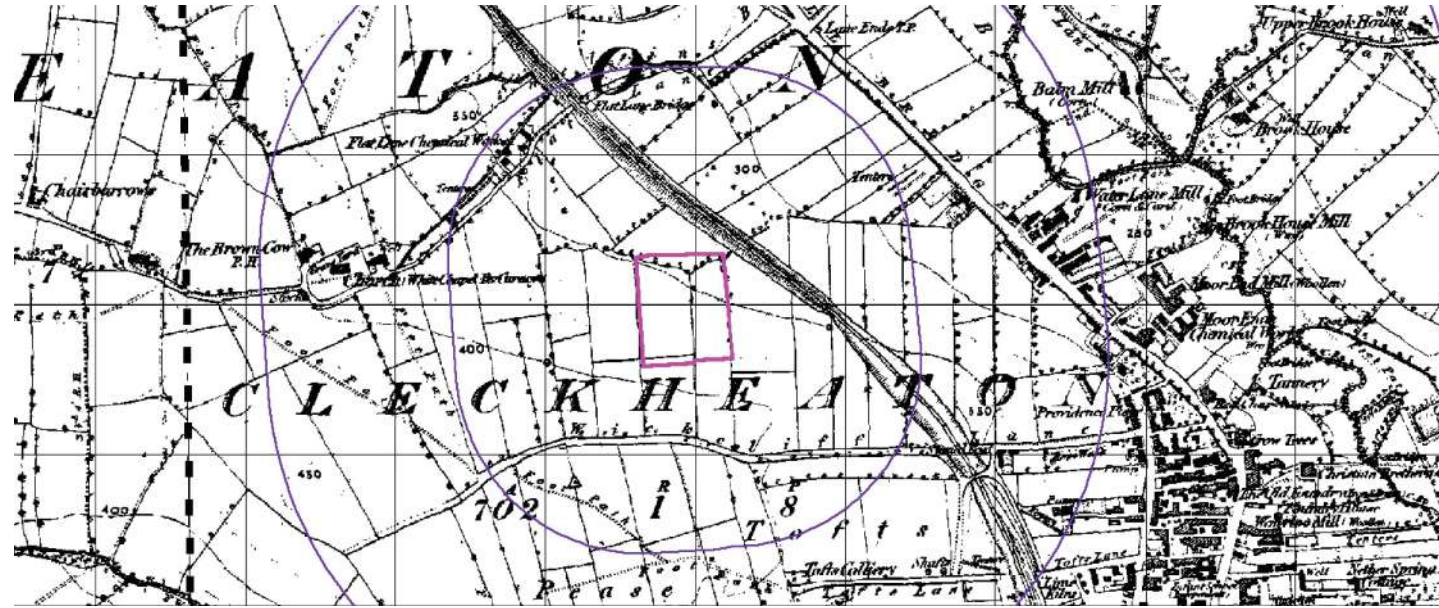
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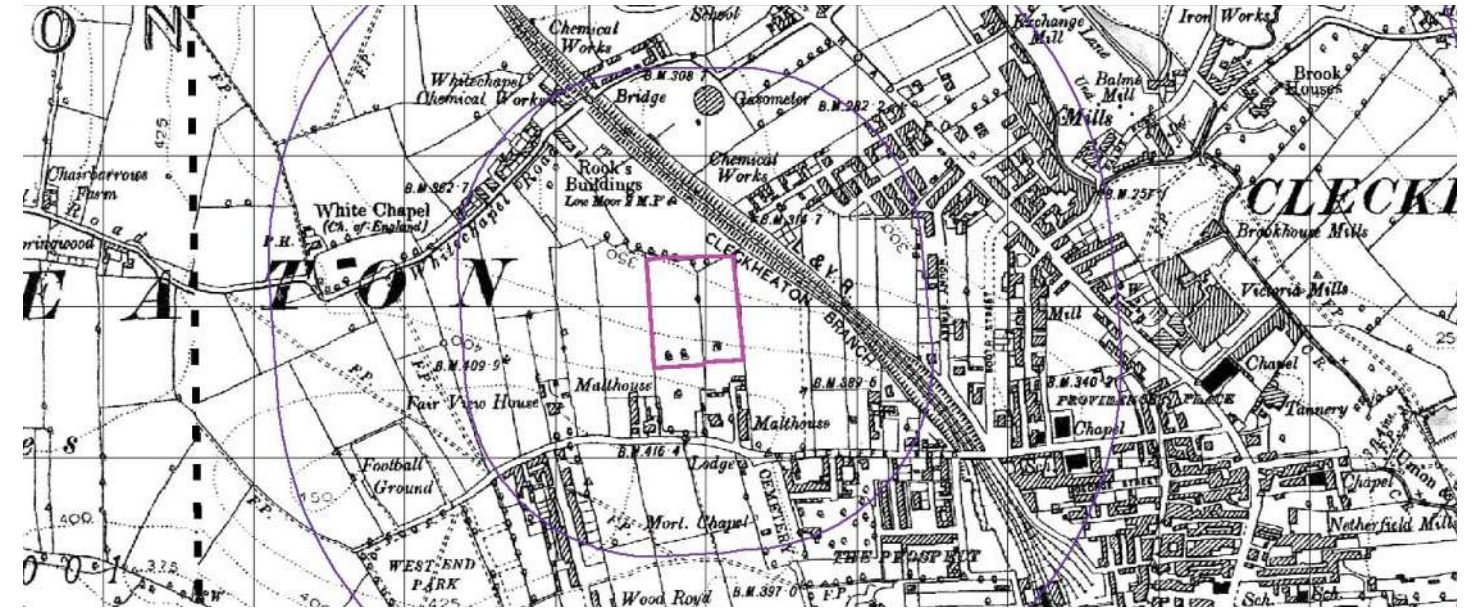
2.2 Historical Context



1854- 1894

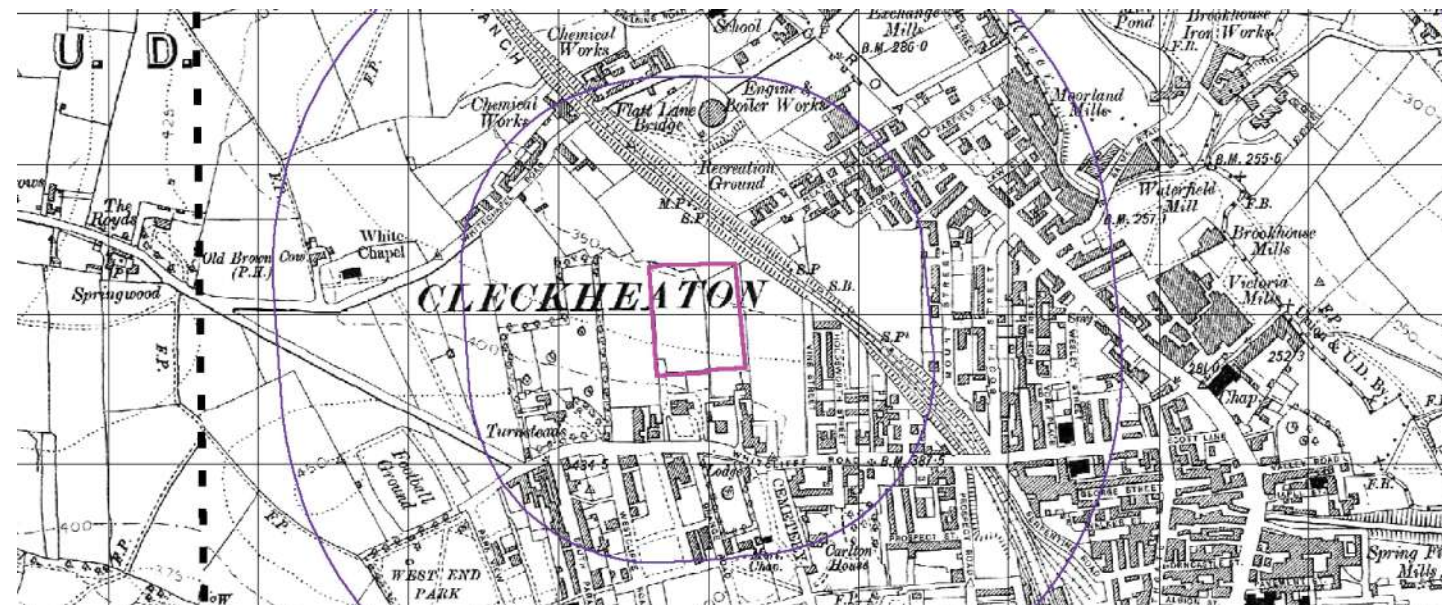
The site is undeveloped agricultural land.

Immediately north-east of site runs a railway line. Approximately 200m north east is a row of terraced houses on Heaton Street. Large building at end of terraced named Chemical Works. Approximately 300m south of site is area labelled Cemetery.



1938

No significant changes to site features.



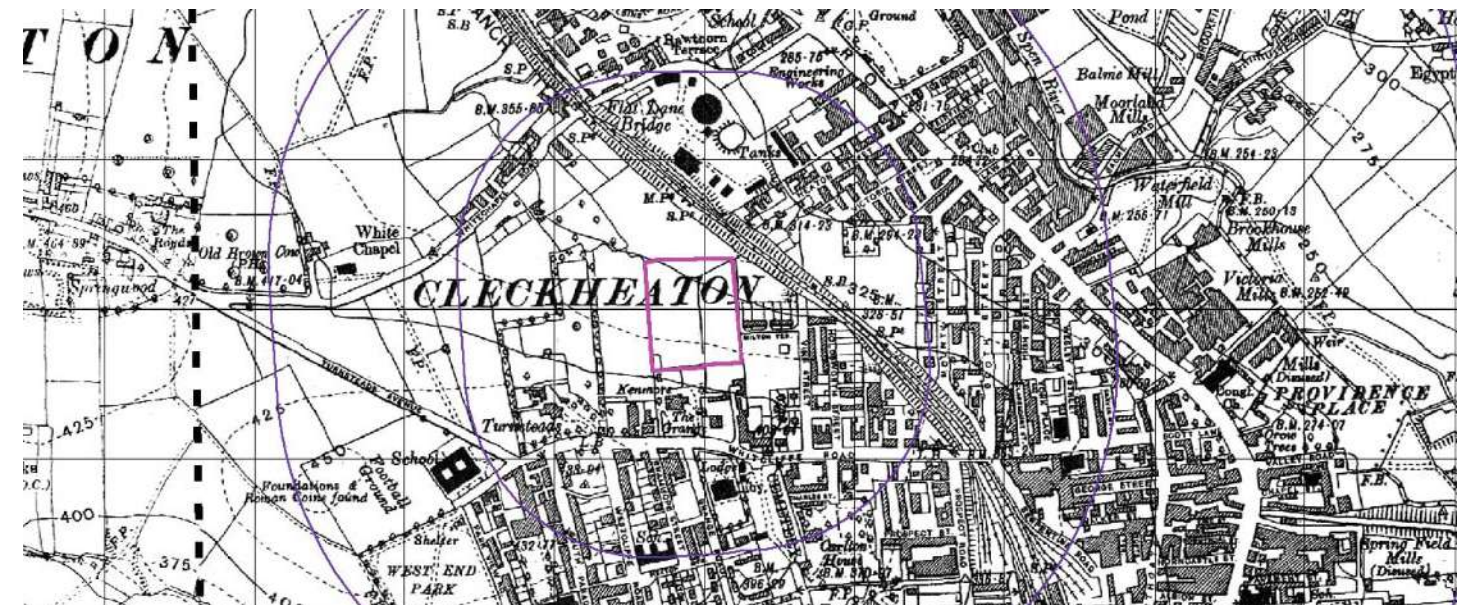
1907- 1908

No significant changes to site features.

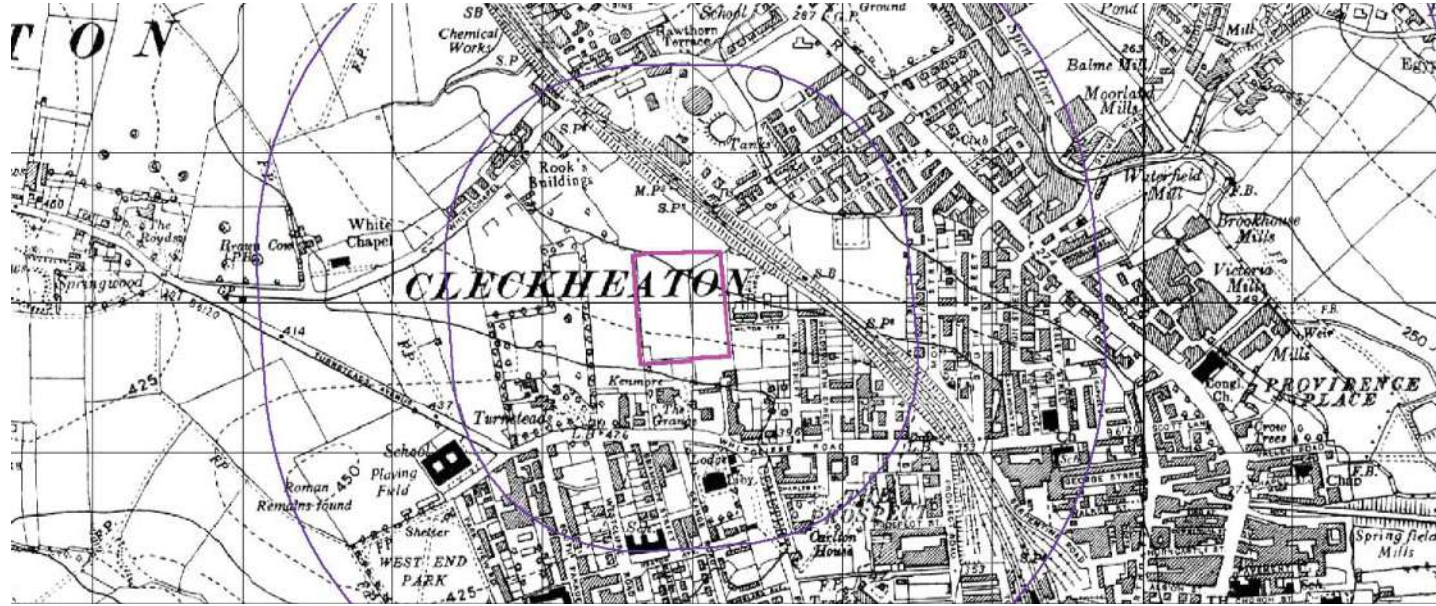
Chemical works appears to have been demolished and replaced with Recreation Ground. Development of residential terraced houses 100m east of site on Vine Street. Large building approximately 300m north is named Spen Valley Engine & Boiler Works.

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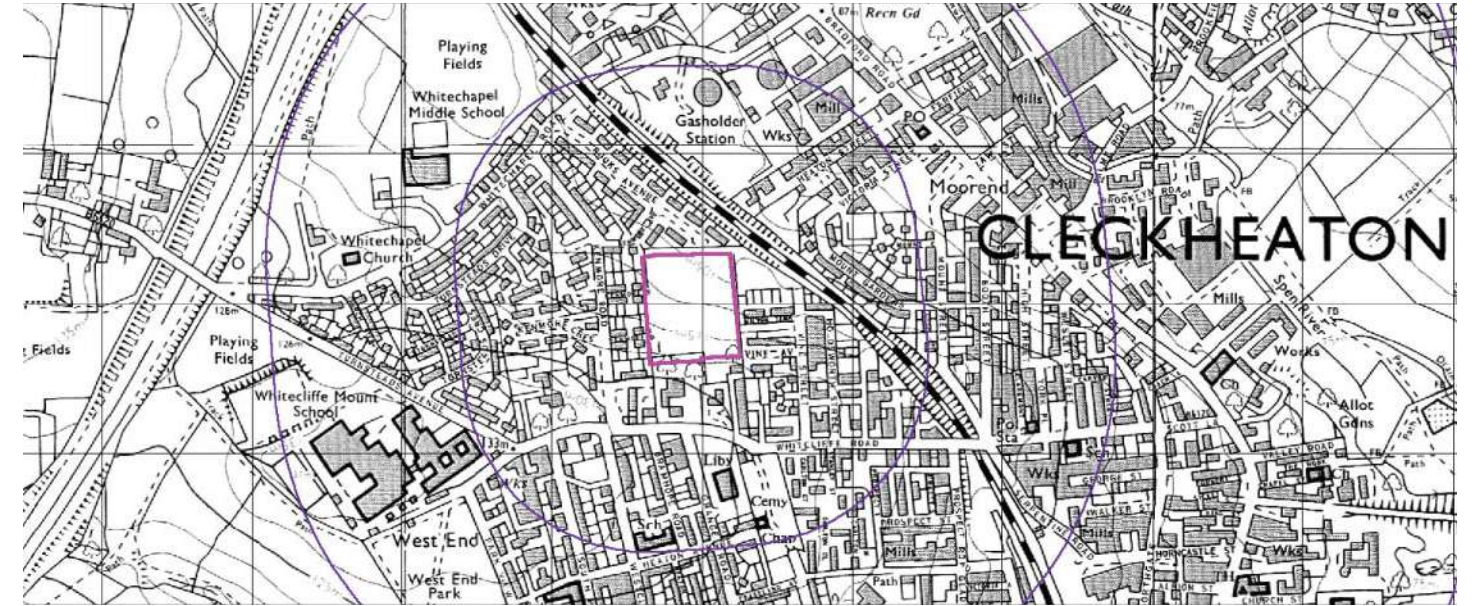


Terraced houses developed immediately east of site boundary called Milton Terrace. South of site whole area is developed and expanded. Approximately 200m south a public library is constructed. Spen Valley Engine & boiler Works is now named Engineering Works.



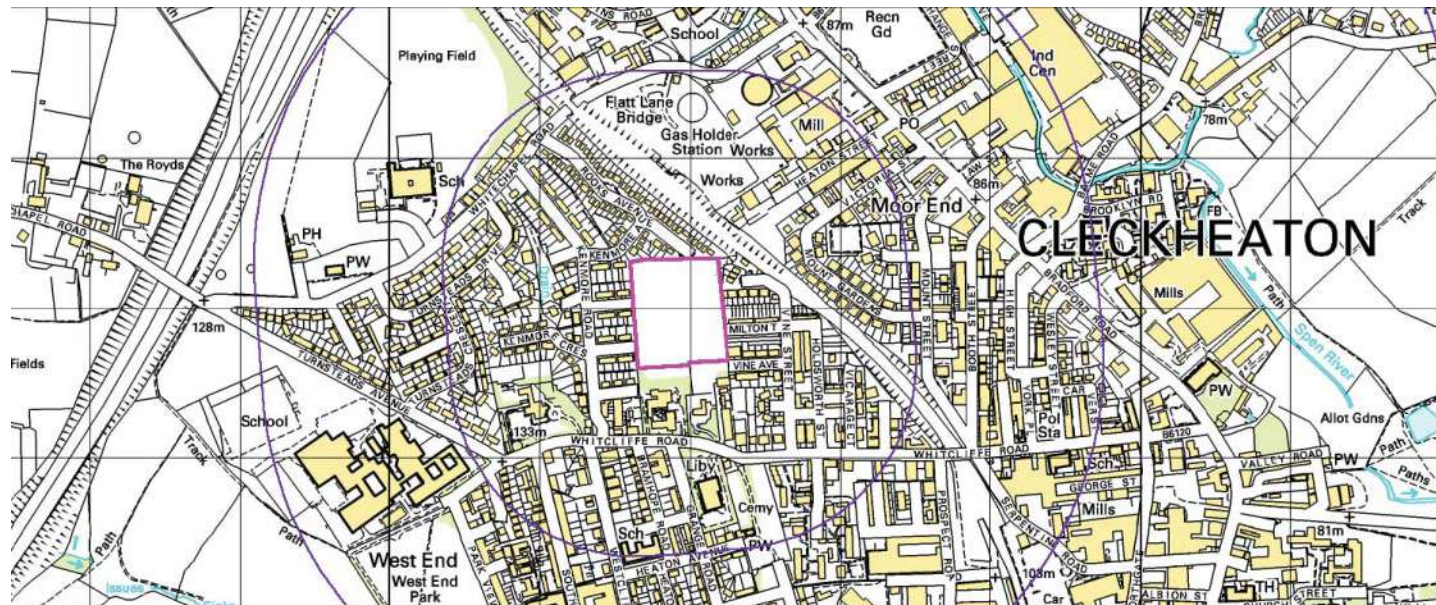
1958 – 1988
Boundaries of agricultural fields are now absent.

Approximately 300m east more terraced houses are constructed along the length of the site boundary.
Development of terraced houses immediately north east of railway line.



1977 – 1985
No significant changes to site features.

All houses have now joined entirely on the south west side of the railway.



1992 – Present day-
No significant changes to on or offsite features.

2.3 Local Heritage

There are three listed buildings and one building with a certificate of immunity within 0.5 miles of the site. The buildings are as follows :-

Listed Buildings in Locality



Listed Buildings in Locality

1. Cleckheaton Library- Grade II Listed



2. Chapel at Cleckheaton Cemetery- Grade II Listed



3. Whitechapel Church- Grade II Listed



Buildings with Certificate of Immunity

4. Whitechapel Mount School Foundation Building

Heritage Impact

The two listed buildings in closest proximity to the Kenmore Drive site are the library and the Cemetery Chapel, located to the south. Due to the heavy tree coverage and the main Whitechapel Road between the site and the buildings, the impact of the proposals on the local immediate heritage will not be impacted. The proposed building will be designed to fit into its local context, in order to reduce the impact and be respectful of its immediate surroundings.

2.4 Existing Adjacent Buildings

Residential properties are sited to the north, east and west with Kenmore Care Home located to the southern boundary which was recently taken over by Valorum Care from Leonard Cheshire.

Residential buildings in this location vary in materials and scale. The houses on the southern boundary (the highest part of the site) are predominantly 2 stories with Kenmore Care Centre set back from the boundary and a mixture of 2 and 3 stories with quite a few extensions. To the east of the site houses are also 2 stories with housing to the west been 1 and ½ storey steep pitched roof with dormers. Housing to the North of the site (lowest part of the site) are 2 stories.

Rooks Avenue

2 storey detached / semi-detached – Mixture of stone front elevations and brickwork sides with bay windows to the front ground floor

Kenmore View & Drive

2 storey dormer terraces- Red brickwork with steep pitched roof and large dormer windows to both sides of the roof clad with boarding

Vine Avenue (Street)

2 storey terraced houses – Red Brickwork

Vine Avenue (New Development)

2 storey Detached- Stonework

Vine Crescent

Semi Detached – Red Brickwork

Vine Street (Street)

Terraced properties- Stonework

Vine Street (Cul-de-sac)

2 storey detached / semi-detached- Stonework

Milton Terrace-

2 storey Terraced houses- Red Brickwork



Rooks Avenue



Kenmore View & Drive



Vine Avenue (Street)



Vine Avenue (New Development)



Vine Crescent



Vine Street (Street)



Vine Street (Cul-de-sac)



Milton Terrace

2.5 Planning Context

The site is currently allocated for housing under HS101 of Kirklees Local Plan that was adopted 27th February 2019. Although allocated for housing the Council through pre-application discussions are supportive of the proposed use of the site for Extra Care in principle. An outline approval for up to 55 dwellings with associated means of access was approved in 2017 therefore establishing the principle of development including access to the site. The Inspector who reviewed the Local Plan in the report dated 30.01.19 commented generally

“Extra care” is accepted as a form of housing appropriate to specific sites allocated for residential development. Significant positive weight can be attached to your intention to provide affordable “extra care” apartments, provided that the accommodation, its type/client group, design, management, staffing, care element, tenure and affordability follows advice from officers – supporting information relevant to all these matters should be provided in your submission. Accommodation tailored to known local need, for elderly, mentally infirm (EMI) people, would be particularly welcomed at this site. Please refer to paragraph 8.31 of the Local Plan for further information on the council’s approach to “extra care”.

We believe the sites location is suitable and sustainable for an extra care development of this nature for residents to use and access local services. The topography of the site although challenging will allow a bespoke building that responds to the level changes of the site with upper and lower ground accommodation and level access to garden spaces for all residents. It is intended to keep the northern part of the accessible for the immediate community.

The previous planning application for the Kenmore Drive site:-

Application: 2017/92809

Proposal: Outline application for erection of up to 55 dwellings and associated means of access

Location: Land off, Kenmore Drive, Cleckheaton, BD19 3EJ

Decision: Approved



2.6 Site Analysis

The site is located at the end of a series of dead end roads within a residential area in Cleckheaton, West Yorkshire. The site is located just under a mile north west from the main Cleckheaton town centre, and is located within 10 miles of locations such as Huddersfield, Halifax and Bradford.

The site slopes significantly from the southern boundary towards the northern boundary. Currently the site has extensive bramble growth to the south with a more rough grassed area to the north used informally by the local community for dog walking. There are no formally adopted Public Rights of Way within the site. Site boundaries vary across the site with timber fences to gardens and some stone walls. The only entrance to the site is via Kenmore Drive other connecting streets such as Kenmore View and Rooks Avenue would require crossing privately owned land and are unsuitable due to level differences.

Therefore the proposed scheme looks to create the Extra Care building accessed from Kenmore Drive utilising the top of the site with a significant proportion of the site to remain green with opportunity for environmental net gains addressing climate change issues . The building is intended to be sympathetic to the scale of the neighbouring existing buildings and extensive design development has taken place to ensure this.

Constraints

- Existing land level changes across the site. This is a challenging site to develop.
- Access to the site during construction maybe challenging. A robust Construction Management Plan should be provided once a contractor is appointed.
- It will be necessary to remove trees as part of the intended development. The proposed landscaping scheme will need to acknowledge this and re-provide suitable replacements.
- The new buildings relationship with adjacent buildings should be well considered
- Existing sewer line to the eastern boundary.
- Look to incorporate some of the informal Public Rights of way across the lower portion of the site.

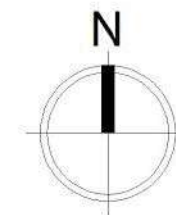
Opportunities

- Utilise the site characteristics and land levels to accommodate a unique building set into the ground appropriate to its location.
- Re-develop space that is currently underused and overgrown while keeping as much green space as possible.
- Create an attractive building that reinforces the sense of place and character of the area that can be accessed by members of the public offering opportunity for inter-generational interaction.
- Provide purpose built affordable homes of varying size with great access to local amenities and transport.
- Create resident amenity space by way of balconies, patios, community and private open space.





-  SITE BOUNDARY
-  SUN PATH
-  PRIMARY ROUTE AROUND SITE
-  CUL SE SAC (DEAD END)
-  SITE ACCESS
-  NO ACCESS PRIVATE LAND
-  INFORMAL PEDESTRIAN ACCESS
-  INFORMAL PEDESTRIAN ROUTES
-  OVERGROWN VEGETATION
-  GRADIENT LEVEL CHANGE
-  SPEN VALLEY GREENWAY CYCLE ROUTE



3.1 Initial Concept Development

The initial design development for the Kenmore Drive is illustrated in these sketches.



1. The original design intent looked at a much larger extra care block across the whole site. However this was redesigned after receiving the detailed topographical survey of the site which makes this design physically impossible to accommodate without having multiple split levels within the building to deal with the context which is not suitable for this type of building typology.

2. Further design development created a smaller extra care block at the top of the site, with a collection of residential properties to the lower site end. The extra care would be access via Kenmore Drive and the lower housing area via Rooks Avenue. It became apparent access to the site is not possible from Rooks Avenue as this land is privately owned. Housing 21 wanted to focus on the extra care part of the development only and keep the lower portion of the site as green space that would remain in Kirklees Council ownership.

3/4. The last two sketches concentrate on the extra care block, the development of the form in relation to the site levels, contours and adjacent buildings. The form was located and finalised in order to create a retaining wall that runs closely in line with the existing site contours minimising the retaining wall height as much as possible. This scheme was submitted to Kirklees Council for pre-planning application comments.

3.2 Design Principles

Driven by the context, the site needs to be accessed from the existing road of Kenmore Drive it is proposed that this will be the entrances onto the site for both vehicles and pedestrians. With the northern part of the site remaining as a natural green space. The topography of the site means that the building will have a ground and lower ground floor to deal with the change in level onsite.

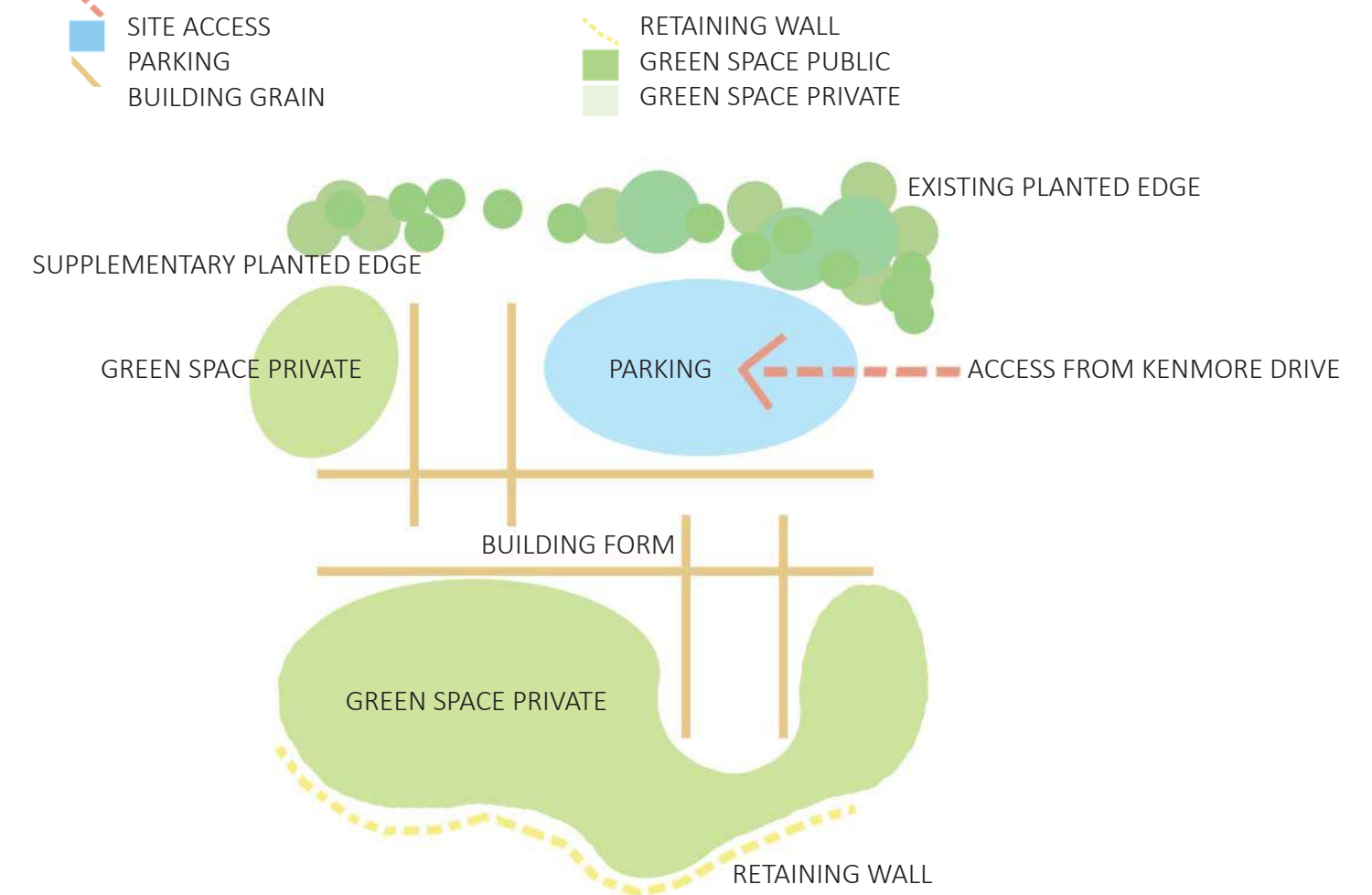
The site slopes down to the north with adjacent roads and housing on both sides of the site doing the same. The proposals seeks to create an attractive building that is appropriate to the setting, providing high quality affordable homes for the over 55's which create a strong sense of place. The building mass has been developed in response to its relationship with the neighbouring buildings.

The building will provide communal spaces to the ground floor level to which level access is provided from Kenmore Drive and will include communal lounge, dining room with catering kitchen, activity rooms and a hair salon and landscaped gardens.

A private garden for residents is located at the lower ground floor area north facing with long range views across the site. Landscaping around the building sits it within the land with areas of terracing that step with the building form and existing topography with views across, into and out of the site.

The atrium roof light drops daylight into central core of the building with small communal seating areas offering places for residents to stop and chat. The atrium also assists residents with orientation whilst providing a visual link between floors offering connectivity and interest.

3.3 Concept Development



3.4 Pre-Planning Application Submission & Meeting

A pre- planning enquiry was sent to Kirklees Council on the 09.08.2019 requesting initial advice on the proposed scheme for the site. A subsequent meeting was arranged on the 12.09.2019 with Housing 21, Brewster Bye Architects and members of Kirklees Council including the Housing Growth Manager, Development Management Masterplanner and Councillors for the Cleckheaton Ward.

Key points from the formal pre-application feedback received 14.11.2019

- As part of the pre-app teams and officers within Kirklees Council were consulted including Highways Development Management, the Lead Local Flood Authority, Environmental Health, Public Health, Strategic Housing, Housing Growth, Public Rights of Way, Adult Services and the council's Biodiversity Officer, Landscape Architect Manager and Transformation Project Manager (regarding specialist accommodation). Externally the West Yorkshire Police Architectural Liaison Officer.
- Recommendation for a Public Consultation & a subsequent Statement of Community Involvement.
- The principle of residential development at this site is supported, The Local Plan identifies the site and is allocated under HS101 for residential development.
- "Extra care" is accepted as a form of housing appropriate to specific sites allocated for residential development. Significant positive weight can be attached to your intention to provide affordable "extra care" apartments
- Residential quality and amenity refer to Accommodation Strategy for Older People
- Highways issues and subsequent Transport statement requirements
- The site is within Flood Zone 1, and is larger than 1 hectare in size, therefore a site-specific Flood Risk Assessment (FRA) and a full site-wide drainage strategy will be required at application stage.
- A Health Impact Assessment is required
- A Noise Assessment is required
- Preliminary Ecological Appraisal (PEA) is required
- The site is within the Wildlife Habitat Network and a Biodiversity Opportunity Zone (Built-up Areas) The proposed development will need to demonstrate that the ecological function and connectivity of the site would be safeguarded and enhanced.
- Area is suitable for roosting and foraging bats. A bat roost has been recorded within 50m of the site. A bat activity survey will be required at application stage.
- Chapter 15 of the NPPF and Local Plan policy LP30 apply. A biodiversity net gain needs to be demonstrated in accordance with these policies. The Government has indicated that it intends to make a 10% biodiversity net gain mandatory for the majority of developments
- The council promotes the White Rose Forest initiative, which is intended to greatly increase tree cover within the borough. Development of the site presents opportunities for extensive tree planting,
- On-site publicly-accessible open space will be required in connection with the proposed development, and it may be possible to provide this in the northern part of the site where no development is proposed.

Relevant constraints

- Potentially contaminated land
- The site is within a High Risk Coal Referral Area
- There are no TPO's on or adjacent the site
- Not within a conservation area and no listed or heritage building are effected.

Design specific points

- The site is not significantly constrained by building lines, however I note your team have made efforts to align the proposed massing so that the wings of the development would respond to existing buildings on Kenmore Drive and Coachhouse Paddock. This is considered appropriate.
- Sections illustrating the relationships between the proposed development and neighbouring properties should be submitted at application stage.
- Any development of this size would need to be carefully designed to minimise its visual impacts and maximise references to its context – you may wish to consider adjusting massing towards the ends of wings, using materials to reflect those used in the nearest adjacent dwellings, adding elevational relief to help break up the building's massing, and integrating soft landscaping into the design at an early stage.
- Leaving the northern half of the site undeveloped could provide opportunities for biodiversity enhancements and net gain, and may also help to partly alleviate local concerns regarding the loss of this greenfield site.
- I would not recommend the use of inferior materials such as render and timber cladding at this site.

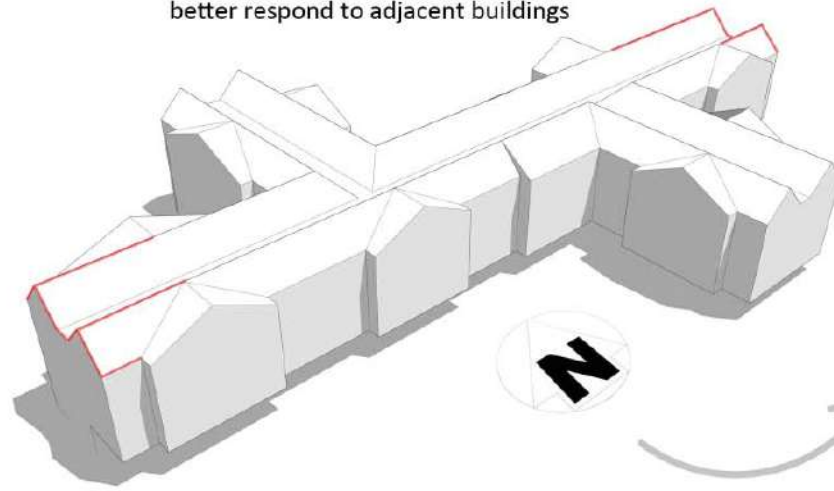
Next Steps

- Arrange all surveys and reports required for the full planning submission
- Review and refine building massing with particular regards to the wings of the building.
- Explore materials suitable for the scheme and in-keeping with the local vernacular.
- Progress detail in relation to landscaping
- Arrange Public Consultation



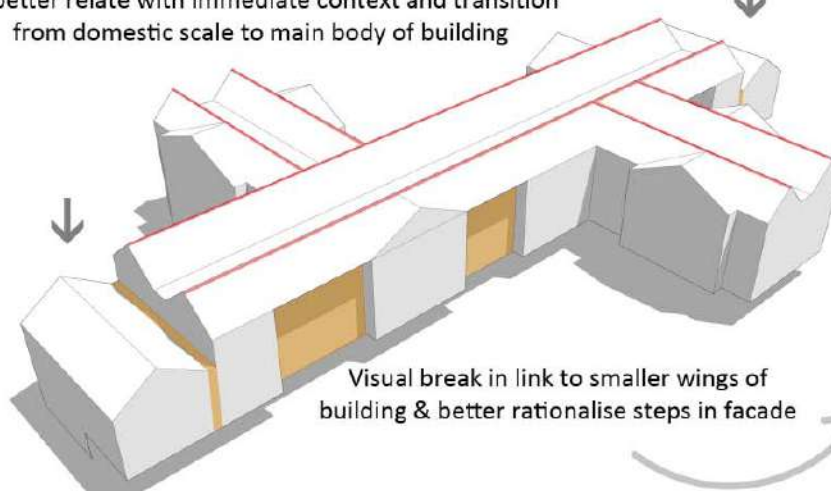
3.5 Design Development

Wings of the building to be reviewed in relation to height and massing and better respond to adjacent buildings



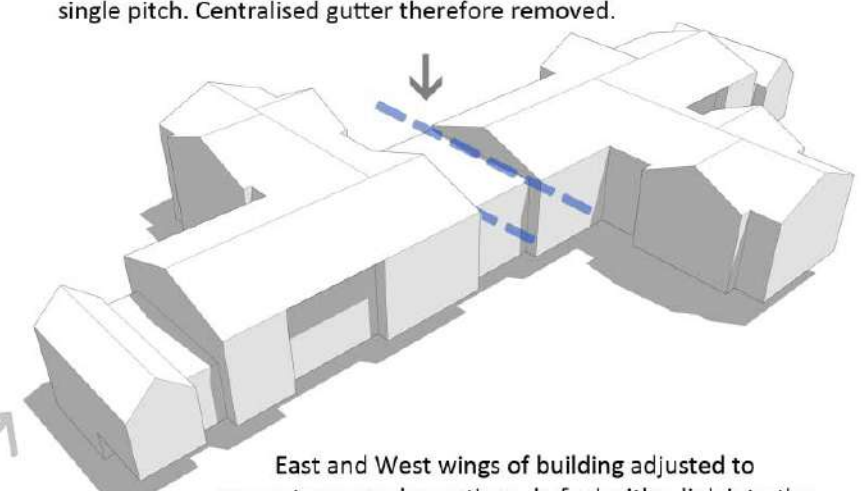
Pre-application submitted massing (Ref:2019/20309)

Height to both east and west wings of the building reduced to better relate with immediate context and transition from domestic scale to main body of building

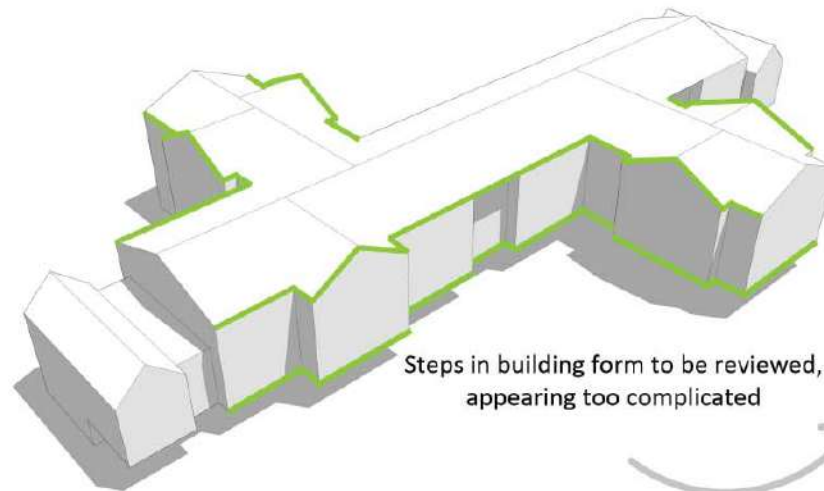


Massing review in response to pre-application comments from planning case officer

Double pitch roof removed in favour of simpler single pitch. Centralised gutter therefore removed.

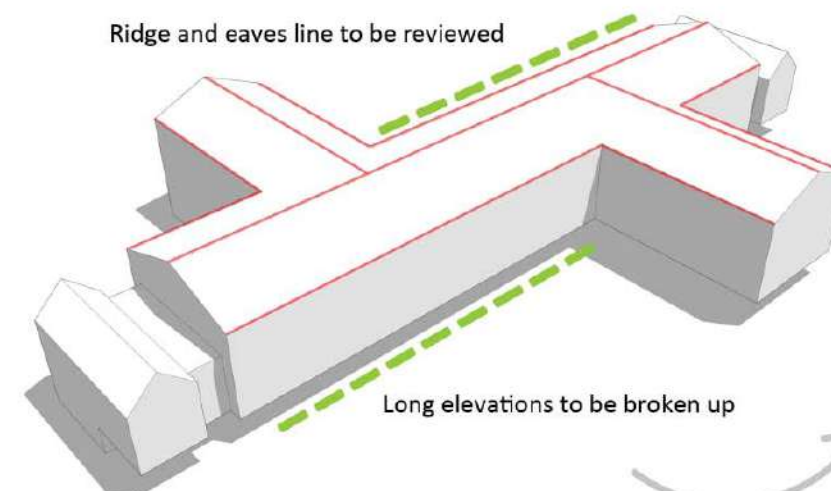


East and West wings of building adjusted to present a more domestic scale feel with a link into the main building



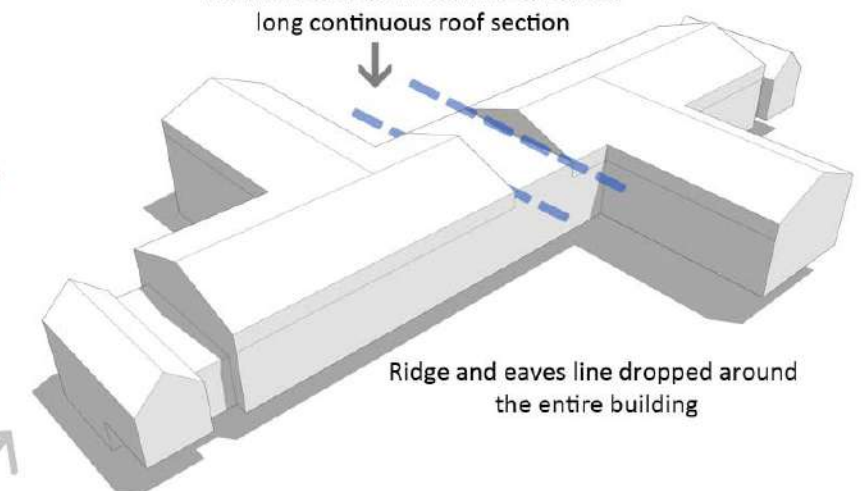
Steps in building form to be reviewed, appearing too complicated

Ridge and eaves line to be reviewed



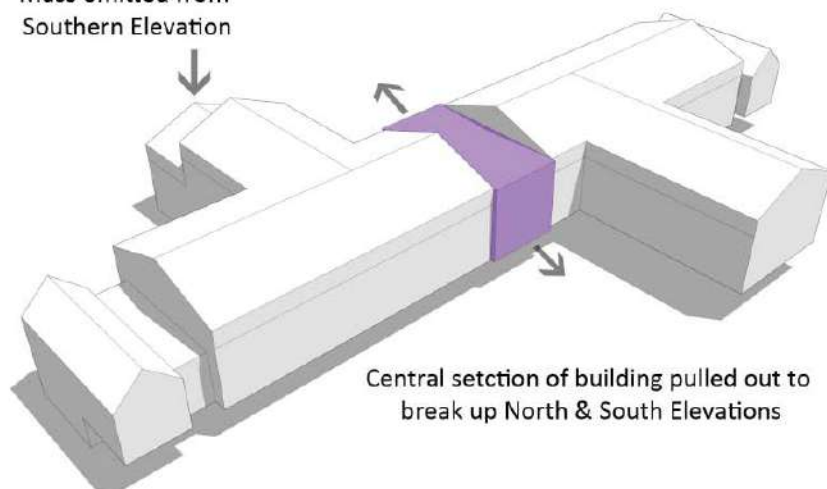
Long elevations to be broken up

Break introduced in roofline to reduce long continuous roof section



Ridge and eaves line dropped around the entire building

Mass omitted from Southern Elevation

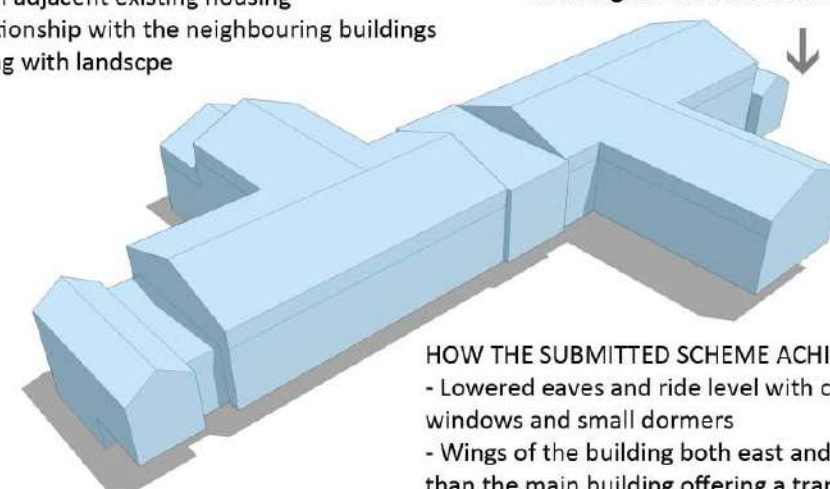


Central section of building pulled out to break up North & South Elevations

KEY DEVELOPMENT DRIVERS :

- Reduce impact on adjacent existing housing
- Response to relationship with the neighbouring buildings
- Integrate building with landscape

Storey of accommodation removed to create better transition from adjacent dwellings to the East and work with existing levels



HOW THE SUBMITTED SCHEME ACHIEVES THIS :

- Lowered eaves and ridge level with combination roof windows and small dormers
- Wings of the building both east and west much lower than the main building offering a transition between the two

3.6 Statement of Community Involvement (SCI) & Public Consultation

This Statement of Community Involvement (SCI) has been prepared to support the application for 80 one and 2 bedroom extra care apartments at land off Kenmore Drive.

The SCI sets out –

- The background of the site and why it has been brought forward for development
- Relevant national and local guidance on community involvement
- The applicant's approach to community involvement in respect of the planning application submission
- The specific feedback from the community.

1.0 The Proposed Development

The site is currently allocated for housing under HS101 of Kirklees Local Plan that was adopted 27th February 2019. The proposed development comprises of a full planning application for an extra care residential development with 80 one and two bedroom apartments and associated communal facilities with landscaped gardens. The submission includes plans of the apartments and ancillary communal spaces with accompany landscaping and associated parking.

2.0 Guidance on Community Involvement

National Guidance

- Community involvement forms an increasingly important component of the planning process and has a key role to play in delivering the Government's objectives for sustainable development. In particular, paragraph 40 of the Second National Planning Policy Framework (NPPF2) sets out the importance of community consultation. Paragraph 40 states:-

"They [Local Planning Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."

Paragraph 128 of the NPPF2 states:-

"Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

Local Guidance

- At a local level, the Kirklees Council Statement actively encourages applicants to engage the community at an early stage and, in the case of major developments and/or those of community significance, prior to the submission of a planning application.

The Statement of Community Involvement also requires applicants to support planning applications with information on the extent of community consultation undertaken, the outcome of consultation and any amendments made to the proposal as a result.

The Council's overall objective is to ensure that developers take a planned approach to their community involvement programmes.

3.0 Community Involvement

In preparing a strategy for community involvement for the proposed development, the overall aim was to provide the local community with an opportunity to understand, comment on and influence the proposals prior to the submission of a planning application.

It was also an opportunity for the project team to discuss any concerns residents had prior to an application submission. Achieving this would ensure that the key objectives and requirements of both the NPPF and the Council's SCI were met.

In this context, the objective of the community consultation was to obtain the views from Ward Members and local residents on the proposed development.

3.1 Residents and Ward Councillors

In order to obtain views of local residents approximately 320 properties were sent an invitation to the event in addition to local businesses, Members, and District Councils. A public notice advert was placed in the Huddersfield Examiner on Monday 27th January 2020. The consultation was also advertised on social media.

The letter expressed that the development project team wished to engage with the local community in order to hear their views on the proposed development by inviting them to provide their views.

Residents were encouraged to provide comments at the public exhibition and comments were welcomed in writing to Housing 21 direct.

Feedback

The consultation with the community was held at the local Library, this being a central point for ease of access to the plans. 53 People signed in and attended the meeting and 20 feedback forms were completed.

6 of the feedback forms were viewed as positive and were not opposed to the development and had no objections to the proposals. One commented that the proposed extra care scheme was better than housing.

By far the main area of concern was the proposed access down Kenmore Drive and 11 of the feedback forms referred to this, with comments raised regarding the construction period in the short term and the long term access to the completed development.

Other concerns raised on the feedback forms were:-

1. Kenmore Road already being a rat run,
2. Affect on house prices
3. Plans too big
4. Flooding down to Rooks Avenue
5. Lack of amenities in Cleckheaton
6. Car park not big enough
7. Is it legal to build here and
8. No green space left.

3.6 Statement of Community Involvement (SCI) & Public Consultation - Continued...

9. The owners of 67 Vine Street stated the proposed access to the Greenway from the open space is not possible, as this is over their land. Similarly the owner of 13 Kenmore View has provided a HM registry plan which shows their ownership of the road at the end of Kenmore View, therefore the proposed path shown is not possible.

10. Following the consultation an email has been received from the owner of 4 Coach House Paddocks raising concerns over the proximity, height, windows, etc, to the annex wing of the building this being the closet part of the building to their property.

Below is a summary of how the design team have responded to comments in the submitted planning application.

The use and access of Kenmore Drive has been discussed and investigated throughout the design process by the design team and Kirklees Council who own the site. Refer to section 4.2 in this design and access statement for proposals to address this.

1. The submitted Transport Statement covers in detail the number of anticipated trips to and from the site by either staff or residents. The previously approved application for 55 houses would have generated xx more trips than this proposed development. Although we acknowledge there will be an increase in traffic (as there would be for any development) the changes in building type has resulted in less trips at peak times such as the school run.

2. The proposed scheme will enhance the area and there is no evidence to suggest this will have any affect on house prices.

3. Massing of the building has been carefully considered throughout the design process to limit the impact on existing residents. Each element of the building responds to the context of the site by stepping with the land form. Changes in roof configuration ensure the building is sensitive to smaller scale adjacent existing residential dwellings. An extra care facility is not viable at reduced numbers and 80 apartments is seen as the optimum operationally.

4. We understand concerns particularly from Rooks Avenue residents therefore refer to detailed reports on Flood Risk, drainage and how rain water/ surface water is been dealt with.

5. Cleckheaton centre is well served with shops, a supermarket, doctors surgeries, chemists, banks, schools, parks, churches, cafes, public houses, restaurants, etc, and the site itself is well located being close to a local shop, bus routes and the library.

6. Following feedback from the consultation the number of parking spaces have been increased from 29 to 40. For full details of the access and parking strategy refer to section 4.2 in this document.

7. This site is owned by the council and is allocated under HS101 of the Kirklees Local Development Plan. It is legal to build on this site subject to planning permission been granted.

8. A significant area of the site to the north will be left as green space for all local residents to access. Supplementary tree planting will also be provided as part of the White Rose Forest Initiative further enhancing the space.

9. The access shown at the public consultation to the Spen Valley Greenway via land behind 67 Vine Street is privately owned and as such has been removed from the planning submission Similarly the land at the end of Kenmore View is also privately owned so there can be no connection from Kenmore View to the site.

10. The issues raised in the email from the owner of 4 Coach House Paddocks relating to proximity height and windows of the building is addressed in section 4.12 with diagrams and distances fully explained.

Concluding Points

In summary, the associated technical supporting documents submitted with this application and this Design and Access Statement demonstrates that there are no technical constraints which would prevent the development of this site for an extra care development.

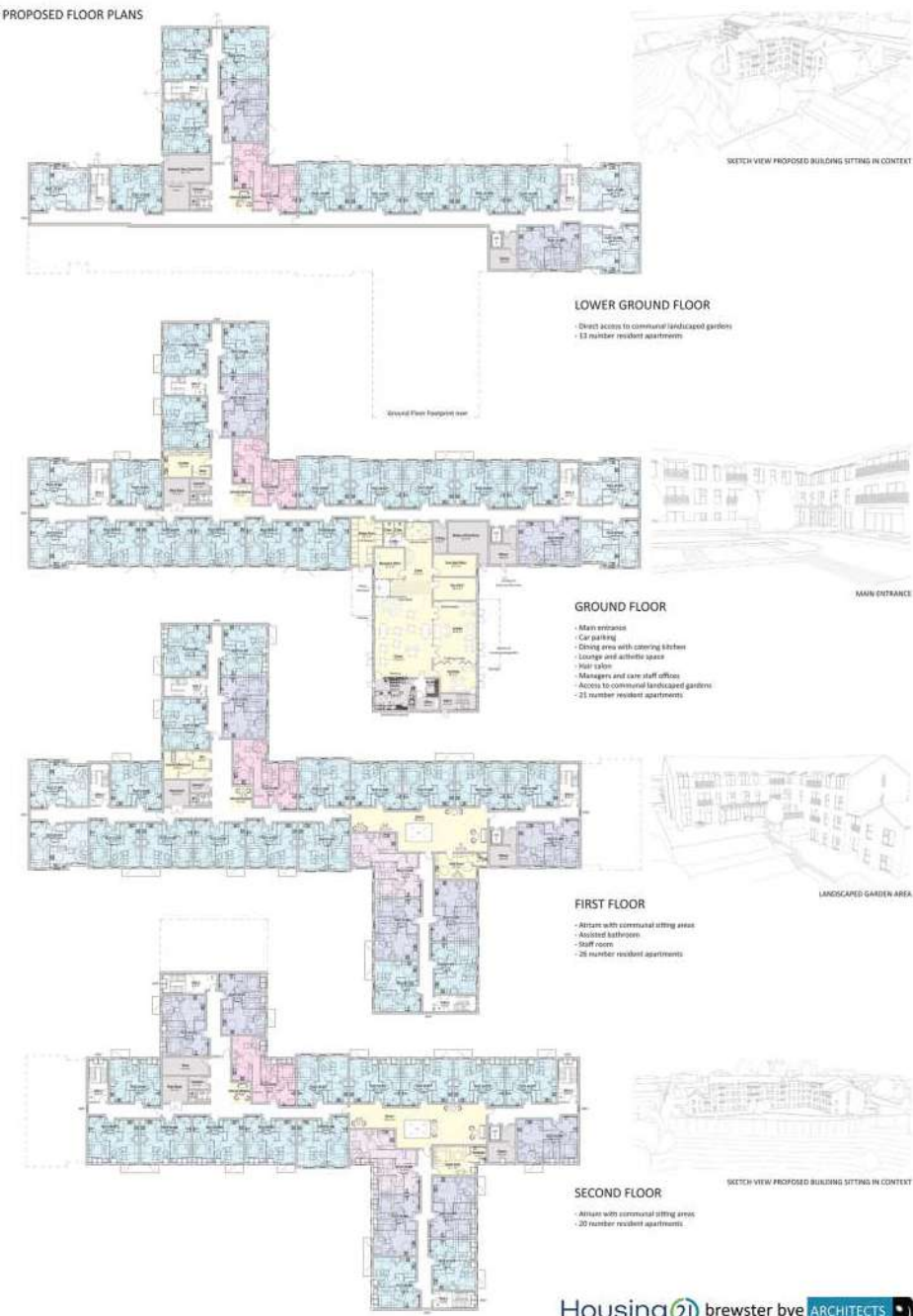
We have included within the planning submission all supporting information.

KENMORE DRIVE
PROPOSED DEVELOPMENT

PROPOSED EXTRA CARE DEVELOPMENT ON LAND JUST OFF KENMORE DRIVE
PROVIDING 80 NUMBER ONE AND TWO BEDROOM APARTMENTS WITH
ASSOCIATED COMMUNAL AREAS & LANDSCAPED GARDENS AND DEDICATED PARKING



Housing 21 brewster bye ARCHITECTS

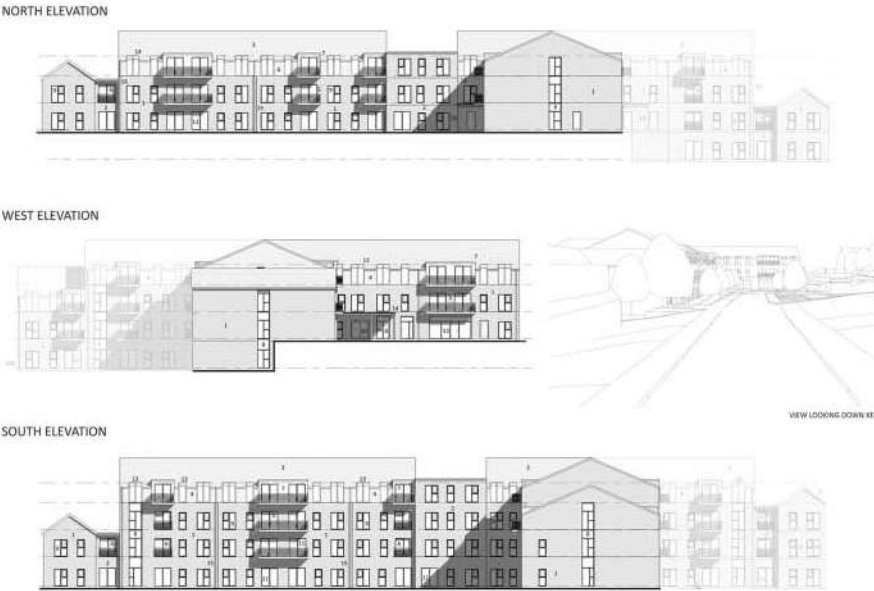


Housing 21 brewster bye ARCHITECTS



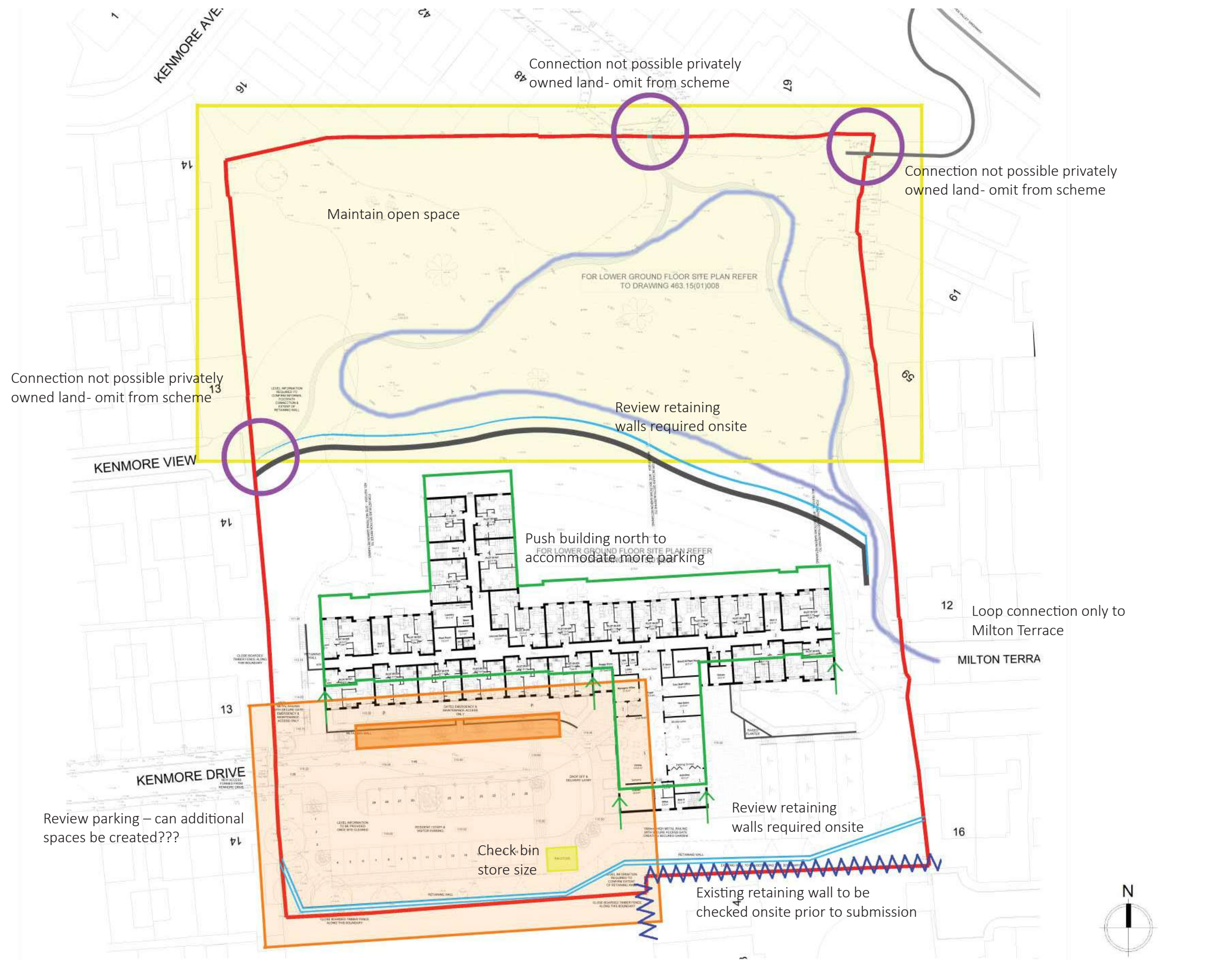
ELEVATION MATERIALS KEY:

1 Red brickwork	10 Automatic doors to entrance and buggy store
2 Contrasting brickwork (darker brickwork)	11 South secure felt access
3 Red roof tiling	12 Typical external door (all accessible from apartments)
4 Vertical hanging red roof tiles	13 Aluminium external doors to communal areas
5 Balconies and patios	14 Sliding & Red combination Velux (or similar)
6 Balconies and patios	15 Aluminium canopy
7 Balconies and patios	16 Reversible RSP
8 Balconies and patios	17 Sliding windows (all accessible windows 180°)
9 Balconies and patios	18 Fair faced RSP



Housing 21 brewster bye ARCHITECTS

3.7 Further Design Development



3.8 Existing Retaining Wall

There is an existing retaining wall onsite that bounds the south eastern corner of the site and backs onto the houses at the paddocks. As part of the site investigation some clearing works took place adjacent this wall to establish its condition. MJM Consulting Engineers provided a visual condition survey of the wall after unmaintained overgrown brambles and planting was removed.

The existing retaining wall looks in a structurally sound condition

- Retained height appears to vary between approximately 1m- 2.3m (1 & 2)
- Retaining wall appears to be of masonry construction with a cement render (1 & 2)
- Retaining wall is showing no signs of distress i.e. no bowing of the wall, no visible cracking etc....
- Cement render is generally in OK condition with some localised areas of surface cracking and some areas where the render has fallen away all together exposing the masonry construction behind. (3 & 4)
- 1 No pier has 2 No galvanised straps fixed to the rear of the pier as some form of remedial works (most likely due to an impact at high level) (5)
- Weepholes within the retaining wall are evident – as such, ground water should be anticipated (6)



RETAINING WALL LOCATION



AREA OF VEGETATION CLEARED

As the proposed building is set well away from this boundary it is anticipated there will be no undermining of the existing retaining wall. The main contractor once appointed will undertake a full dilapidation survey of the wall before works commence and will monitor this throughout the construction period.

Proposed levels have been reviewed and no additional retaining will be required in this location. There will be an area of planting sloping away from the retaining wall (north) into the site allowing the existing weepholes in the wall to continue to drain.



3.9 Plan Organisation

Due to the sloping nature of the site the building steps with the land form creating a mixture of 2, 3 and 4 stories of accommodation. The location or reduced storey heights depends on the site topography and been sensitive to adjacent buildings.

The ground floor of the building accessed from Kenmore Drive provides car parking adjacent the a main entrance space with communal areas internally including a lounge area, catering kitchen, dining space hair salon and buggy store. These areas also link into adjacent landscaped garden areas for use by residents and guests.

Accommodation starts at the ground floor and is accessed via progressive privacy doors through a full height atrium dropping light into the centre of the building. Apartments on the lower ground floor have direct access to the northern landscaped garden areas and small semi-private patio areas. Accommodation extends up to the second floor and is all accessed by vertical circulation cores that are positioned to allow convenient escape in an emergency. Two lifts are provided in two separate areas of the building for residents less able to use the stairs.

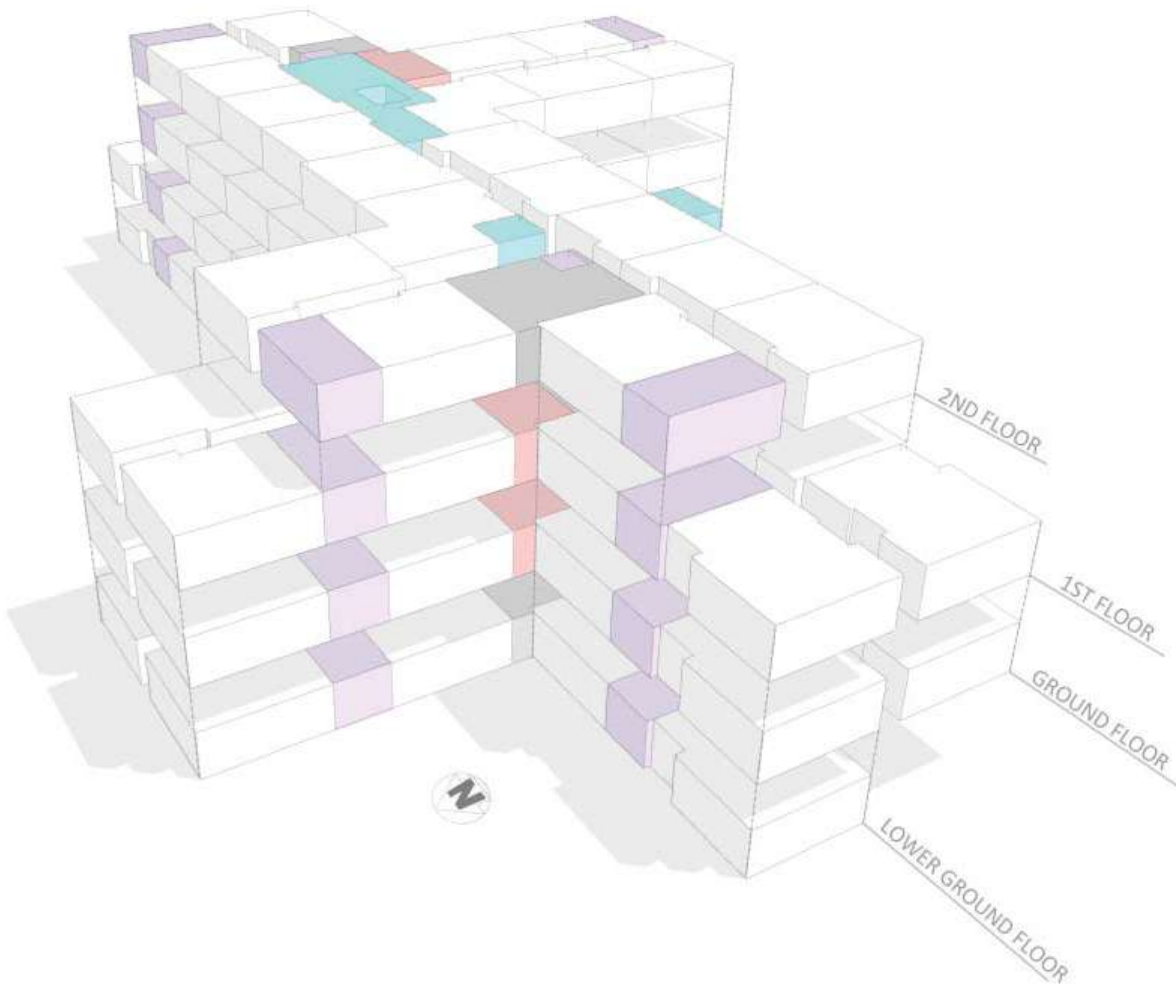
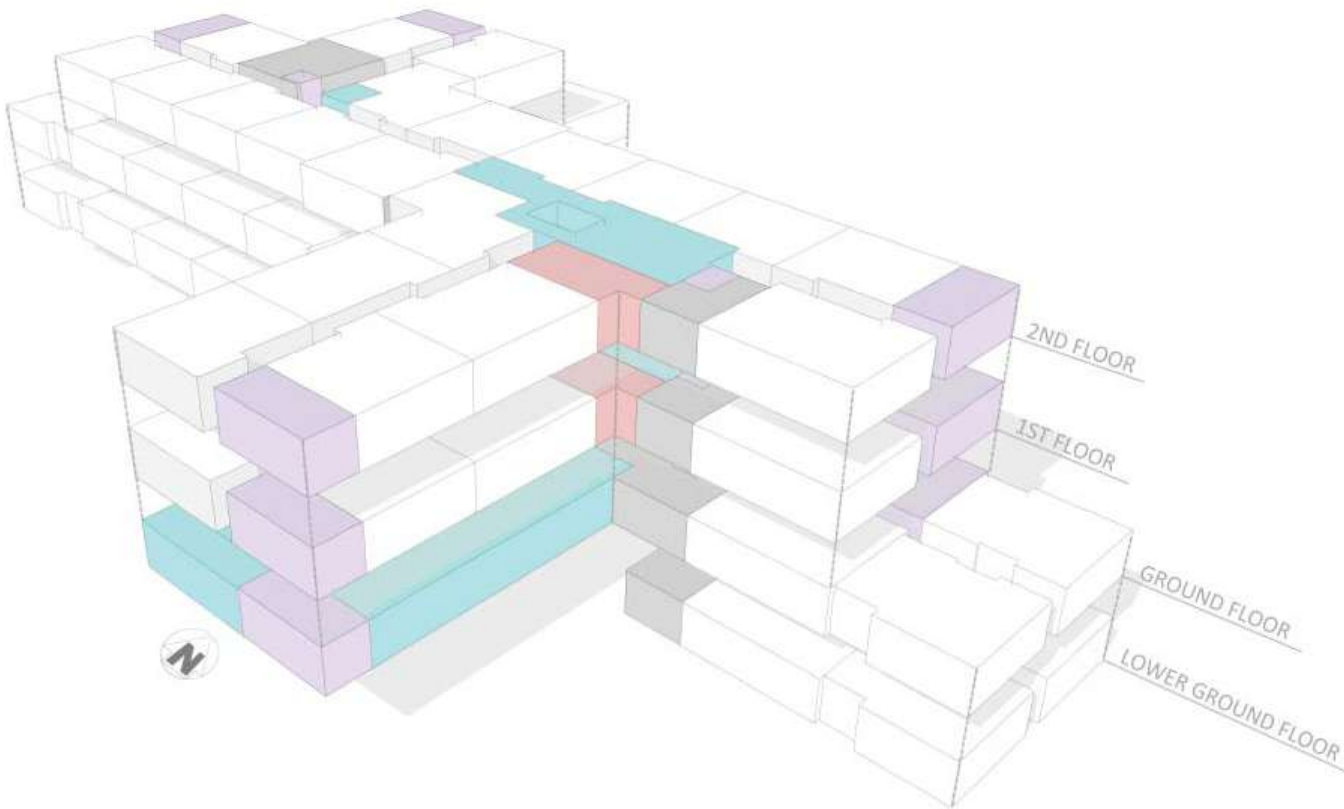
Communal areas are distributed throughout the building typically around the atrium on each floor offering connectivity and varying in use are accessible by all.

Ancillary facilities such as staff room, guest accommodation, assisted bathroom and laundry are positioned in the most convenient location for access and use.

All corridors have windows at the end offering natural light, ventilation and views in some instances.

Plant and service rooms such as cleaners and refuse stores are distributed throughout the building. Plantrooms stack vertically providing the main routes and distribution for all services. Similarly the refuse store located on each floor stacks and is located adjacent the lift for convenience of access (refer to section X.XX for more infoamrion on the building refuse strategy)

-  ACCOMMODATION- 1 & 2 BED APARTMENTS
-  COMMUNAL SPACES- CATERING KITCHEN/DINING/HAIR SALON ETC
-  ANCILLARY FACILITIES- STAFF & GUEST ROOMS/ASSISTED BATHROOM
-  CIRCULATION- STAIRS & LIFTS
-  SERVICING- PLANT/CLEANERS STORE/REFUSE



	Communal	
	Servicing	
	Type A - Apartment 1B/2P	3
	Type B - Apartment 1B/2P	9
	Type C - Apartment 2B/3P	2
	Type E - Apartment 2B/3P (Corner Unit)	1
	Total (Per Floor) :	15



ZONE ①	Freely accessible public areas
ZONE ②	Residents and invited guests
ZONE ③	Residents only, fully private individual apartments

www.brewsterbye.co.uk
info@brewsterbye.co.uk

Room Designations Key

 Communal	
 Servicing	
 Type A - Apartment 1B/2P	4
 Type B - Apartment 1B/2P	14
 Type C - Apartment 2B/3P	2
 Type E - Apartment 2B/3P (Corner Unit)	1
<u>Total (Per Floor) :</u>	
	21



GIFA : 2210.6m.sq

Progressive Privacy Key

- ZONE ① Freely accessible public areas
- ZONE ② Residents and invited guests
- ZONE ③ Residents only, fully private individual apartments

