

Project Name – 19 Northgate, Almondbury

Address – 19 Northgate

Almondbury

Huddersfield

HD5 8RX

DESIGN AND ACCESS STATEMENT

Job Ref: 3570

Date: June 20

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1	SITE OVERVIEW
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(Google Earth 2020)

SITE ADDRESS

19 Northgate
Almondbury
Huddersfield
HD5 8RX

PROJECT BRIEF AND DEVELOPMENT PRINCIPLES

Demolition of existing supermarket and creation of new block of flats (6no. 2 bed flats), with associated parking. The proposal has been designed to fit seamlessly within the surrounding area, and to provide a greatly improved usage of the site.

2 – INTRODUCTION AND SITE DETAILS

LOCAL AUTHORITY – KIRKLEES METROPOLITAN COUNCIL

x This statement has been prepared to accompany application PP-08821961 (planning portal reference) for full planning and demolition in a conservation area.

x The purpose of this statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

x The site is currently used by a Co-operative Supermarket, which is due to be relocated within the local area.

x The proposal allows for the creation of a new block of flats, providing 6 no. two-bedroom flat, with associated parking.

x Site ingress and egress will remain from Northgate.

x Access on foot shall be direct from the existing footpaths..



Existing site plan



Proposed site plan

3 – DESIGN AND ACCESS

DESIGN

Use

x Would the application help to create an appropriate mix of uses in the area?

Yes.

x Would different uses work together well, or would they cause unacceptable annoyance?

They will work together well as the proposal has been designed in order to fit seamlessly within the surrounding area and has taken into account the amenities of existing residential properties & to minimise impact on residential amenity of future and neighbouring occupiers, through maintaining privacy and daylight.

Amount

x Is the density appropriate?

Not applicable in this instance.

x Could the neighbourhood's services support the amount of development planned?

Yes. There will be no adverse effect to the neighbourhood's services created by the proposed development.

x Parking provision (as per Kirklees Highway Design Guide – adopted 04/11/2019).

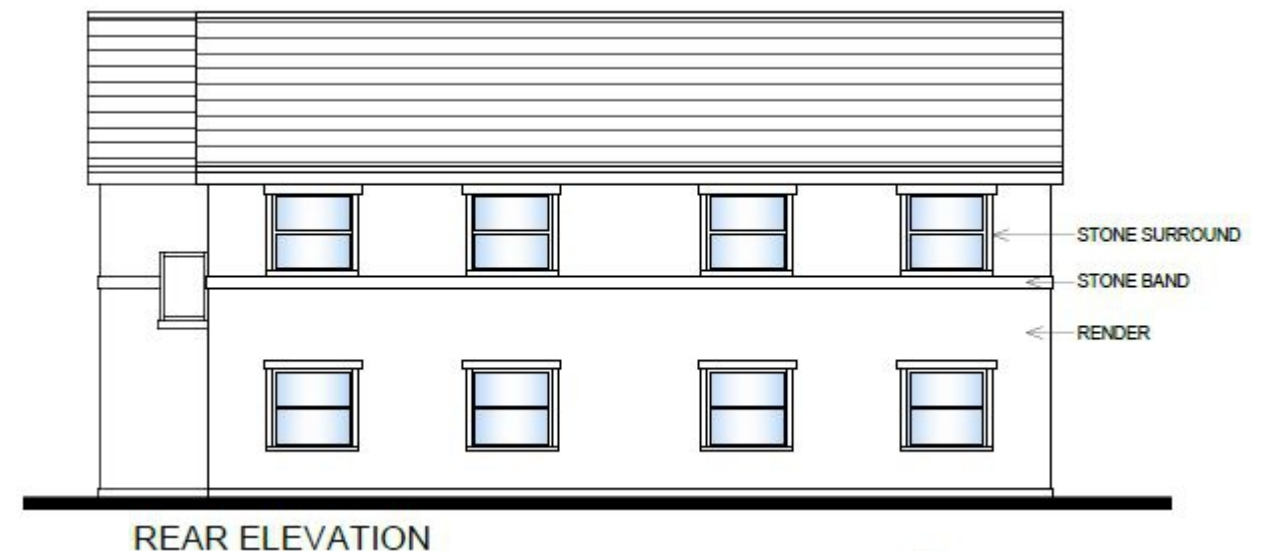
Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments (unless otherwise evidenced using the criteria in Para. 5.1), it is considered that new:

- 2 to 3 bedroom dwellings provide a minimum of two offstreet car parking spaces
 - 4+ bedroom dwellings provide three off-street spaces.
 - 1-2 bedroom apartments provide one space (3+ bed two spaces)
- In most circumstances, one visitor space per 4 dwellings is considered appropriate.

Layout

x Do all space have a purpose?

Yes. The proposal is based upon a design scheme that utilises an efficient use of the site.



3 – DESIGN AND ACCESS (cont.)

Layout (cont.)

x Will public spaces be practical, safe, overlooked and inclusive?

Not applicable in this instance.

x Will private spaces be adaptable, secure and inviting?

Yes. The design has been achieved with the goal of meeting these targets, and has taken into account the amenities of existing residential properties & to minimise impact on residential amenity of future and neighbouring occupiers, through maintaining privacy and daylight.

Scale

x Will the building(s) sit comfortably within the surroundings?

Yes. The proposal is for the adaptation and improvement of the existing site.

x Will parts such as doors and windows be of a comfortable scale for people?

Yes.

Landscaping

x Has the landscaping been properly considered from the start?

Yes. Landscaping has been considered within the design process.

x Will it meet any specific aims for the site?

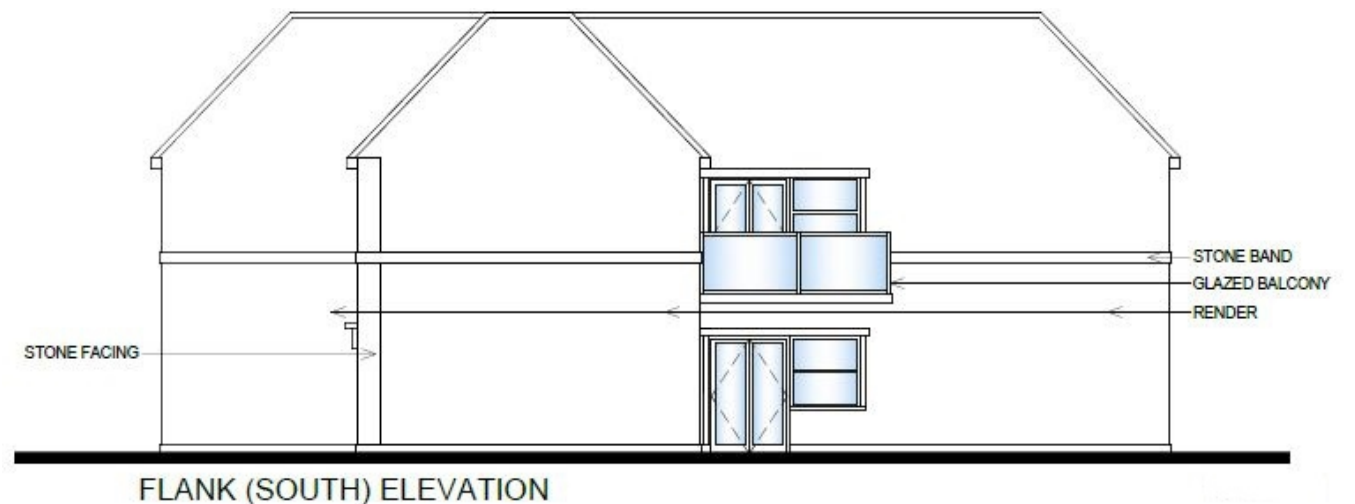
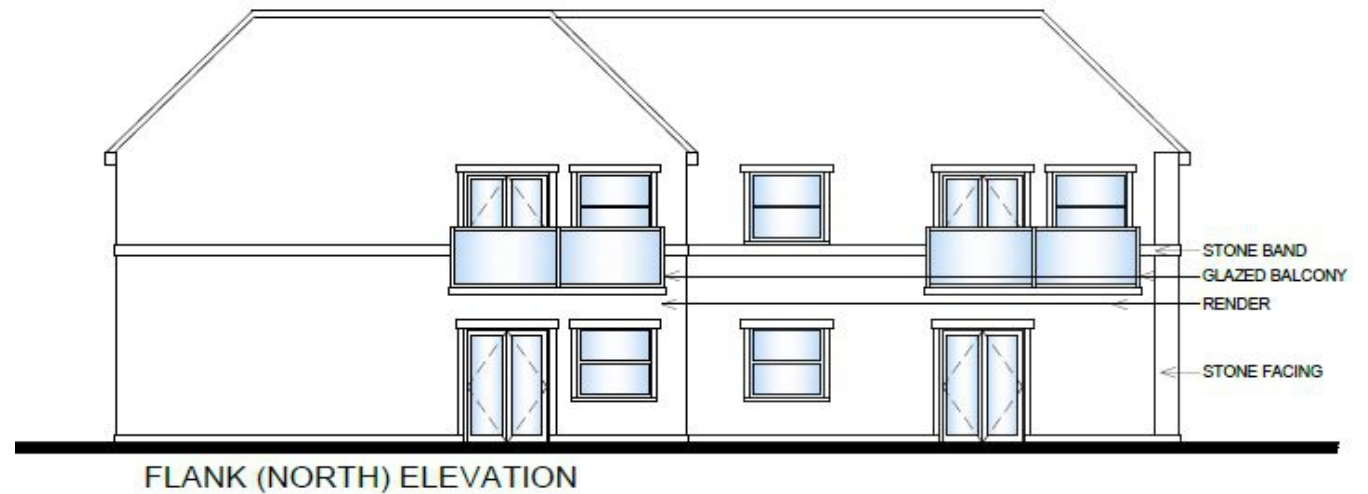
Yes, it will provide a high quality residential facility to replace the existing supermarket that is to be relocated locally.

x Will it look attractive (with particular consideration to the surrounding area)?

Yes, the proposals are in keeping with the local area and shall provide an enhancement.

ACCESS

Access to the unit will be via a level threshold and fully compliant with the Equality Act 2010



4 – NATIONAL PLANNING POLICY FRAMEWORK, FEBRUARY 2019

The National Planning Policy Framework (NPPF) addresses the need for sustainable design and development practices.

Paragraph 7 states that: *The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*

Paragraph 8 states that: *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 states that: *These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.*

Paragraph 10 states that: *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*

Paragraph 8 states that: *Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5 – CONCLUSION

The proposed new building replaces an existing supermarket which is in poor repair, fails to meet the required standards for the local residents, and is due to be relocated locally to a high quality unit. The site will be redeveloped to provide a high quality block of flats, providing 6 no. two-bedroom flats, with associated parking.

The development of the site with regard to design and access has been explained in detail, and the impact of the proposals has been examined against the relevant statutory, local and national tests, with every effort being made to create a design scheme which is both attractive and functional..

When weighed against the public benefits brought about by the proposal, including the ability to enhance the existing site, it is apparent that the proposal meets the statutory tests and accords with the NPPF which is an important material consideration.

In the circumstances it is considered that planning permission should therefore be granted.