DESIGN AND ACCESS STATEMENT

FOR

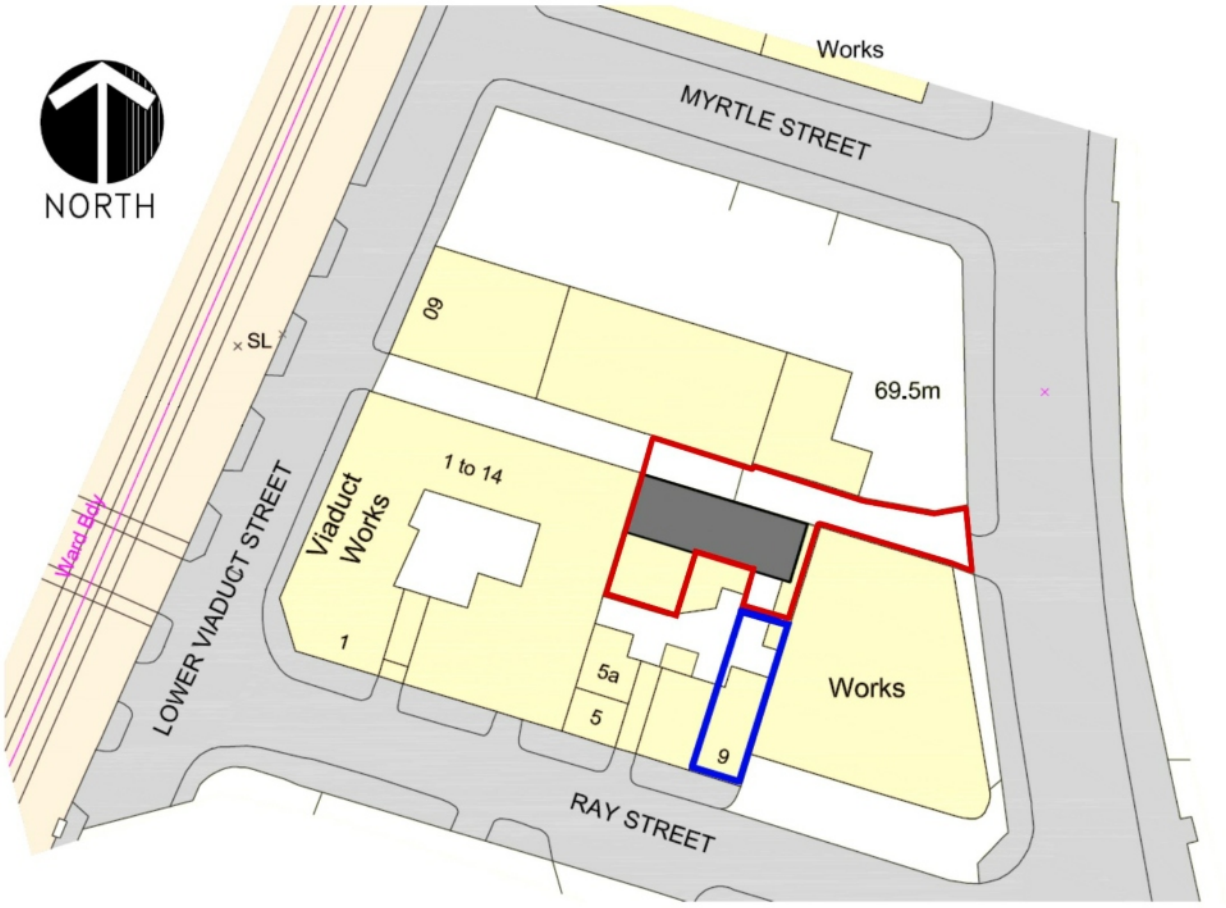
PROPOSED DEMOLITION OF WORKSHOP

AND CONSTRUCTION OF

9 STUDENT LETS

AT 9A RAY STREET

HD1 6BL



Prepared by J I Lockwood Dip. TP Leeds

Location

The application relates to a building at the rear of 5 to 9 Ray Street.

Context

The existing building has been used as a workshop over many years and is in poor but useable condition. As the photos show it is dry internally and could continue to be used for some trade or light industrial activity.

Much of the property adjoining the building has been granted planning permission for use as apartments or HMO's. See Appendix 1. In its present state, although an established use, it has become a down-at-heel, unattractive non-conforming and potentially incompatible neighbour to adjoining living accommodation.

The Kirklees Student Housing Survey 2016 showed a strong preference for accommodation close to the town centre. The proposed student accommodation is less than a mile from the university and Kirklees College and the route is relatively flat and convenient both for walking and cycling. The site is close to town centre shops and services and various retail parks and supermarkets.

View from service access

Ground floor interior

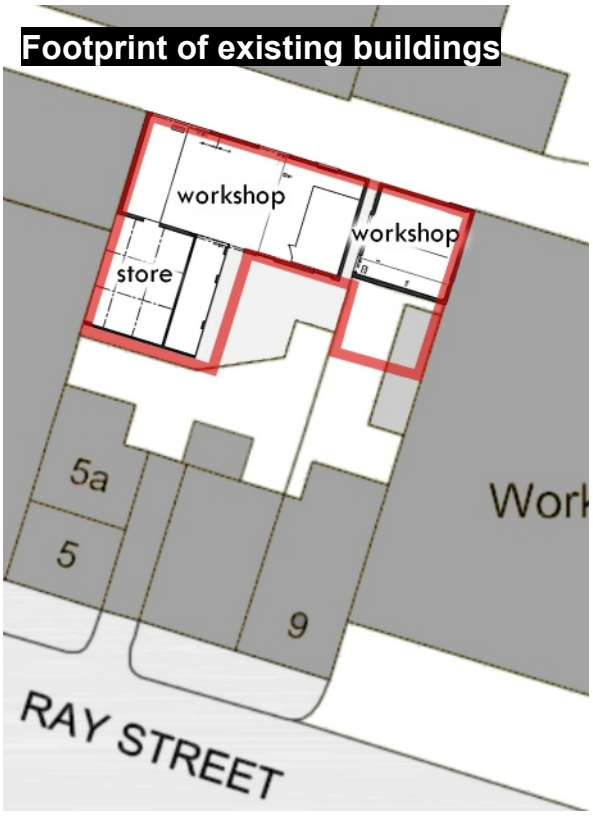
Lean- to extension

First floor interior

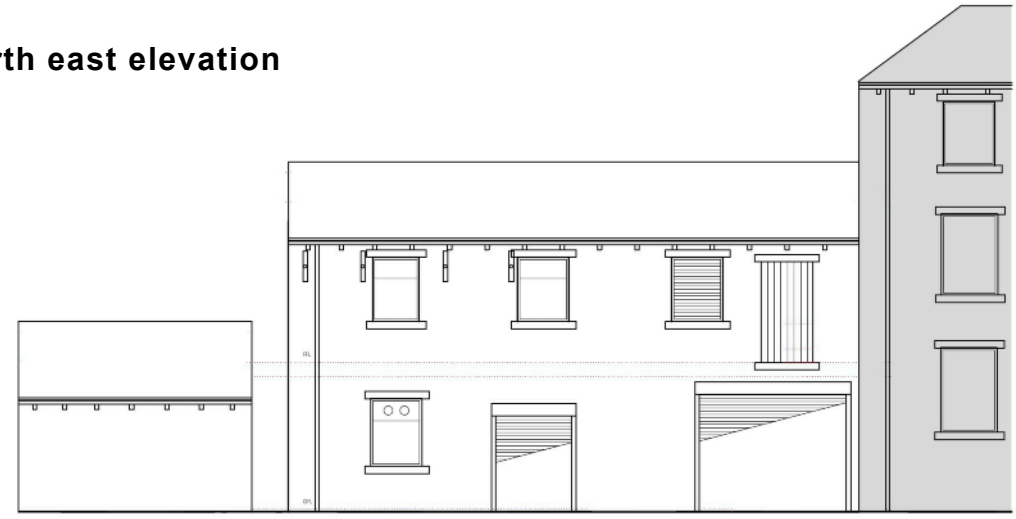
Design

It is proposed to demolish the existing building and construct a three storey block comprising 9 units of student accommodation. The principal idea is to create a micro development of mews style accommodation built alongside an alley. This is a modern interpretation of a traditional form of small scale housing units. The units are not intended to be used as long term accommodation but to provide convenient and comfortable living space during the academic term for those who are studying at the local higher and further education colleges.

To address the issue of the north facing aspect of the living rooms it is proposed to repaint the cream coloured two storey facade opposite with a white light-reflecting paint. This will reflect the sun's rays and improve the ambient light levels in the rooms.



Existing north east elevation

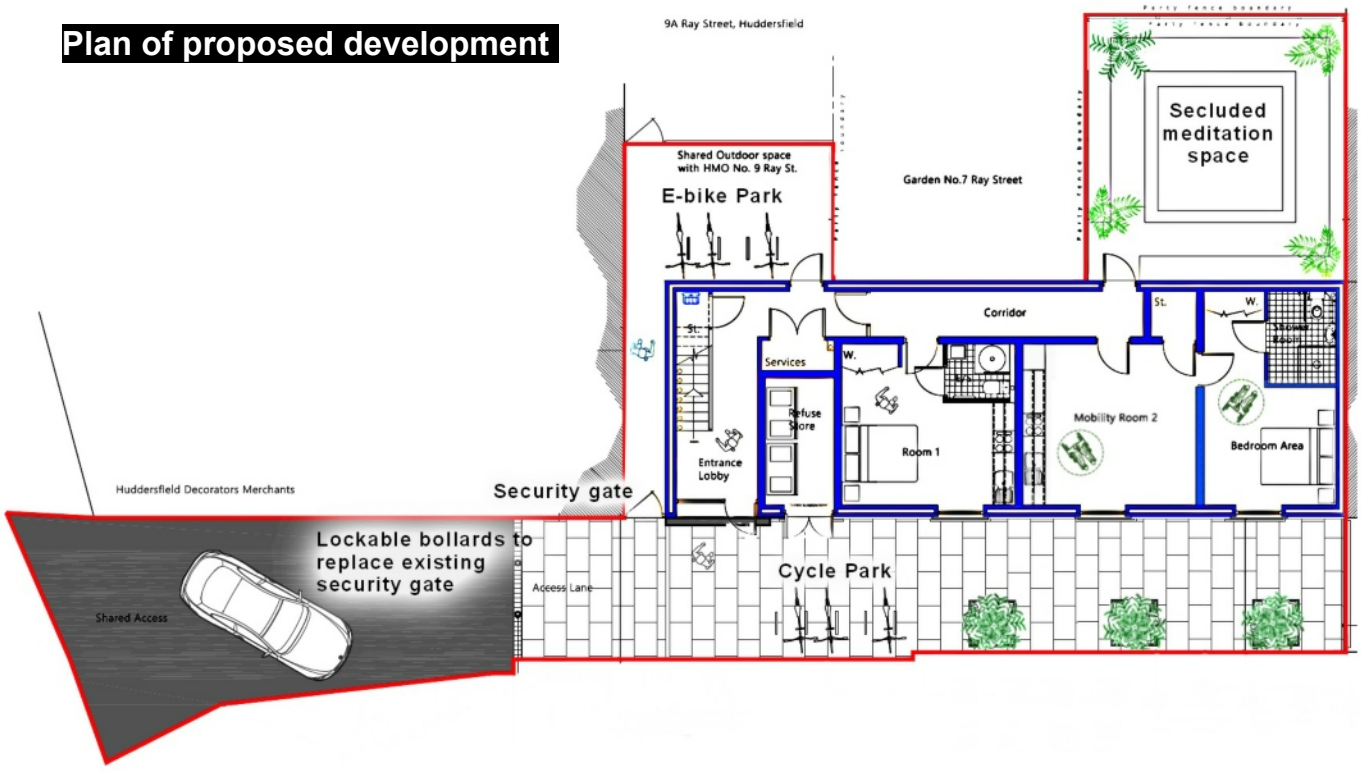


Proposed north east elevation

The design includes a secluded meditation area at south western side of the building for students to relax and study. The derelict appearance of the alley will be upgraded with stone coloured ‘Saxon’ pavers and introduction of planters with low growing hardy shrubs to transform the environment and give the mews colour and visual quality.

Provision is made for refuse and recycling in a bin store located next to the entrance to the apartments and opening directly on to the access lane close to Gt Northern Street.

Plan of proposed development



Landscaping: It is planned to transform the neglected access into an attractive forecourt for the accommodation. New light coloured paving and planting of hardy low growing flowering shrubs in planters (e.g. Philadelphus Mock Orange) will create an attractive and welcoming environment. The painting of the wall opposite will enhance the light level in the enclosed space and at night this will be enhanced by lighting on the facade and over the entrance.

Scale: The proposed building will be similar in scale to the existing workshop. See the before and after elevations.

Noise attenuation: Because of the proximity of the railway we have been advised that an acoustic survey will be needed to determine what level of noise mitigation treatment is necessary. The building will be double glazed and have ‘passive’ trickle vents in the window frames to the specific acoustic performance required.

Secure by design: The recommendations of the Police Architectural Liaison Officer have been taken into account as follows:

- Access to the rear of the proposed building will be protected by a security gate.
- There will be dusk to dawn lighting on the facade, over the entrance and the side ginnel.
- Provision for E-bikes will be in the secure area at the rear
- The main entrance will not be recessed and all entrances and refuse store doors will have access control, with the main entrance being on a video link system to each of the flats.
- The rear party boundary and fencing to the meditation area will be close double boarded timber 1.8m high.
- The cycle racks will comply with Secured by Design standards
- The provision of student accommodation in close proximity to similar accommodation will enhance personal security by increasing the potential for students to be accompanied when travelling to and from the area at night.

Use/Amount: The internal floorspace of the existing buildings to be demolished amounts to 220 sq. metres. The proposed building will be 297 sq. metres.

Layout: The proposals will replace the existing 2 storey workshop and adjoining single storey building on a similar footprint.

Drainage: Provision will be made for a surface water attenuation storage chamber to be created in the alley to reduce surface water run off rates from the roof and surfaced alleyway by 30% in line with the policy on brownfield sites. It is not proposed to connect to the historic culvert in the vicinity of the site.

Pedestrian and vehicular access

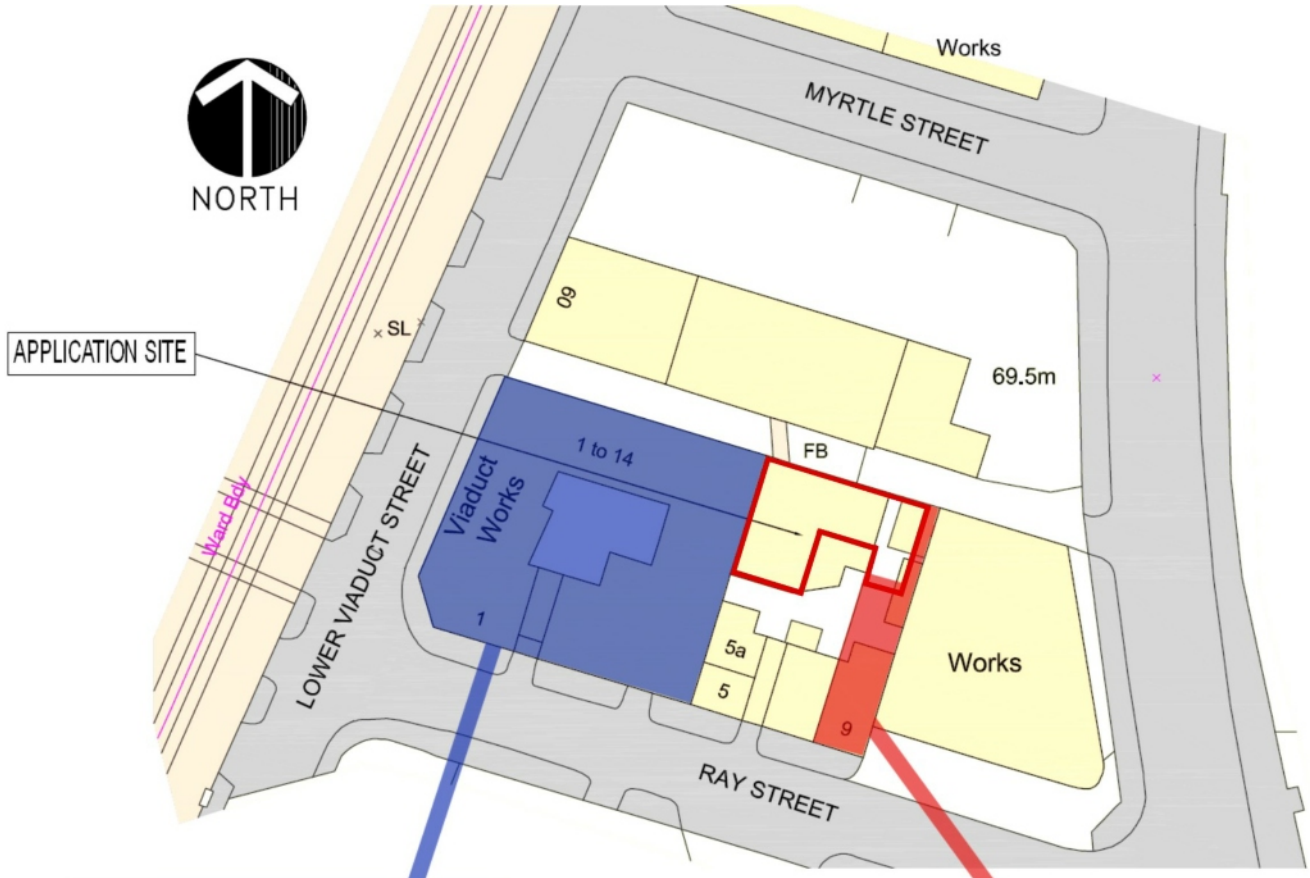
The site is highly accessible. It is only 200m from a bus stop on Bradford Road which provides a regular service. It is reasonable to anticipate that the close proximity of higher and further education facilities will mean that walking and cycling will be the main modes of transport of the occupants and will therefore support sustainable transport objectives.

Sustainability

The building will fully comply with Building regulations standards. Additionally this is in an optimum location for student living and the long term environmental impact of the development will be minimal if approved.

APPENDIX 1

Adjoining property converted for apartment and multiple occupation



Application number
2008/62/90825/W2

Description / Development
CHANGE OF USE AND ALTERATIONS TO CONVERT EXISTING MANUFACTURING AND RETAIL PREMISES TO 14 NO. STUDENT APARTMENTS

Decision date
02 Jun 2008

Decision
CONDITIONAL FULL PERMISSION

Application number
2018/62/92342/W

Description / Development
Change of use from dwelling house (C3) to Home of Multiple Occupation (C4) and erection rear dormer and single storey rear extension

Decision date
02 Oct 2018

Decision
CONDITIONAL FULL PERMISSION