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Design and Access Statement

Project: Jayfort Security Services Ltd. Pinfold Works, Park Road West, Crosland Moor, Huddersfield.

Project No: 156

Date: 11th November 2020

1.0 Introduction:

This design and access statement has been produced to support a planning application for the reuse and alterations to an existing vacant office building.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no.s 156 (0-) 01, 02 & 03.

2.0 Project Location:

The building is a detached 2 storey building located to the west of a former builder's yard located off Park Road West, Crosland Moor, Huddersfield. The building was previously used as an office, but has been unused for a number of years.



Google Earth image

The site is predominantly unallocated on Kirklees Local Plan apart from the far west end that is included in the Milnsbridge Conservation area.

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3.0 Planning:

Planning History

There is only one visible planning application available online.

Application no: 2008/62/90731/W1 – Change of use from builders merchants to café and associated parking.

The above application was for change of use of the building forming this application. It was refused due to insufficient information and highway issues.

Pre application advice

No pre application advice has been sought.

Planning policy in relation to design proposals

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 6 *– Building a strong, competitive economy.*

80. *Planning policies and decisions should help create the conditions in which **businesses can invest, expand and adapt**. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*

Chapter 11 *– Making effective use of land.*

117. *Planning policies and decisions should promote **an effective use of land** in meeting the need for **homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that **makes as much use as possible of previously-developed** or 'brownfield' land.*

118. *d) promote and support the development of **under-utilised land and buildings**, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)*

Chapter 12 *– Achieving well-designed places*

124. *The creation of **high quality buildings** and places is fundamental to what the planning and development process should achieve. **Good design is a key aspect** of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*

127. *Planning policies and decisions should ensure that developments:*

*a) **will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***

*b) **are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***

*c) are **sympathetic to local character and history**, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, **using the arrangement of streets**, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** (including green and other public space) and support local facilities and transport networks; and*

*f) **create places that are safe**, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users[46]; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Kirklees Local Plan

The following points within the Kirklees Local Plan are considered relevant to this application:

***Policy LP7**- Efficient and effective use of land and buildings*

To ensure the best use of land and buildings, proposals:

a. *should encourage the **efficient use of previously developed land** in sustainable locations provided that it is not of high environmental value;*
b. *should encourage the **reuse or adaptation of vacant or underused properties**;*

***Policy LP8**- Safeguarding employment land and premises*

1. *Proposals for development or **re-development for employment** generating uses (as defined in the Glossary) in Priority Employment Areas will be supported where there is no conflict with the established employment uses (as defined in the Glossary) in the area. In instances where the site is out of centre and the proposal includes main town centre uses then policy LP13 will need to be applied.*

***Policy LP 24** – Design.*

***Good design should be at the core of all proposals** in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.*

Proposals should promote good design by ensuring:

a. ***the form, scale, layout and details of all development respects and enhances the character of the townscape**, heritage assets and landscape;*
b. *they provide a high standard of **amenity for future and neighbouring occupiers**; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
c. *extensions are subservient to the original building, are in keeping with the existing buildings in terms of **scale, materials and details and minimise impact** on residential amenity of future and neighbouring occupiers;*
d. *high levels of sustainability, to a degree proportionate to the proposal, through:*
    i. *The **re-use and adaptation of existing buildings**, where practicable;*
    ii. *design that **promotes behavioural change**, promoting walkable neighbourhoods and making walking and cycling more attractive;*

iii. *considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*
iv. *where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*
v. *providing charging points to encourage the use of electric and low emission vehicles;*
vi. *incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
vii. *designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;*
viii. *designing places that are adaptable and able* ***to respond to change, with consideration given to accommodating*** *services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.*

The policies noted above are in favour of the re-use and alterations and improving an existing property and under utilised site.

The building was previously used as an office for the builders yard but has been vacant for a number of years.

As the building will be used as a security office it will deter crime.

4.0 Design:

Requirements / brief

The owners wish to renovate the property to form an office for an established security company. The offices will be used for administrative purposes, monitoring, staff facilities and client meetings.

Existing

The existing vacant property is constructed using thin concrete blockwork cavity walls, concrete floors and a concrete flat roof, all of which are completely un-insulated and require structural attention. The walls are externally rendered with false quoin / aperture detailing.

The upper floor structure of the building is concrete and has a significant sag towards the middle.

There is currently no access between the levels, it appears the lower level has been used as a workshop and includes WC facilities.

Proposed

The proposals involve a significant building overhaul to form an open plan office space, WC & Kitchen facilities and an entrance / reception space.

The scheme will include the removal of the flat roof with a pitched roof replacement, upper floor replacement, a new internal staircase, external façade improvements and full building insulation.

Materials

The materials have been carefully considered, render will be used to the upper walls, with timber effect cladding used at the lower levels.

Windows and doors are to be replaced with new Anthracite windows.

The new roof will be covered using blue slate.

5.0 Access:

The existing vehicular and pedestrian access will be retained from the highway.

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A new entrance door will be provided at lower level and will be Part M compliant.
Parking will be within the existing yard.

6.0 Conclusion:

The proposed scheme makes good use of a vacant, tired looking building on an under utilised site, providing accommodation for an already well established business.

There is sufficient parking within the site.

The planning policies have been considered and the design has been developed with these in mind.

The materials used will be in keeping with the existing building and local character.

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