



Design Access Statement

Erection of 12 Apartments
in 1No Block
Spenn Lane
Gomersal
Cleckheaton

Design Access Statement

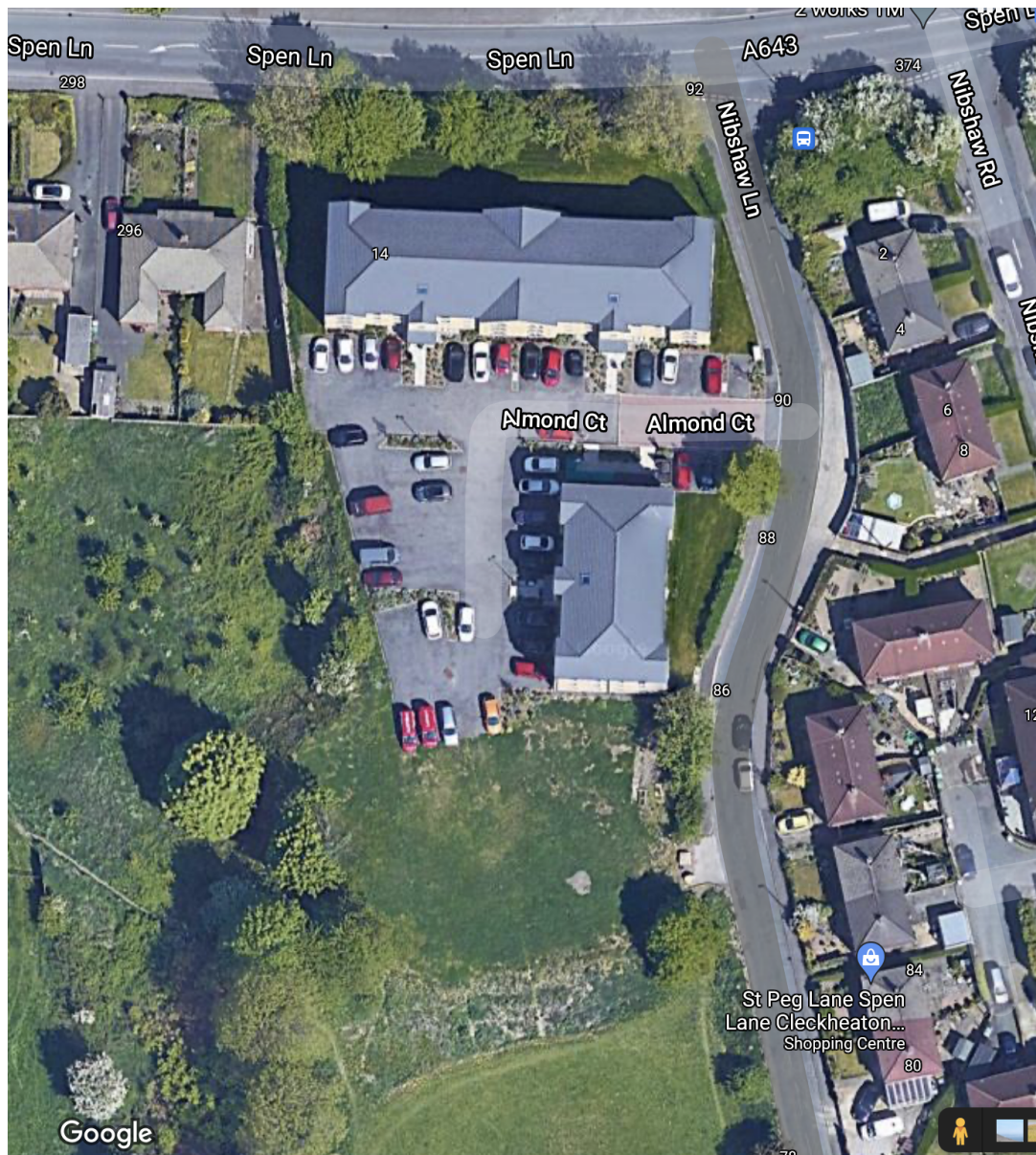
Introduction

This statement has been prepared by Casey Designs Ltd in support of a planning application for the erection of 12No apartments in a 1 block configuration, on a site off Spen Lane, Gomersal.

Background

The proposal is to increase the number of available flats in the area which will assist in the overall number of houses/accommodation needed for current UK housing policies. This proposal is based on already existing and approved apartment blocks on the same site.

Site Location and Topography



As can be seen above, the site is occupied by 2No apartment blocks, one containing 24 units and the smaller one with 12 units. It is bounded on 2 sides by residential properties and by sports fields and private open land.

The photographs below indicate the current site.



View of the rear of the larger 24 apartment block from Spen Lane



View of the side of the larger 24 apartment block and the rear of the smaller 12 apartment block



View of the proposed site of the new 12 apartment block

The site is centred on Ordinance Survey Grid Reference SE 20289 25865 located to the north corner of Spen Lane and Nibshaw Road, Gomersal. The site is roughly rectangular in shape, located to the south of the existing development and extends to approximately 0.09 Hectares and with no structures.

The site is generally flat with a tree line to the western boundary and a small slope down to the southern boundary. The site is completely open with 2No road access points to the eastern boundary.

Proposed Scheme



The proposal is to construct a 3-storey apartment block containing 12No generously spaced units. They will be constructed externally from light coloured stone and blockwork cavity of a traditional constructional design. It will incorporate a pitched roof with artificial grey slate and stone header and sill details. The design has been taken directly from the existing 12 apartment block opposite on the same site.

The property is to be situated in the southern portion of the overall development site with the entrance facing north.

Access

Vehicle access will be via the entrance on Nibshaw lane which is currently used as access for the other apartment blocks on the site. The 2No additional road access points to the eastern boundary will not be used and permanently blocked. The access arrangement of the dwelling has

been designed to ensure that all users will have an equal and convenient access to the building, spaces and the public transport network.

Current site and road levels allow a smooth access to the parking and apartment blocks. A small retaining wall may be required to the southern boundary.

Landscaping

The rear of each existing unit is grassed and open and this will be continued with this portion of the development. Soft landscaping may be provided to entrance areas and parking islands, if suitable, with the hard landscaping being the access drive and parking, which will be permeable tarmac finish.

Consideration of Planning Policy

Sustainability

In considering the three roles, we have concluded as follows:

Economic Role: The application will bring use to an unused site and will support jobs in the construction and hospitality industries

Social Role: The residential development of the site will provide additional housing in a residential area. It will also assist in meeting the recognised shortfall of housing in Kirklees.

Environmental Role: The site is vacant and has no gas or ecological merit.

It is therefore our conclusion that the proposed additional residential development is sustainable and is supported by national planning policy.

General Policy (D2)

Access to the site is safe and in daily use. Adequate parking will be provided within the site.

The design of the building is satisfactory and mirrors that of the already constructed and in use apartment block. Distances to neighbouring properties will be maintained in accordance with policy.

There is no effect on infrastructure or wildlife interests.

It is our conclusion that the proposal complies with policy D2.

Conclusions

The proposal is for 12No apartments, housed within an identical block to the smaller existing block adjacent. The design of the building has taken in to account the local character and has respected distances to nearby residential properties.

Access is safe and sufficient parking will be provided.

It is our opinion that planning permission should be granted.