

Room Designations Key

Communal	
Servicing	
Type A - Apartment 1B/2P	2
Type B - Apartment 1B/2P	16
Type C - Apartment 2B/3P	4
Type D - Apartment 2B/3P (Corner Unit)	1
Type E - Apartment 2B/3P (Corner Unit)	1
Total (Per Floor) :	24



GIFA : 2069.4m.sq

Progressive Privacy Key

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

Room Designations Key

Communal	
Servicing	
Type B - Apartment 1B/2P	13
Type C - Apartment 2B/3P	5
Type D - Apartment 2B/3P (Corner Unit)	1
Type E - Apartment 2B/3P (Corner Unit)	1
Total (Per Floor) :	20

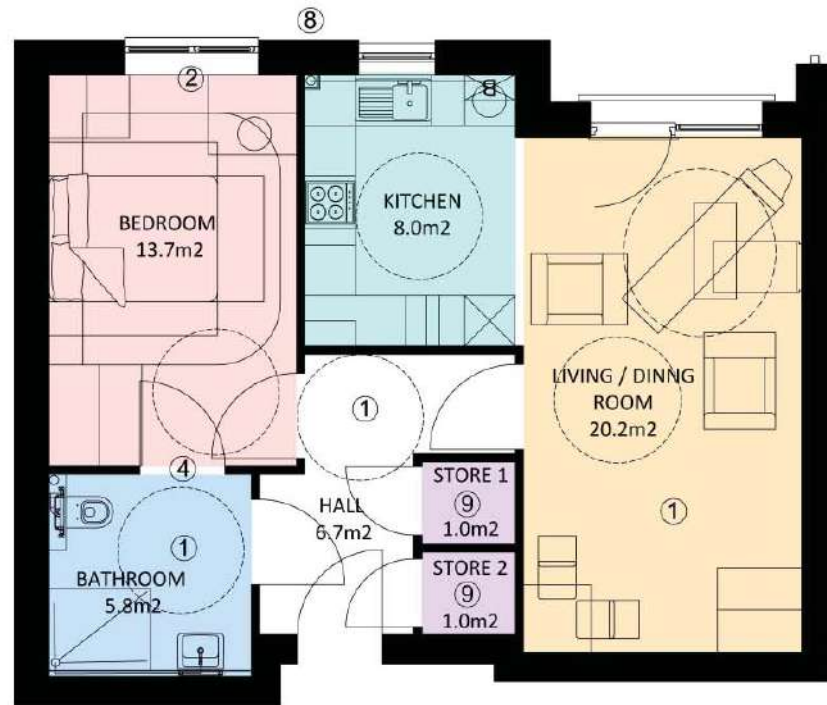
Building Total :	
1B/2P	= 61 Apartments
2B/3P	= 19 Apartments
Total:	= 80 Apartments
Mix :	
1B Apartments 76%	: 2B Apartments 24%



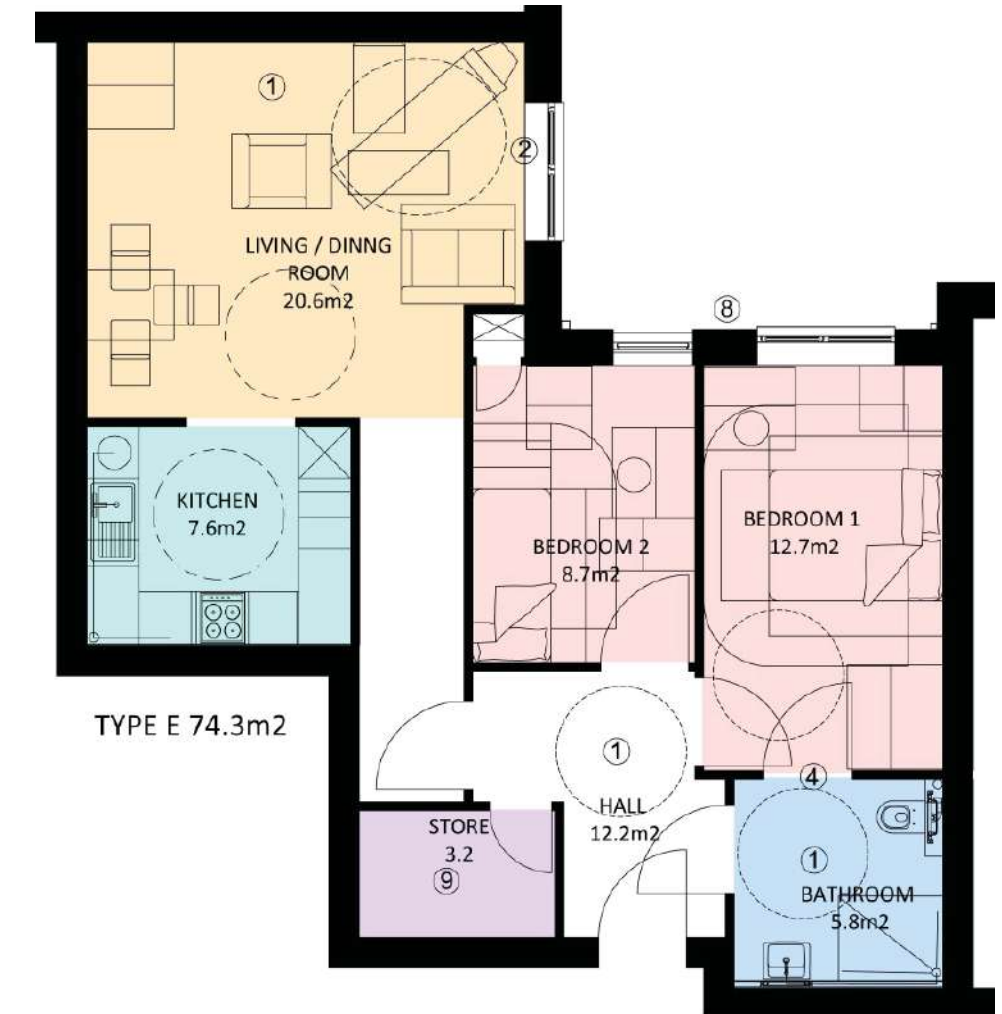
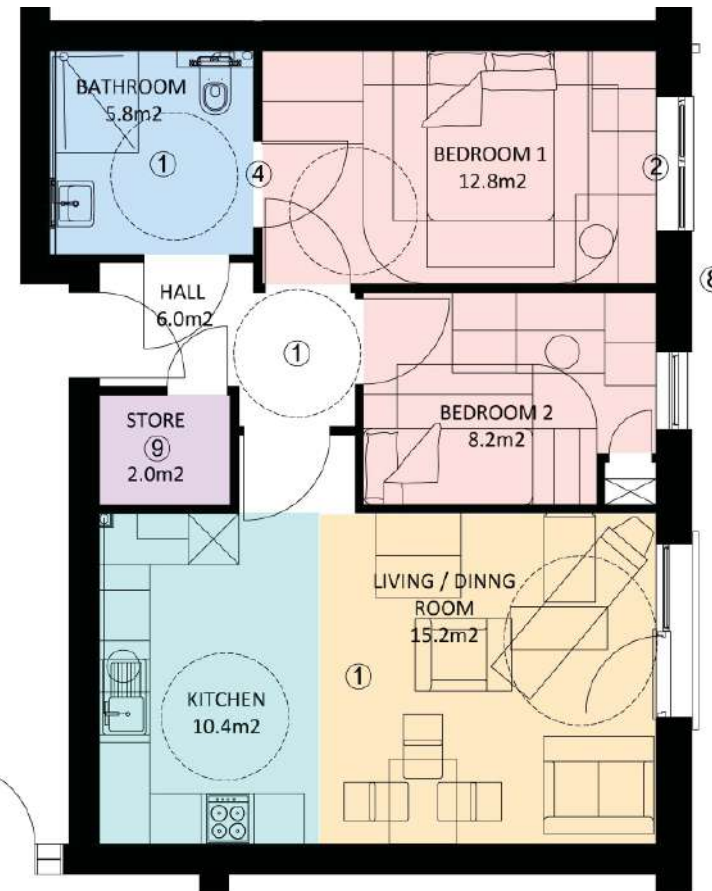
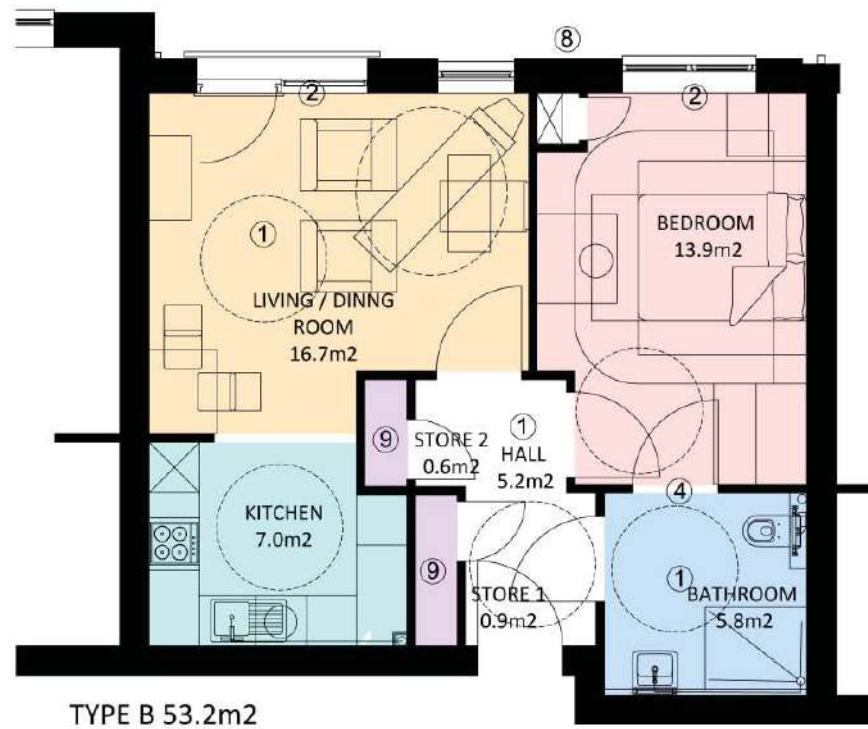
Progressive Privacy Key

- ZONE ① Freely accessible public areas
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3.9.1 Apartment Types



- ① Generous internal space
- ② Placement, size and detail of windows and to ensure plenty of natural light
- ④ Implementation of measures to ensure adaptability, homes are designed to be 'care ready'
- ⑧ Energy efficiency and sustainable design
- ⑨ Adequate storage



3.10 Elevational Treatment & Materials

The proposal utilises a mixture of contemporary architecture and contextual references from adjacent building forms. Combining these influences with a pallet of quality materials the intention is to create a building that is sympathetic to its surroundings and contributes to the area.

The building form follows the contours of the site with ground floor main entrances accessed from Kenmore Drive and a lower ground floor stepping with the land to the north.

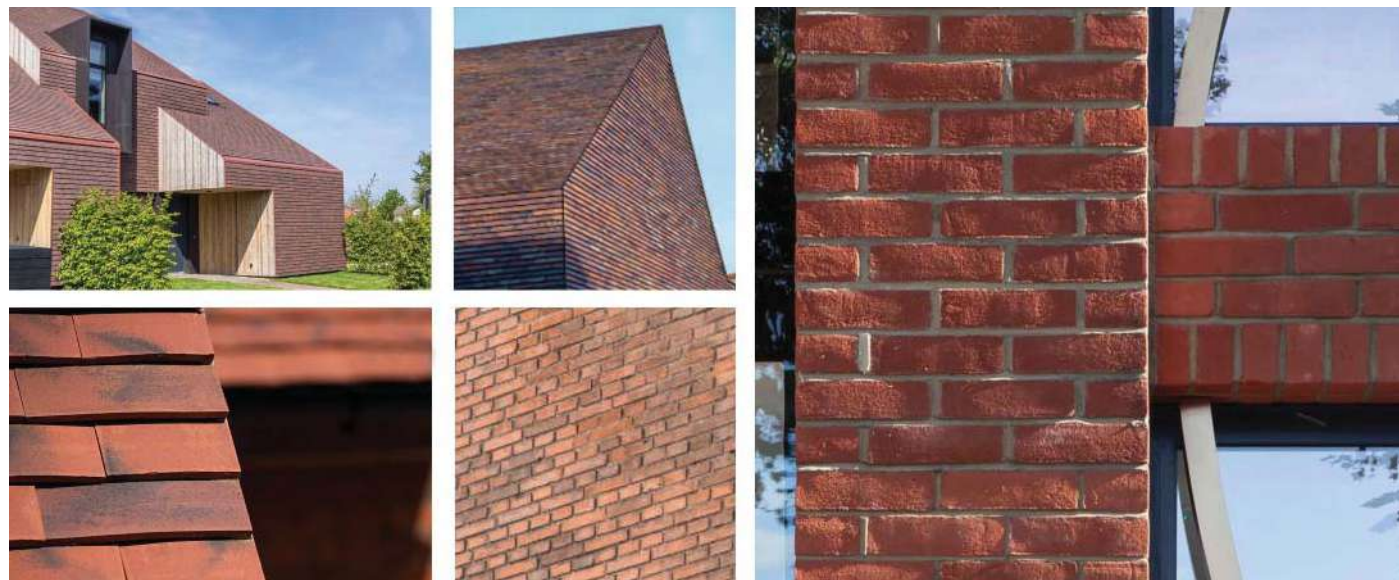
The proposals look to use a red brick with contracting sections of darker red brick to break up the building form elevationally. In order to reduce the overall height of the building a dropped eaves and ridge line is proposed. 'Wings' of the building also have reduced mass and step down to be more sympathetic to the closest existing neighbours. The central section of the building has a flat roof to break up the long continuous roofline and offer interest.

Facing brickwork elevations are supplemented with a tile brick to the entire top floor of the building with the lowered eaves line this wraps up onto the roof. Combination vertical windows and roof lights also wrap up onto the roof maximising daylighting in to the top floor apartments.

Projecting and Juliette balconies break up the elevations and allow direct level access out for residents. Guarding to the balconies will be 1100mm high with a nylon coated handrail and polyester powder coated steel feature infill panels.

Full height windows are proposed proportionally creating a good solid to void ratio in the elevations, while functionally providing all residents with a views out. This also allows good levels of natural daylight into the apartments in line with daylighting requirements.

The ground floor of the building is more extensively glazed to the main entrance providing views in and out of the communal areas offering interaction and interest.

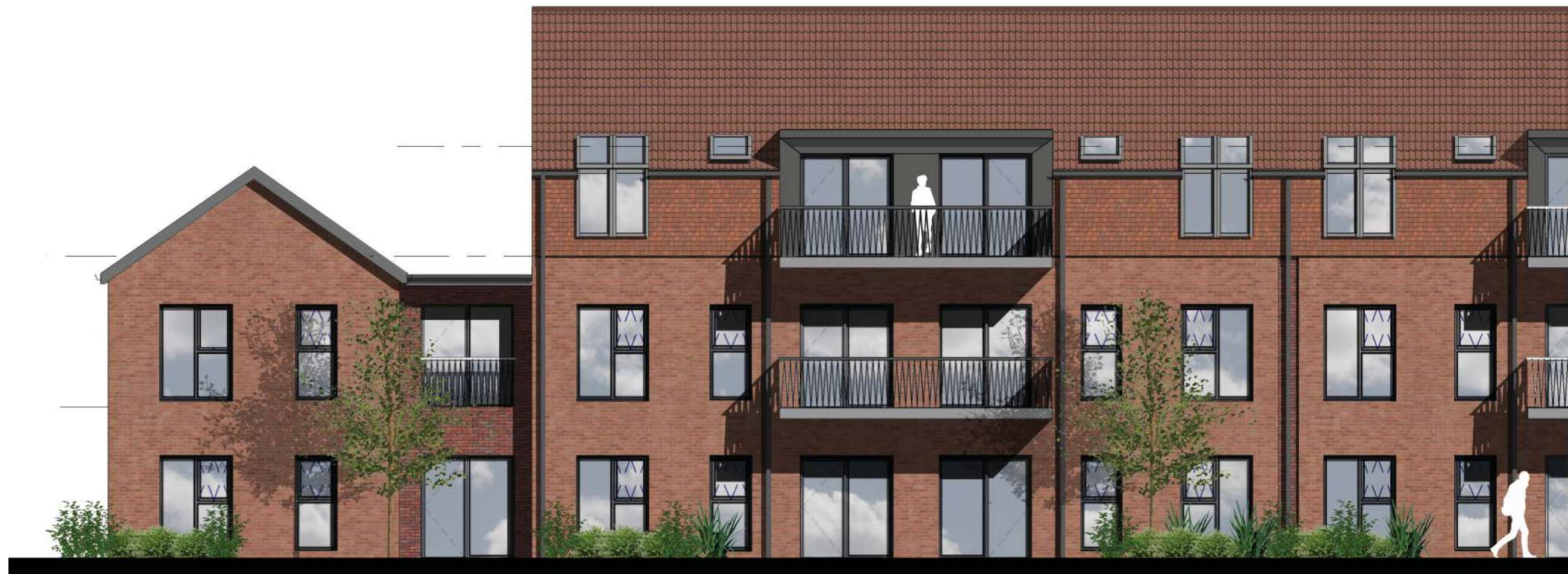


3.11 Materials & Construction

The development as a whole is designed to be robust, low maintenance and energy efficient. In line with planning guidelines. The precise methodology for achieving these energy efficiencies are is still in progress, key features are likely to include:

- A 'fabric first' solution where the insulation levels to the external envelope are optimised to minimise heat transfer through the external fabric of the building.
- Careful detailing and construction of key building junctions to minimise heat-losses via airleaks (the current suite of Constructive details and Robust details will be considered)
- Use of high-efficiency individual boilers for all areas of the building.
- Use of natural ventilation throughout the corridors to reduce the likelihood of overheating and the need for mechanical extracts air-handling units.
- Highly insulative envelope and natural ventilation to do away with the need or summer cooling (air-conditioning).





Facing Materials



Red roof tiles

Red tilebrick

Red brickwork

Contrasting darker red brickwork

Windows & Doors



Upvc external door with grey RAL

Upvc window with grey RAL

Sloping & fixed combination roof lights

Rooflight

Details



Recessed RWP with contrasting brickwork

Balcony – projecting

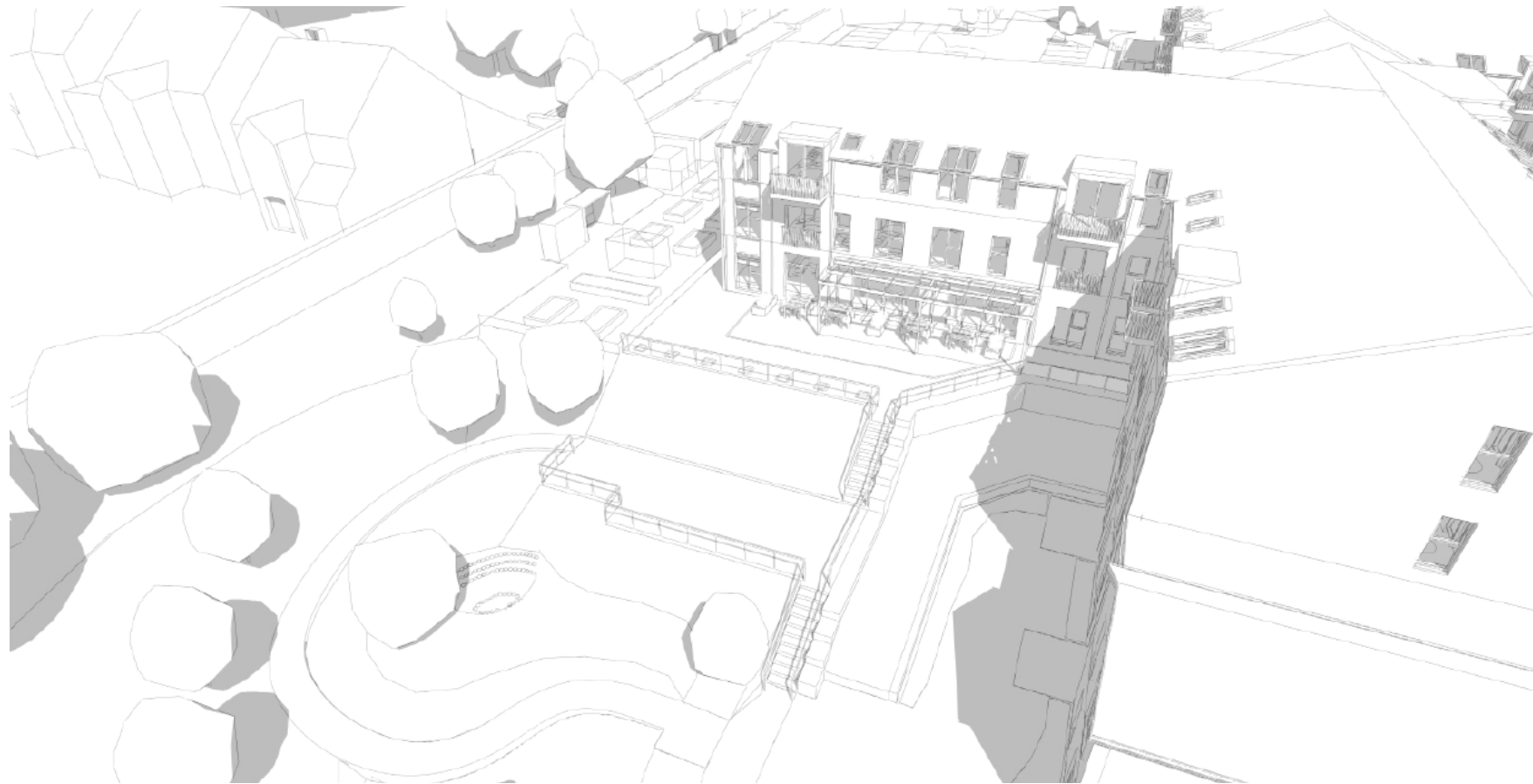
Balcony – Juliette

Dormer balcony

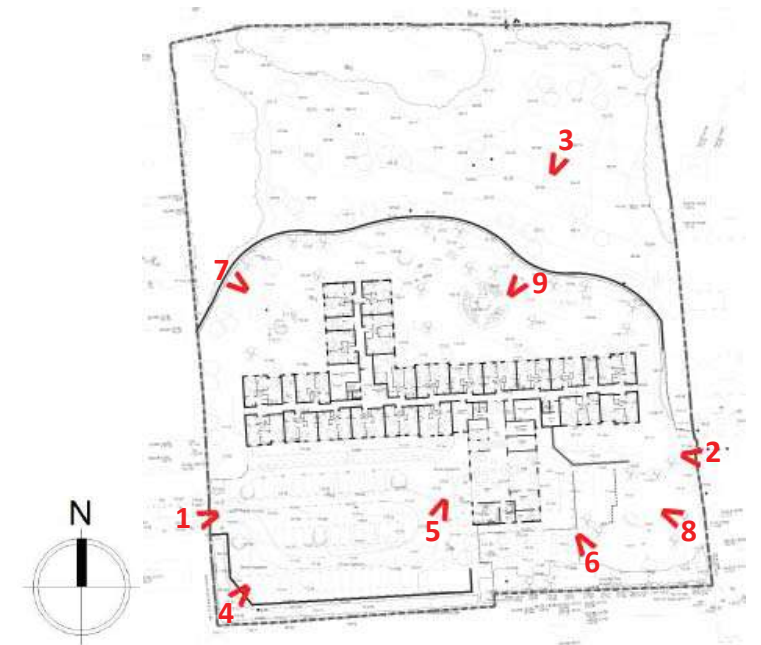
3.12 Renders & Views

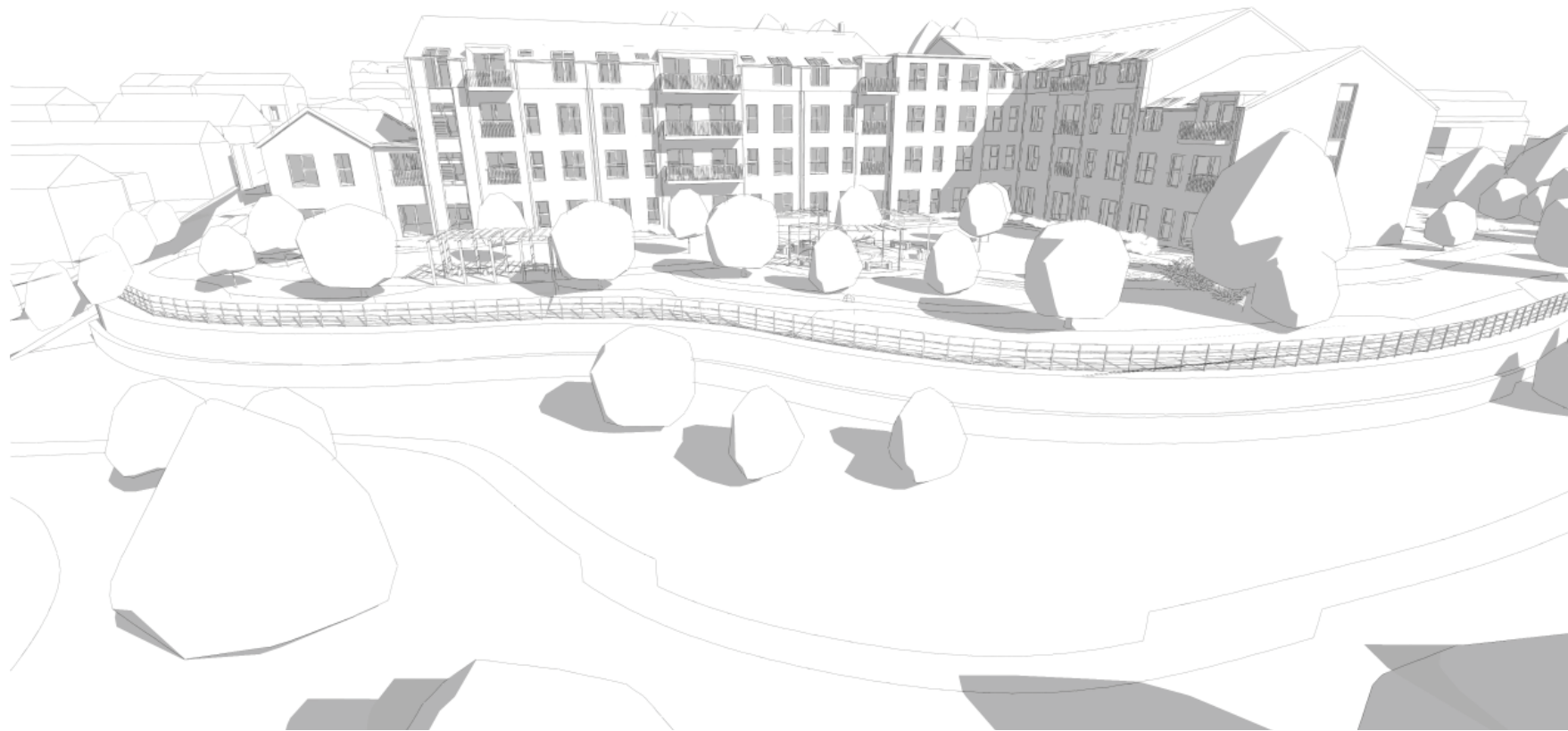


1. VIEW FROM THE ENTRANCE OF KENMORE DRIVE LOOKING INTO CAR PARK AND AT THE MAIN ENTRANCE.



2. AERIAL VIEW OF SEATING AREA, ALLOTMENT AREA WITH TERRACED LANDSCAPING AND OUTDOOR CLASSROOM AMPHITHEATRE.

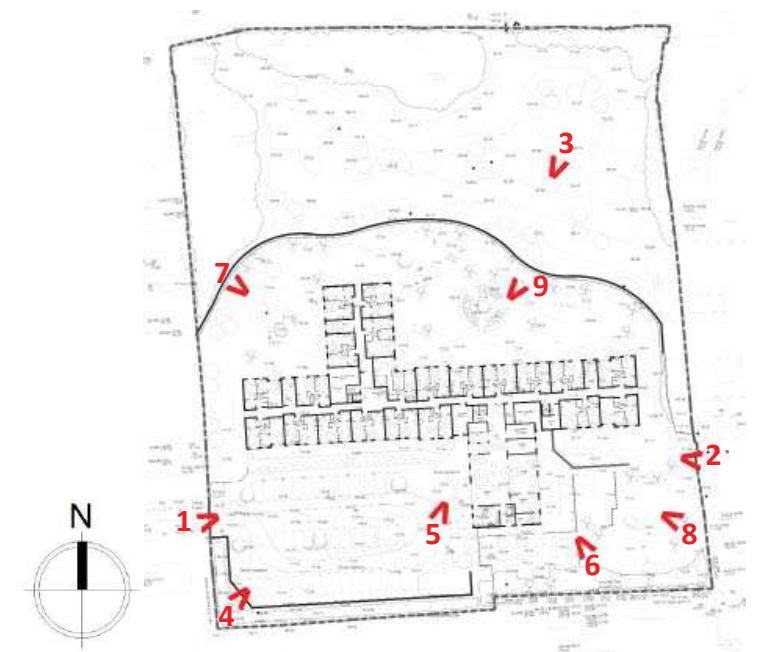




3. ELEVATED VIEW OF BUILDING LOOKING SOUTH WITH LANDSCAPED GARDENS AND RETAINING WALL.



4. ELEVATED VIEW OF BUILDING LOOKING NORTH EAST WITH CAR PARK AND VIEW TO THE NORTHERN OPEN SPACE.





5. MAIN ENTRANCE



6. SEATING AREA



7. ROSE GARDEN LANDSCAPED AREA



8. TERRACED AREA

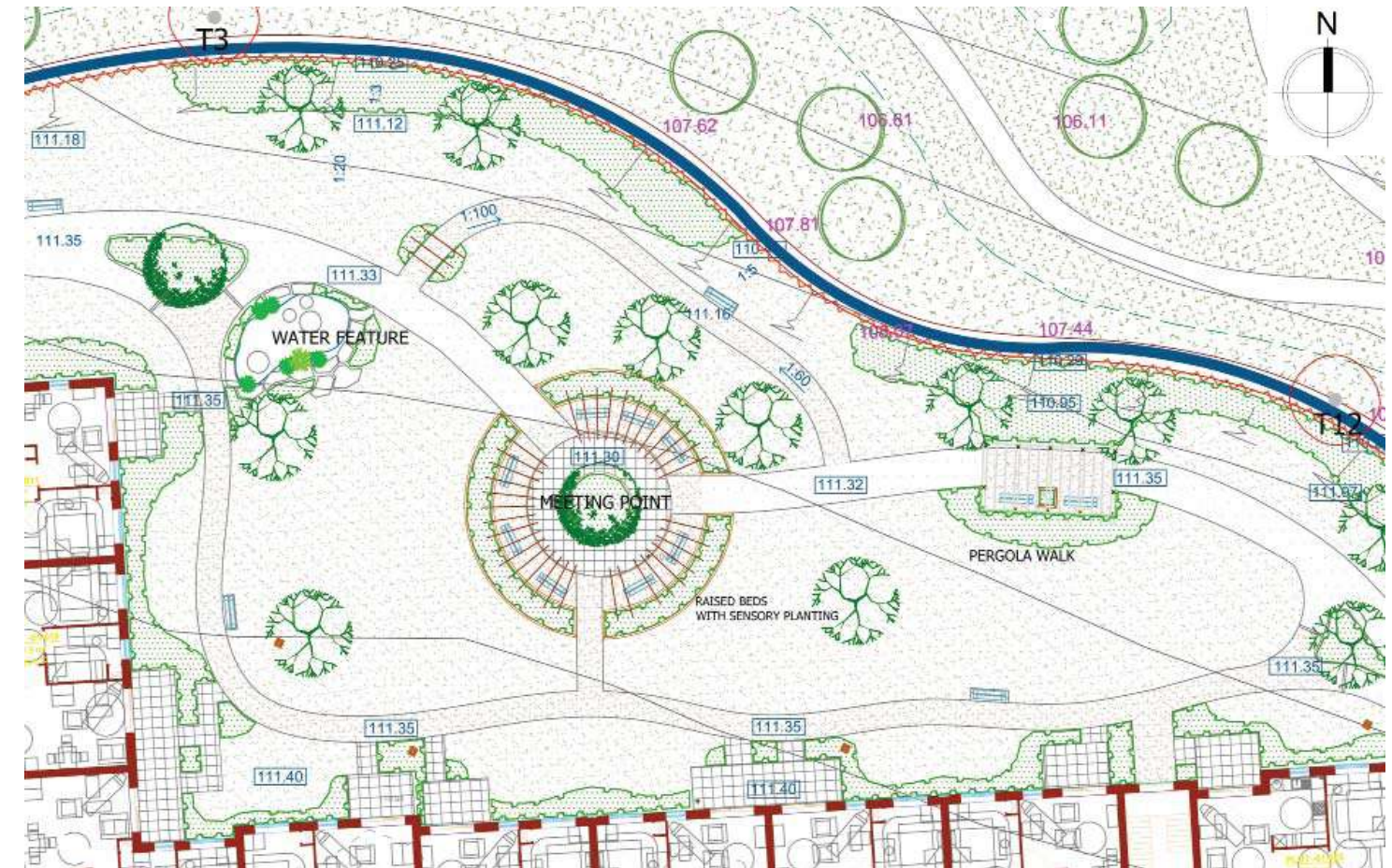
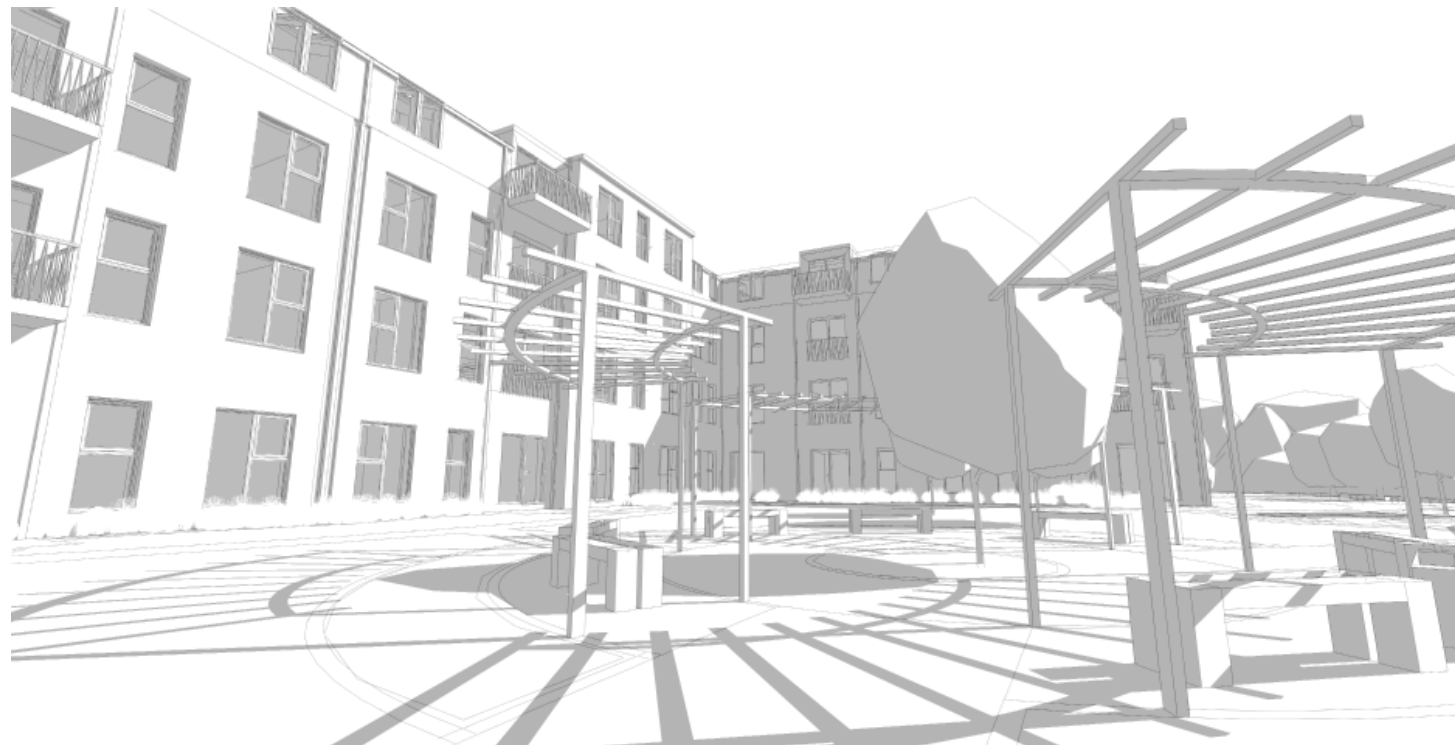
4.1 External Spaces / Landscaping

The grounds have been designed to provide an attractive amenity setting to the building. To the carpark frontage, the parking area is softened by the use of bold blocks of single plant species with large specimen trees to define the pedestrian entrance to the building. Apartments on the northern edge of the car park are set down from the parking area and given semi private outdoor space screened from the car park by low hedging. A small patio area opens out from the restaurant where residents can sit and watch the comings and goings at the front of the building.

The garden areas are split into distinct areas whilst each resident has a small area of semi-private space around their patio areas whilst maintaining openness to encourage social interaction. The northern garden area has been designed to provide useable areas where the emphasis is on the creation of a number of themed spaces which will enable various forms of recreational and social activity and take advantage of the open views to the north. The essence of the whole garden is aimed at stimulating the senses or evoking memory or providing quiet space for reflection.

The central meeting space provides raised sensory planting around a paved seating area with pergola over. The garden uses different hard materials, light, water (in the form of safe bubble fountain feature) and planting to stimulate the various senses; a rose garden evokes memories; and quiet incidental sitting areas will create a sense of calm. Bird tables and a bird bath will attract birds to the garden and the range of planted species will provide a food source for butterflies and bees.

9. CENTRAL MEETINGPOINT



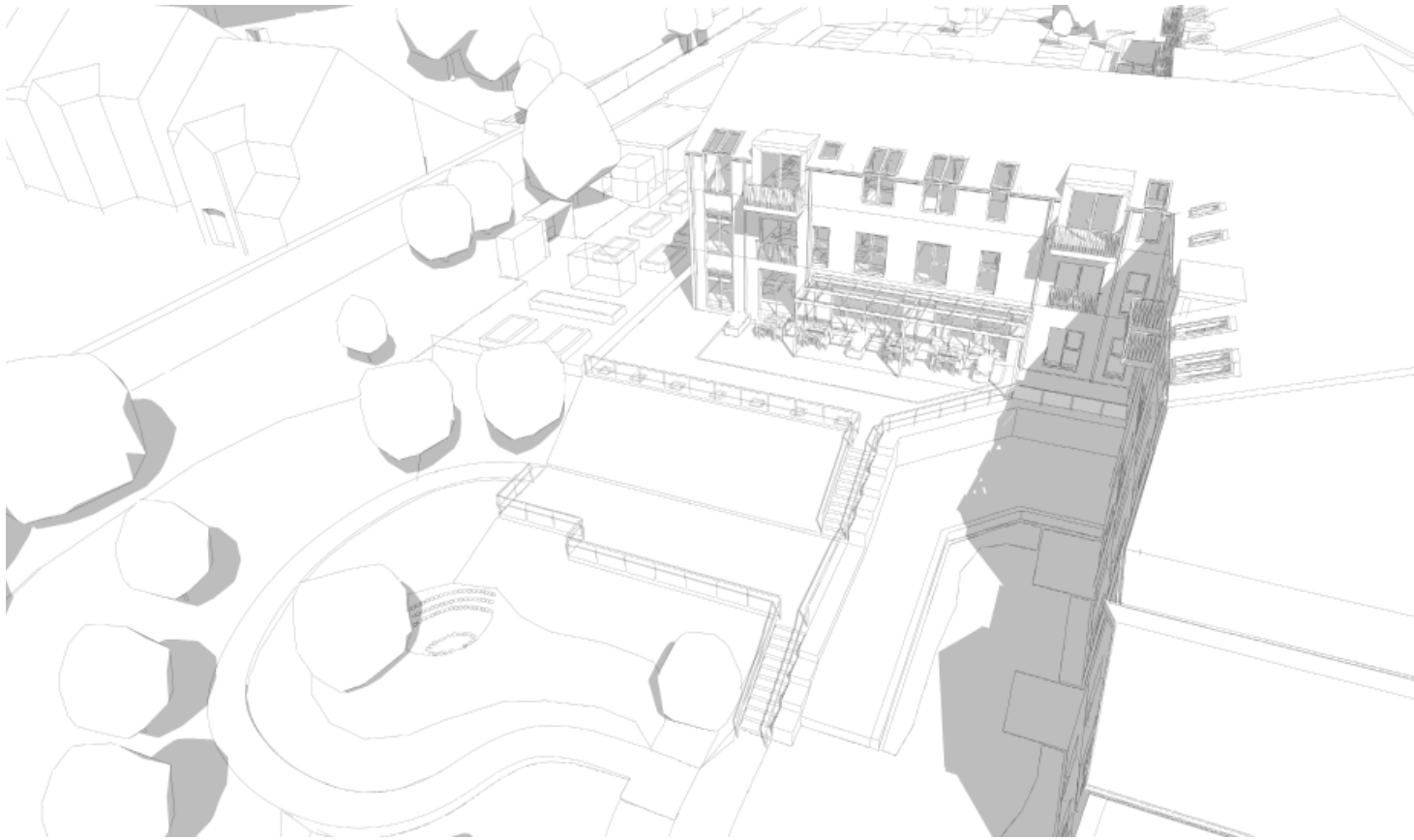
EXTRACT FROM LANDSCAPING SCHEME



The garden area to the east of the building negotiates the levels to create terraced sitting area/patios associated with the lounge. A winding path connects the middle level with a lower lawn where a terraced seating area will provide space for visiting schoolchildren. A growing area will provide space for interested residents to grow fruit, vegetables and flowers, fully equipped with raised beds, tool shed, compost area and greenhouse. Produce from this garden can be used in the kitchens.



EXTRACT FROM LANDSCAPING SCHEME



3D VIEW OF LANDSCAPED AREA



achieved planting blocks of mixed native woodland, wildflower meadows and a series of paths through the area. The initiative would encourage the involvement of local school groups and local residents in the development of the area. This area of the site is to remain open with informal pedestrian access maintained from Milton Terrace.



4.2 Car Parking & Highways

A meeting was held with Kirklees highways, strategic growth team and the planning officer on the 21st February 2020.

The meeting was held to discuss-

- 1. Concerns raised from Public Consultation 30th January 2020- Utilising Kenmore Drive as a site access
- 2. Parking & Transport Assessment
- 3. Weight Limit to Kenmore Estate road, access for articulated lorry deliveries

1. Kirklees highways department confirmed the principle of using Kenmore Drive to access the site had already been established by the approved outline application for 55 dwellings with associated means of access. It is also anticipated the number of trip generated by the extra care development will be lower than that of 55 dwellings. This is demonstrated in the Transport Statement submission.

Mitigation measures were also discussed to alleviate parking and traffic issues.

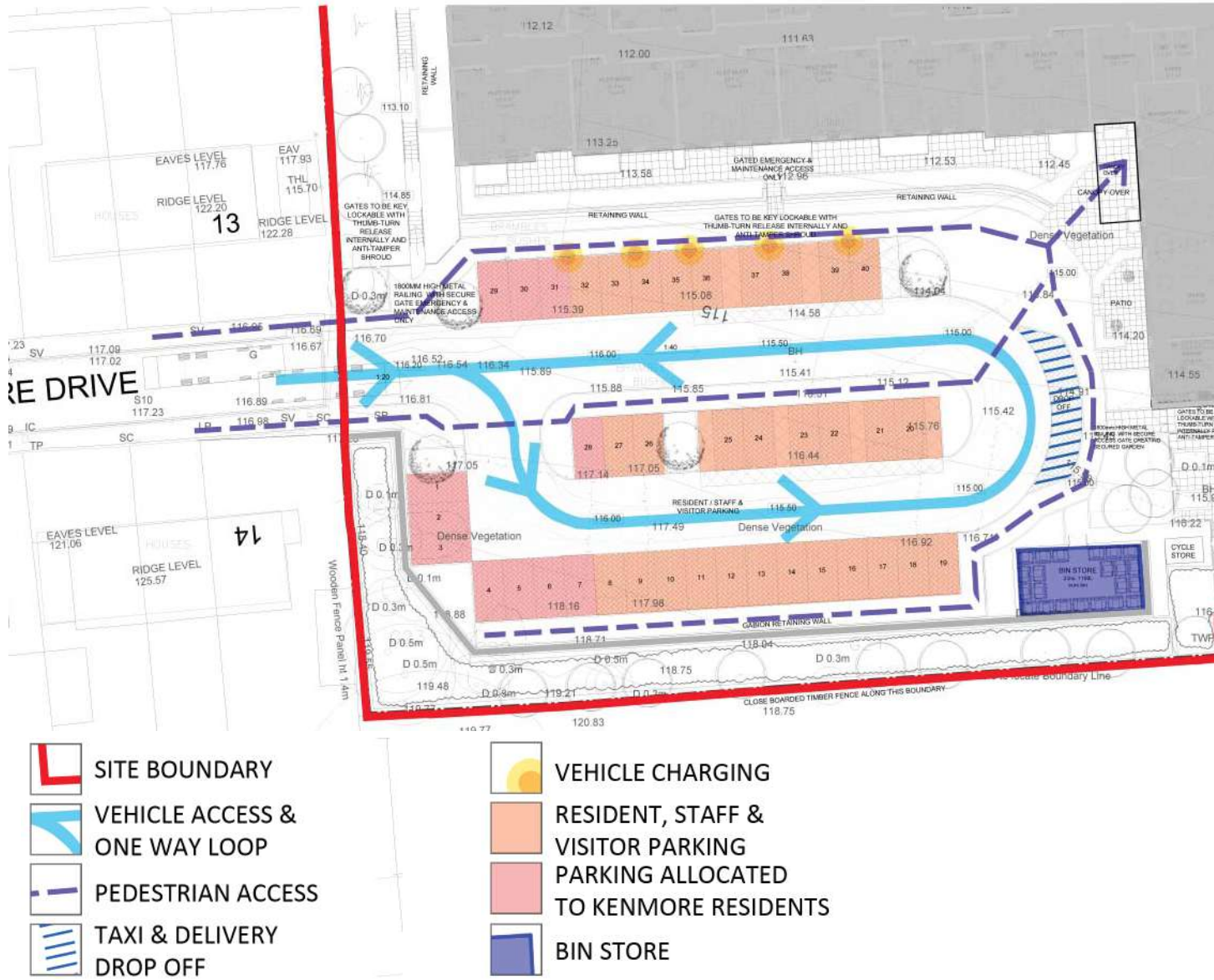
2. Parking is currently an issue on Kenmore Drive with many cars double parking on footpaths and the dead end nature of the current road with no suitable turning head. As such residents cannot turn around easily on Kenmore Drive and we understand this results in residents having to reversing the length of the street.

It is not intended to gate off the development from Kenmore Drive and the proposed configuration of the car park will allow access and a loop one-way system for anyone accessing Kenmore Drive to turn around safely. Similarly this will improve existing access for refuse vehicles and any emergency services that maybe required. Highways are happy this improves the safety of the existing street.

Housing 21 offered to increase the number of spaces within the carpark from that indicated at the public consultation from 29 to 40. Housing 21 emphasised the actual number of car holding residents for this type of accommodation is low and have provided further details of similar schemes, please refer to submitted Transport Statement.

There appears to be 4 number houses on Kenmore Drive that do not have in curtilage car parking and therefore have no other option but to park on the street. This was discussed at length with Kirklees highways department and Housing 21 have proposed to allocated a number of spaces to theses residents within the development with a permits to ensure parking is available whenever required, a number of visitor spaces will also be allocated. Highways thought this was a good compromise and would limit the potential issues with access on the street.

3. Kirklees highways confirmed the current weight restrictions on roads around the site are in place to avoid through traffic and with a suitable construction management plan in place these roads could be used. Dilapidation surveys before any construction traffic use these roads were recommended and monitored thought the construction and any damage would need to be rectified. We assume a planning condition can be places on any approval to cover this.



4.4 Cycle Parking

Cycle space parking numbers are provided in line with planning policy requirements for this type of development and will be located adjacent the entrance to the building.

4.5 Noise

Refer to full report provided by Nova Acoustics

The main noise source during the day was the M62 motorway that is approximately 538 meters away from the site. Enhanced glazing is proposed to bedroom and living rooms in line with the recommendations of the acoustic report.

4.6 Air Quality

Please refer to Access Statement provided by Northern Transportation Planning Ltd for information on traffic flow, anticipated number of trips and the requirement for an Air Quality Assessment.

Mitigation measures are in place to encourage staff and residents to use more sustainable form of transports. The development is located close to the centre of Cleckheaton which makes this possible. The site also benefits from Bus Stop locations in close proximity.

Electric vehicle charging points are proposed as part of this submission. One charging point is provided between two bays that is capable of charging 2 cars simultaneously these are indicated on submitted drawings. An extensive planting scheme is also provided as part of the application indicating tree species selection planting beds, shrubs, hedges and grassed areas are detailed around the building.

Read alongside Transport Statement which details sustainable transportation.

4.7 Secured By Design

It is intended that the scheme shall achieve 'Secured by Design' accreditation and has been designed and specified to satisfy the requirements of Secured by Design New Homes 2014 and Building Regulations Part Q. The design avoids climbing aids and enjoys a secure external boundary, external recesses and obscured sightlines are avoided resulting in a well overlooked, safe internal environment.

4.8 External Lighting

A comprehensive external lighting scheme has been provided by Kingfisher Lighting it has been designed to meet SBD compliance, CIBSE standards and BS EN 12464-2-2011 (light and lighting). This includes lighting columns and bollards where appropriate to achieve compliant LUX levels. Use of LED fittings are proposed due to extended life spans therefore reducing the frequency of replacements. Locations for external lighting will be provided by the electrical specialist but it is anticipated these will be developed further as the project progresses. Lighting and CCTV will be positioned to ensure it can be accessed and maintained on a regular basis.

4.9 CCTV

CCTV will be installed in accordance with SBD compliance externally and cover main entrances in and out of the site. CCTV is also provided internally covering main entrances and communal areas. It is anticipated these details will be developed by a specialist sub-contractor as the project progresses.

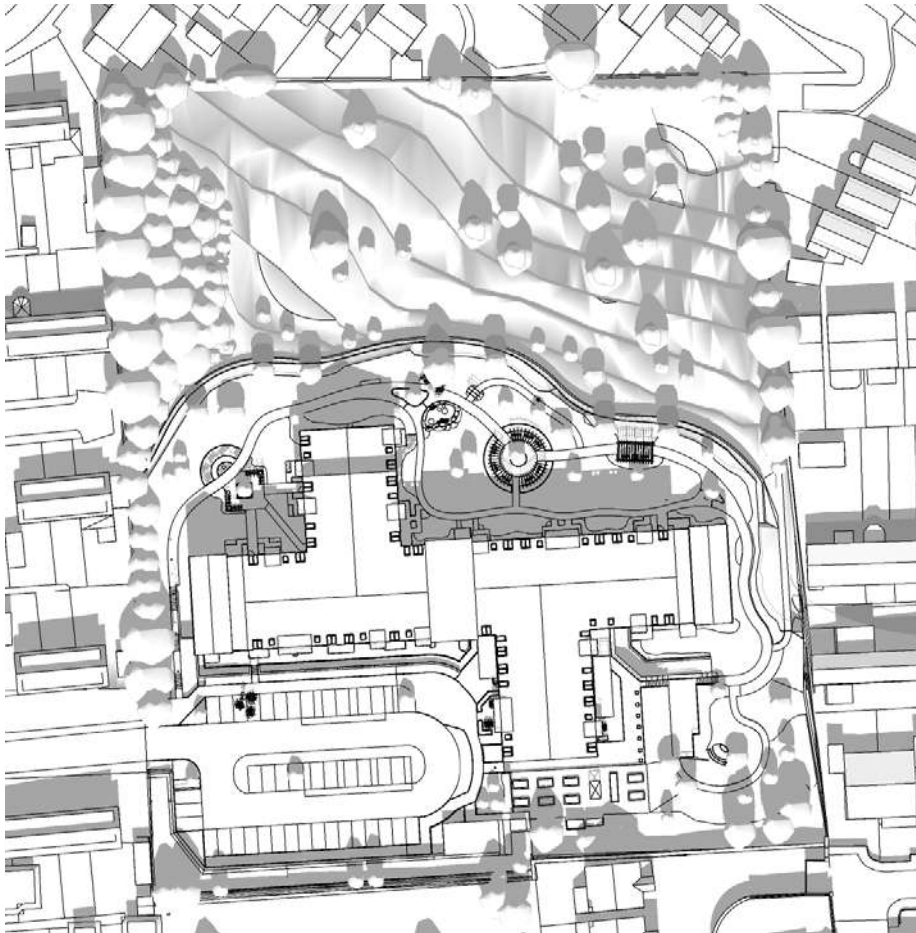
4.10 Daylighting & Sunlighting



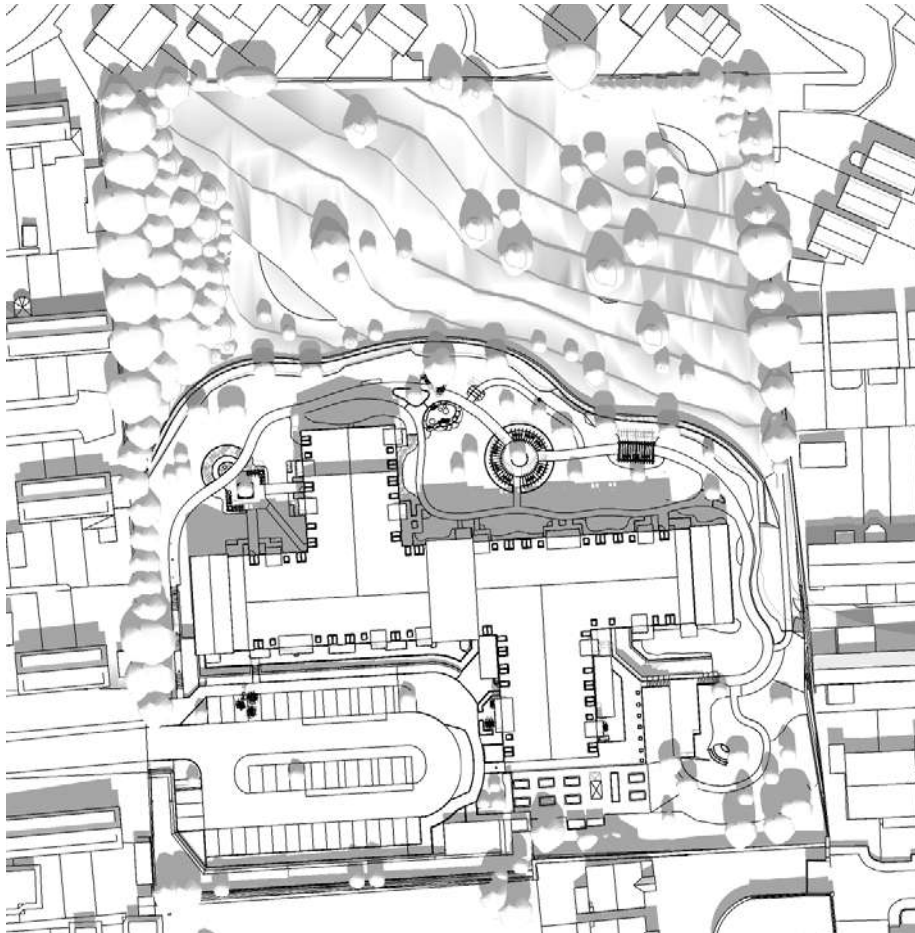
12 NOON WINTER



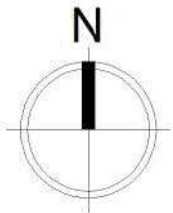
12 NOON AUTUMN



12 NOON SPRING



12 NOON SUMMER



4.11 Residential Quality and Amenity

As noted in the Local Plan under section 11.5 the Accommodation Strategy for Older Persons in Kirklees sets out a vision for extra care and a number of design principles.

Housings 21’s Extra Care Living provides care for older people in a housing setting, enabling them to retain the independence of their own home with the reassurance of having Care Workers on-site 24/7. Extra Care is a positive alternative to residential care, often allowing couples to stay together when their care needs vary.

Extra Care Vision set out in the Accommodation Strategy for Older Persons in Kirklees

- Support independent living for older people to remain in a home of their own, whilst having access to a support structure – through the availability of 24 hour care, assistive technology and the provision of daily living aids.
- Promotes the development of flexible living environments by design, ie, adaptable to the changing needs of the resident, through new build developments.
- Are developed in suitable locations and compliment the surrounding environment.
- Maximise people’s potential to play a full, active part in the wider community.
- Address the social, cultural and religious needs and aspirations of the diverse older people’s population

There are a number of overarching principles that should apply to extra care:

- To offer an alternative to residential care and sheltered housing.
- To create a resource for the wider community.
- To ensure staff can provide care and support discreetly.
- Variations in core design specifications, service charges and services on offer should be kept to an absolute minimum between tenants and leaseholders in each scheme.
- Provision through a variety of tenure models.

Table 3, which reflects the current situation with regards to entire spectrum of specialist older people’s accommodation, indicates that there may be a lack of choice.

Table 3 – Specialist Accommodation for Older People: by type	
Accommodation Description	Current number of Units
Housing specifically for older people with access to support & care	8181
Sheltered/retirement	
Very sheltered/assisted living	0
Extra care	108
Close care	55
Retirement villages (Kirklees definition)	0

How the proposed scheme complies with the extra care design principles set out in the Accommodation Strategy for Older People-

- All apartments are fully accessible in line with Approved Document Part M4(2)
- All apartments are self-contained units and exceed the minimum areas that ‘best practice suggests’ of 51m2 for 1 bed and 68m2 for 2 bed

- The apartment layouts are designed to be adaptable as the resident ages and additional care maybe required ie provision for a hoist track that can be fitted connecting the main bedroom to the bathroom and reinforced walls within bathroom for grab rails as required.
- Entrances to all apartments are recessed to allow for provision of a ‘memory box’ and shelf which relates to each resident.
- Housing 21 build non- institutional extra care facilities that are domestic in style and avoid creating an institutional feel
- The building has been designed to be welcoming and easy to navigate. This will be clearly signed as will all wayfinding with the building.
- Private and public spaces within the building are clearly defined and progressive privacy is implemented
- Flexible communal space is provided throughout the building and can be used multi-functionally with the aid of with open plan spaces supplemented with smaller rooms with folding partitions.
- Staff have a number of spaces available to ensure the building runs operationally these are placed centrally around the ground floor entrance to both maintain a presence and ensure they are easily approachable if required. This includes the building managers and care staff offices. A staff room is provided away from the main entrance to allow staff adequate separation while on breaks.

There are a number of specific requirements that Kirklees Council support and wish to see incorporated into extra care housing schemes, through flexible multifunctional rooms, which support wider community use, as well as resident use. These are the facilities provided by the submitted scheme-

- Hairdressing Salon – that can be used by the local community as well as the residents
- Activity spaces that are flexible in use
- Catering kitchen/ cafe is provided and can be accessed by the local community as well as the residents Kitchens to be self-sufficient and open/marketed for wider community use
- A Laundry facility available for residents but there are also individual washing machines within each apartment.
- A refuse/recycling collection point is available on each floor opposite lift 1for residents use
- Housing 21 are leading the way in replacing analogue with digital call systems, improving core functionality and access. Together with increased speed and reliability, improved functionality allows increased online interaction between resident and Court Manager and resident to resident. We also look for new technological solutions, aids and adaptations that may provide potential ways to improve the lives of older people and help them live independently for longer.
- TV infrastructure capable of delivering cable/satellite digital TV to each apartment

Operationally the building is designed to facilitate –

- Promotes social inclusion for residents and the local community through linked uses of communal facilities
- Facilities including external spaces that can allow residents of all mobility to access and be part of including places to gather and meet, raised beds for planting and sensory garden areas promoting healthy activities
- A small amphitheatre space is provided for local school visits to encourage interaction between schools/ nurseries and ‘older people’ in communities.
- All Housing 21 extra care buildings are pet-friendly and encourage pet ownership for the positive difference it can make to the lives of residents.

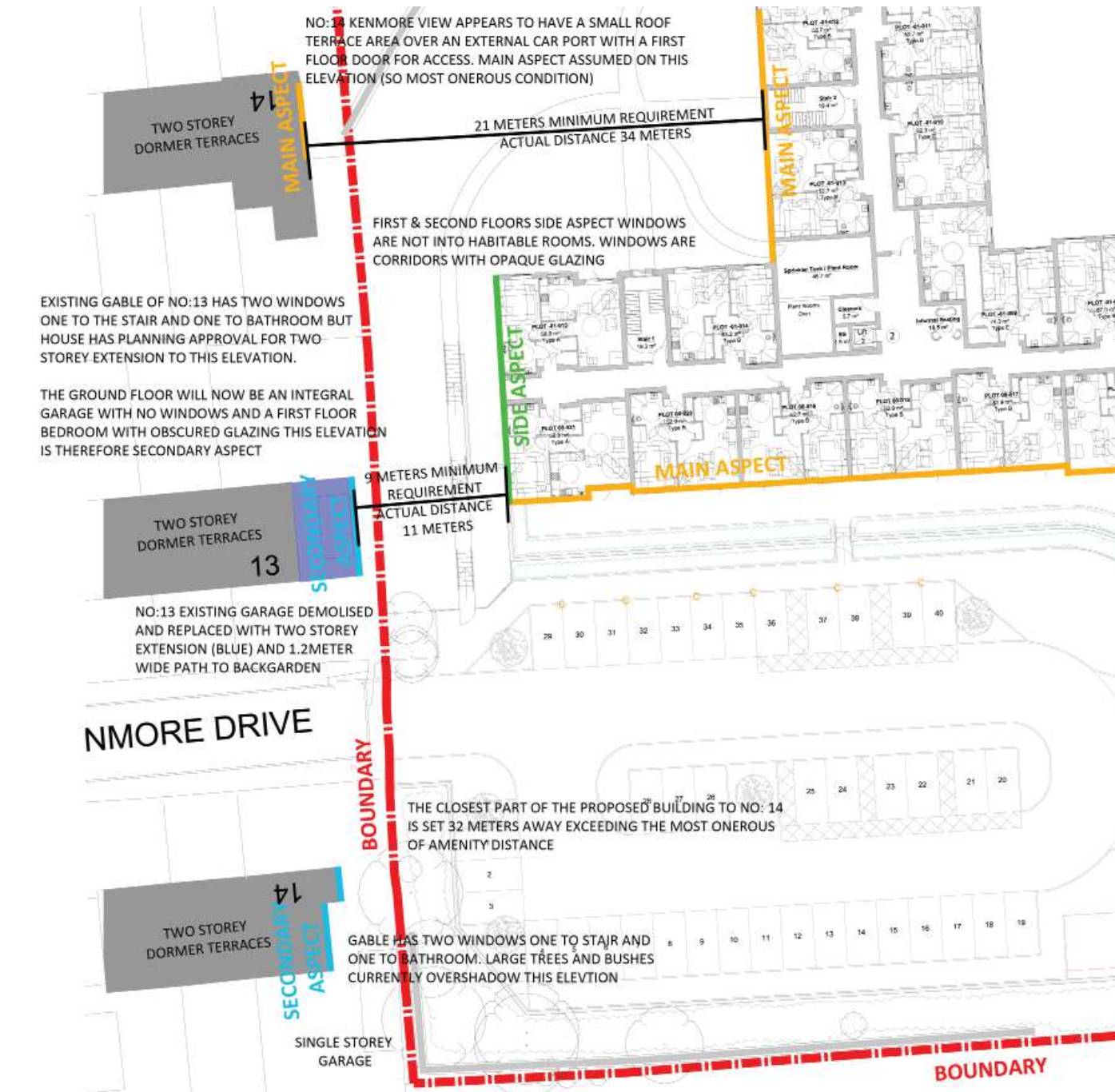
4.12 Privacy Residential Amenity

Planning Policy BE 2 Privacy, Daylighting and Amenity Space has been considered throughout the design process. The following is a review of amenity distances between the proposed development and the closest residential existing properties to ensure we are not compromising privacy.

The proposed building is positioned onsite to minimise impact on existing residential properties ensuring compliant amenity distances.

- Reviewing the proximity of number 13 Kenmore Drive. There are 2 windows on the gable elevation facing the site which appear to be bathroom on the ground floor and the stairway landing at first floor, this elevation is considered 'secondary aspect'. This boundary also has a number of trees and bushes. The closest part of the proposed development is set 32 meters away exceeding the most onerous of amenity distance requirements and is therefore compliant.
- Reviewing number 14 Kenmore Drive the existing house has the same configuration of windows as number 13 but the house has received planning approval for a two storey extension the full width of the house. The ground floor will now have an integral garage with no windows and the first floor a bedroom with obscured glazing. This elevation in its new configuration is considered 'secondary aspect' with the closest wing of the building 'side aspect' which only contains windows to corridors. The minimum distance between these two conditions is 9 meters and the actual distance proposed is 11 meters therefore compliant.
- Number 14 Kenmore View appears to have a small roof terrace over the top of a carport with an external door at first floor level for access. We have assumed a 'main aspect' condition on this elevation as we do not know which room looks onto the roof terrace, therefore the most onerous condition has been applied. This elevation looks onto a 'main aspect' elevation of the development with living and bedrooms. The minimum distance between these two conditions is 21 meters and the actual distance proposed is 34 meters therefore compliant.

- 'Main Aspect' - Main windows to lounge/living rooms, dining rooms and conservatories
- 'Secondary Aspect' - Windows to kitchens, bathrooms, study and subsidiary windows to lounges/living rooms, dining rooms
- Side Aspect- Includes blank walls and windows to non-habitable rooms



4.12 Residential Amenity Continued

- Reviewing the proximity of number 4 Coach House Paddocks which is accessed from Vine Avenue, the gable elevation facing into the site is assumed 'main aspect' as there are a number of windows at the ground and first floor levels therefore the most onerous condition has been applied. The proposed elevation in closest proximity is considered 'side aspect' and has windows into corridors. The minimum distance between these two conditions is 12 meters and the actual distance proposed is 20 meters therefore compliant. At the Public Consultation the owner of this house requested these windows have obscured glazing, the submitted proposals incorporate this.

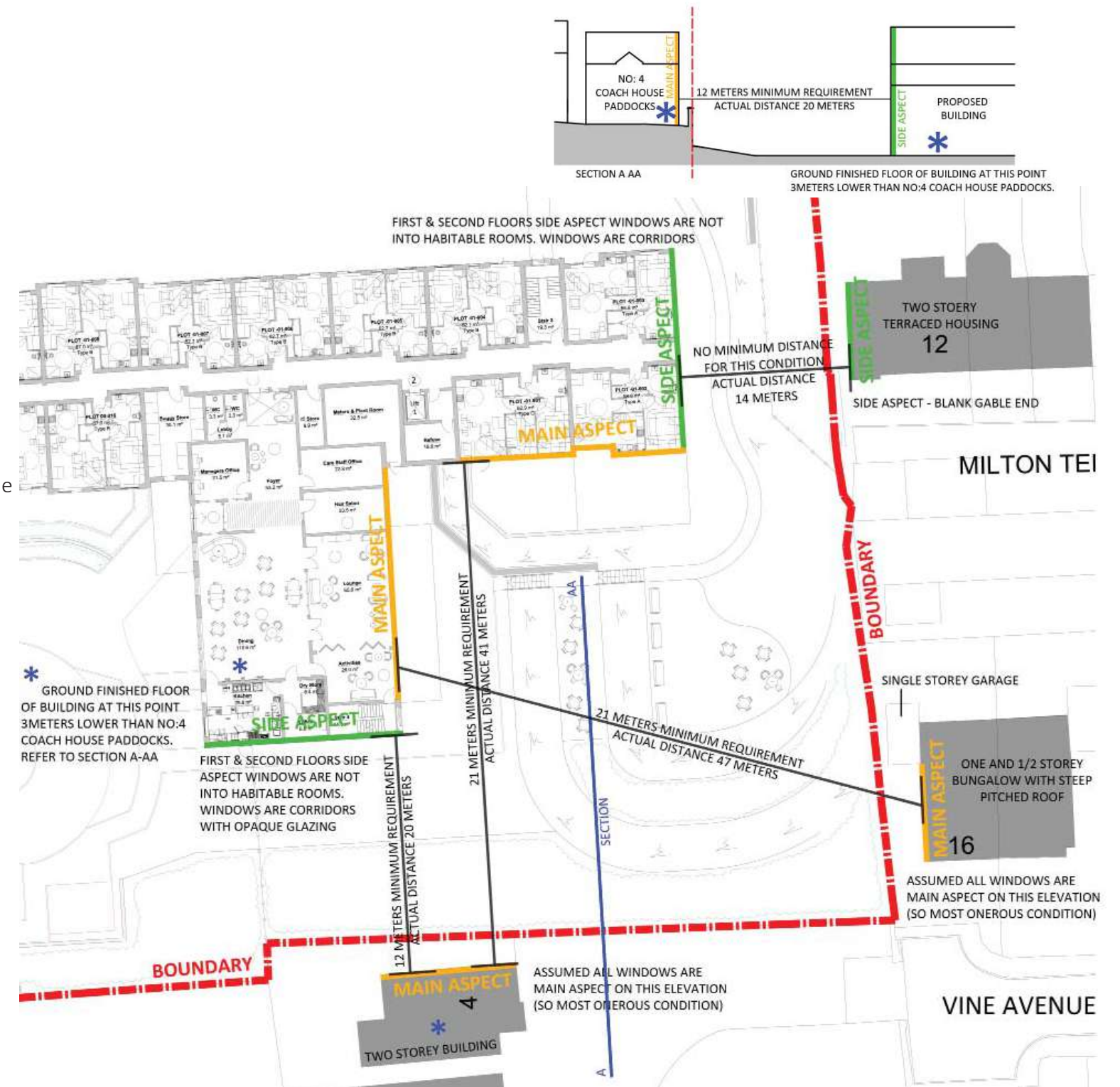
We have also reviewed the distance of the of the closest 'main aspect' elevation in relation to number 4 Coach House Paddocks. The minimum distance between these two conditions is 21 meters and the actual distance proposed is 41 meters therefore compliant

- Number 16 Vine Avenue is a one and ½ storey bungalow with a steep pitched roof. We have assumed 'main aspect' for this elevation therefore the most onerous condition has been applied. This property is 47 meters away from the proposed building exceeding the most onerous of amenity distance requirements and is therefore compliant.

- Number 12 Milton Terrace has no windows in the gable end and is considered 'side aspect' First and second floor windows in the proposed elevation are into corridors and therefore also considered 'side aspect' There is no minimum distance considered for this condition but the actual distance between the existing and proposed building is 14 meters.

- Houses located at the bottom of Vine Street and Rooks Avenue are located over 60 meters away from the proposed building.

- 'Main Aspect' - Main windows to lounge/living rooms, dining rooms and conservatories
- 'Secondary Aspect' - Windows to kitchens, bathrooms, study and subsidiary windows to lounges/living rooms, dining rooms
- Side Aspect- Includes blank walls and windows to non-habitable rooms



5.1 General

The general philosophy and approach to the scheme is one of inclusive design. The main entrance is located from Kenmore Drive and it is anticipated all visitors will use this entrance.

5.2 External Access

The scheme sits within existing residential area with good is located just over a mile north west from the main Cleckheaton town centre. Good bus services are provided along Whitcliffe Road to connect to the centre. Designated 'disabled persons' car parking is provided within the proposed development, all with level access to the main entrances and lifts to access all areas of the building.

External surfaces to pedestrian areas will vary in respect to material, colour and texture depending upon purpose and use, all surfaces will be stable and even, with tactile paving surfaces where appropriate. New footpaths will connect to the existing of Kenmore Drive. The main access to the entrance and buggy store will be provided with level access. External signage will be consistent across the residences offering clear wayfinding.

5.3 Types of Accommodation

The scheme delivers one and two bedroom apartments providing 80 in total with a 76:24% split between

Level access will be provided to the main entrance and buggy store with external door thresholds to be finished with proprietary cover strips with a projection not greater than 13 mm above internal finished floor level. All entrance doors will have a clear width of 850mm (minimum) allowing access to ground floor accommodation by wheelchair users. Glazed entrance doors are clearly signposted and are easily recognisable within the overall scheme through elevational treatment and lighting design. Easily operated and contrasting ironmongery will be specified throughout the accommodation to assist users with limited dexterity or impaired vision.

Vision panels with manifestations will be used to all internal doors to communal areas to increase natural light to circulation spaces and to provide warning to users when entering or leaving a room. Corridor doors are on hold open devices that automatically shut on activation of the fire alarm.

The width of all corridors is generous not less than 1500mm to allow for convenient circulation and allow passing places for two wheelchairs to pass each other comfortably. All corridors have been kept clear of obstructions to allow for unimpeded access to all areas. Small seating area are provided in some locations for residents to pause if required.

All apartment entrance doors have a minimum clear width of 910mm allowing access to wheelchair users if required. All en-suite shower / WC rooms are fully accessible and have the provision to be opened from the outside in an emergency.

Access to upper floors are provided by passenger lift and stairs, located adjacent to the ground floor entrance. Passenger lifts are of appropriate dimensions for accessible use. Stairs throughout the accommodation to be suitable for ambulant disabled. Travel distances between resting points are maximised all with uniform step dimensions. The stair width is 1200mm with a minimum clear distance between handrails of 1000mm. Identification will be given to individual steps by the means of a visually contrasting nosing. Handrails have been

provided to each side of the staircase for users with less strength on one side than the other.

Generous window sizes within apartments are specified to allow for increased natural light, which accompanies the artificial lighting design, benefiting users with impaired sight or hearing. All windows to be top hung or centre

pivot which allows for the controls to be located at the bottom of the window with a lever action handle for ease of operation.

Consideration will be given to all internal finishes to allow residents with visual impairments to be able to differentiate between adjacent surfaces. Architraves and carpets will contrast visually with walls so that distinction can be made between floors, walls and doorways.

Electrical outlets will be distinguishable from the walls through the use of coloured background panels or differing wall colour. All outlets set out to the recommended mounting heights for accessibility.

The fire alarm system will have the capability to incorporate additional functions such as flashing beacons or vibrating warning devices, as necessary.

Carpets, curtains and soft furnishings to be used throughout to help orientate and enable audible information to be clearly heard for residents with impaired hearing and also residents with impaired vision that rely heavily on audio quality to reference themselves in their surroundings.

5.4 Fire Alarm & Means of Escape

The general fire strategy is one of a stay put policy due to the varying needs of each resident. Due to the heavily compartmented nature of the building residents should be in relative safety remaining in their apartment until a member of staff or Fire Service instruct and or assist with evacuation.

Housing 21 will work with each resident when taking occupation of the apartment to prepare a personal evacuation plan. Each PEP'd is then placed in the fire box located in the main entrance lobby for the Fire Service to identify which residents may need assistance if evacuation is required. It will also identify any apartments that have medical gasses. Within the common / communal areas a simultaneous evacuation policy will be in place.

Each apartment is designed as a fire compartment (60 minutes vertically 60 minutes horizontally)

The fire warning/evacuation alarm in each apartment will be LD1 and connected to the warden call system with a smoke detector in the hallway connected to the L2 communal system interfaced with the main alarm panel. Cause and effect can be found in detail within the Fire Safety Strategy for both levels of coverage.

A Fire Risk Assessment by the accommodation manager will be provided prior to occupation.

6.1 Affordable Housing

1. Background

Policy LP11 of Kirklees Council Interim Affordable Housing Policy requires a proportion of new dwellings on sites in excess of ten dwellings to be affordable. The Policy states that 20% of new housing should be affordable and should meet the specific needs in the Strategy.

2. Introduction

100% of the proposed apartments will be classified as affordable housing. These will be let in accordance with an allocations and nominations agreement which will be entered into with Kirklees Council.

3. Local Housing Need

Following discussions with Kirklees Council it has been established that there is a great housing need for this Extra Care development therefore the scheme has their full support.

The development has the backing of Homes England(HE).

The scheme will be developed in accordance with the HE's design standards.

The use of local labour, subcontractors and suppliers, and the provision of employment for young people will be encouraged.

The scheme will contribute to the local economy and be developed with sustainability in mind.

The Extra Care apartments will allow older people to remain in the area rather than having to find suitable housing elsewhere. This will contribute to the sustainability and growth of Cleckheaton.

The need for Extra Care housing is demonstrated in Kirklees Council Accommodation Strategy for Older People in Kirklees 2010-15 and the Kirklees Strategic Housing Market Assessment 2016, referred to in Housing Strategy document 2018-2023 which states 'The supply and range of specialist accommodation, such as extra care and sheltered housing will need to increase'.

4. Conclusion

The proposed development will deliver housing which all affordable, greatly exceeding the requirements of the Local Authority.

The proposals reflect locally defined housing needs.

The rented tenure delivered is consistent with the aims and objectives of both national and local policy.

6.2 Utilities Statement

Existing service locations have been identified in and adjacent the site and the scheme has been developed on this basis of connecting into the existing.

7.0 Schedule of Accommodation

Read with submitted drawings -

- 463.15(01)010 Proposed Lower Ground Floor Plan
- 463.15(01)011 Proposed Ground Floor Plan
- 463.15(01)012 Proposed First Floor Plan
- 463.15(01)013 Proposed Second Floor Plan

Lower Ground floor	12 no 1 Bed & 3 no 2 Bed	Floor Total 15 no Apartments
Ground floor	18 no 1 Bed & 3 no 2 Bed	Floor Total 21 no Apartments
First floor	18 no 1 Bed & 6 no 2 Bed	Floor Total 24 no Apartments
Second Floor	13 no 1 Bed & 7 no 2 Bed	Floor Total 20 no Apartments

TOTAL = 80 no Apartments

Communal Spaces are provided on each level of the building.

Ground Floor

Catering Kitchen, communal dining room, Hair salon, lounge and activities space with links to external spaces, scooter / buggy store, care staff and manager’s officer and laundry.

First Floor

Multi-function space around atrium, staff room and assisted bathroom

Second Floor

Multi-function space around atrium and guest suite

8.0 Reports

Noise Impact Assessment- Nova

Arboricultural Report- JCA

Ecology Report- JCA

Ecological Impact Assessment Report- JCA

Biodiversity Enhancement Plan- JCA

Phase I Desk Study- Solmek Ltd (Coal Mining Report within Appendix D)

Phase 2 Site Investigation Report- Solmek Ltd

Design and Access Statement- Brewster Bye Architects

Flood Risk Assessment Report- BGP Civil and Structural Engineers

Drainage Strategy Report- BGP Civil and Structural Engineers

Transport Statement- Northern Transport Limited

Access Statement- Northern Transport Limited

Travel Plan- Northern Transport Limited

Statement of Community Involvement- Within D&A Statement

Health Impact Assessment- Housing 21