



Former Hoyle Ing Dyeworks, Manchester Road, Linthwaite, HD7 5QS

Design & Access Statement

December 2021

Highstone Homes Ltd

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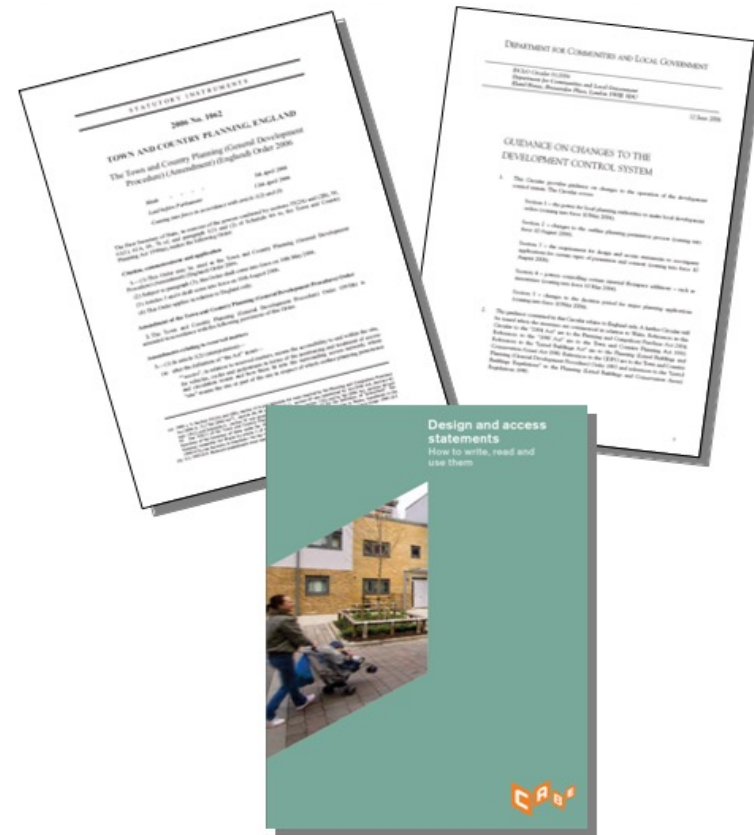
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1.0 Introduction

This Design and Access Statement is submitted to support a full application to provide 15 dwellings, consisting of 9 1&2 bed apartments, 4 bungalows and a conversion of existing retained building into 2 dwellings at Former Hoyle Ing Dyeworks, Manchester Road, Linthwaite, HD7 5QS. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice set out in DCLG Circular 01/2006. It meets the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2010' and the guidance provided in 'Design and Access Statements How to Write, Read and Use Them' CABE 2006.

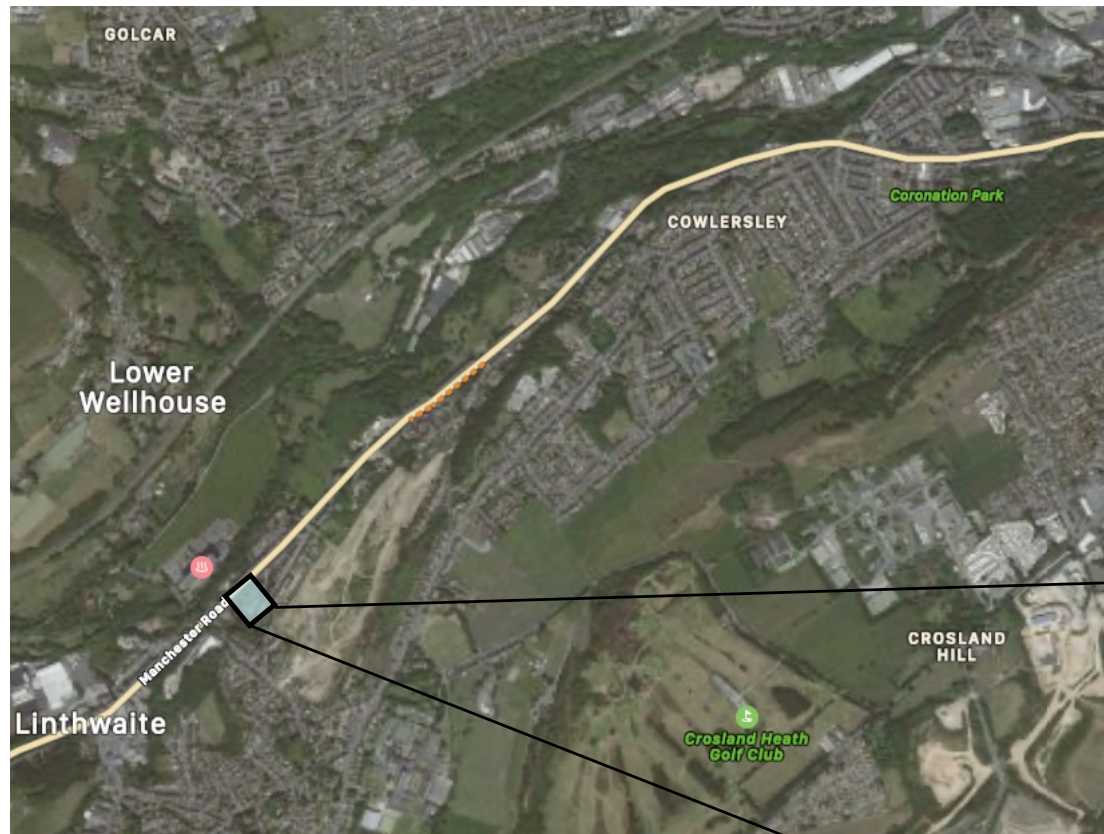
The application is supported by the following:

- Full plans and details
- Design and Access Statement
- Planning Statement
- Heritage Impact Assessment
- Transport Statement
- Ecological Impact Assessment
- Noise Mitigation Strategy
- Drainage Strategy
- Site Investigation



2.0 Background

2.1 The Site and Surroundings



The application site and surrounding area

The subject brownfield site was formerly a small dyeworks off Manchester Road. The site has previously had planning applications submitted with work being undertaken to demolish the majority of the derelict mill buildings leaving one remaining within the site boundary of this application. This proposal is for 15 dwellings, consisting of 9 1&2 bed apartments, 4 bungalows and the conversion of an outbuilding to accommodate 2 dwellings. The proposed development is considered to be a suitable use of derelict brownfield land.

Highstone are working with Kirklees Council to bring forward an excellent supported living scheme for people with learning and physical disabilities with housing need within the local area.



2.2 Community Involvement

Prior to drafting up this application, pre application discussions have been held with Kirklees Council, specifically Nick Hirst (Senior Planning Officer) which lead to a range of consultee comments and subsequent layout amendments.

The key priority for Kirklees Council is to retain this site's historical importance within Linthwaite's community. The dyeworks played a prominent part in the communities heritage. To ensure Highstone retain the heritage of the site we have incorporated key design features such as corbel supports, taller windows alongside dummy windows whilst retaining key stone pieces to reuse such as the door surround on the front elevation.

It is considered that this application site will provide much needed affordable and supported living accommodation within a highly sustainable location, within close proximity to necessary local services and is well connected through public transport links.

Highstone carried out a public consultation in Linthwaite in the form of a letter drop, details are provided within the Statement of Community Involvement submitted with this planning application.

2.3 Evaluation

In considering the development of this site a number of issues were evaluated:

- (i) The site is within a conservation area. The proposals aim to transform the derelict brownfield site into active residential micro community incorporating the historic heritage design features.
- (ii) It was identified that the site is currently unallocated within the local plan however development of a derelict brownfield site is supported in principle.
- (ii) It was considered that demolition of an historic building would remove a historic asset however conserving specific parts of the old building to retain the sites historic value would be acceptable in principle.
- (ii) There is a strong local and national strategic support for schemes which meet the unique needs of people with Learning Difficulties and Physical Disabilities. Kirklees Council has a shortage of good quality affordable housing as recognised in the Kirklees Housing Strategy 2018-23.

3.0 The Application Site

The subject site is located off Manchester Road within a residential and industrial area of Linthwaite. This proposal is for 15 dwellings and is considered to be a land use consistent with the surrounding area. The site benefits from an extant residential permission, application ref: 2015/93424.

The area is largely characterised by residential development mixed with industrial units, shops and former mill buildings. The site is surrounded by residential development in the form of terraced houses to the south east and west. There is a row of small businesses to the north.

The site is located within a conservation area. The site is well connected to Huddersfield Town Centre through bus links as well as the wider West Yorkshire region through local bus and rail links.

The Development Proposals.

The application site outlined in red.

4.0 Development Proposal

The application seeks consent for the development of 15 dwellings, consisting of 9 x 1 and 2 bedroom apartments, 2 dwellings within an existing building conversion and 4 terrace bungalows.

It is considered that this application site will provide much needed accommodation within a highly sustainable location, within close proximity to necessary local services and is well connected through public transport links.

Access to the development site is proposed off the existing adopted highway Manchester Road and is considered to be in accordance with all highway regulations.

The design and appearance of the buildings has evolved from the character of the local area and the existing buildings surrounding the proposed site. The design of the proposed units was discussed at length during the pre application discussions. The proposals seek to take full regard to comments raised by consultees and are considered to be in keeping within the wider area of Linthwaite.

The development proposals will ensure the sustained future use of a currently vacant piece of brownfield land within a conservation area which has the potential to provide a better use of key features on a site of heritage value whilst accommodating people with learning and physical disabilities.

Standard ‘Secured by Design’ measures will be followed in order to protect future residents. Natural surveillance over the car parking areas can be undertaken through the property windows. The building will also be fitted with appropriate unobtrusive external lighting and CCTV security cameras.



5.0 Conservation of Heritage

The former dyeworks is located within Linthwaite’s conservation area and is considered a site of historical interest.

A full Heritage Assessment (Pegasus 2021) has been submitted and supports this planning application. Discussions were held with the Council’s heritage officer at an early stage to guide the design of the layout. To preserve the sites character and historic interest we propose to retain key stone pieces from the front elevation of the existing mill building. By doing this we are able to retain a key part of the history of the site.

Unfortunately due to the compromised stability of the building and the presence of naphthalene within the foundation of the mill building this building must be demolished so the substance can be contained as outlined within the structural report (ARP 2021).

The proposed layout attempts to replicate the previous built form of the mill and associated buildings. The alignment of the apartment block and the bungalows follows the historic building footprint ensuring the heritage of this site is preserved, whilst also creating an active street frontage to Manchester Road.



5.0 Planning Policy Considerations

In seeking to achieve such a high quality scheme, the requirements of the statutory development plan for the area have adhered to, alongside National Planning context.

This section of the statement sets out the planning policy considerations in which the application has been assessed against.

5.1 National Planning Policy Framework

In July 2021 the Government published the updated National Planning Policy Framework (NPPF).

The revised NPPF sets out the Government's planning policies for England and how these are expected to be applied.

There are 12 core planning principles that should underpin the decision-taking process; they include:

- Proactively drive and support sustainable economic development to deliver the homes that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

The National Planning Policy Framework goes on to outline guidance on delivering a wide choice of high quality homes.

The proposed application accords with the policy stated in the National Planning Policy Framework as it is located in a sustainable location within easy reach of public transport and facilities such as health care, leisure and local services such as shops and restaurants.

6.2 Local Planning Policy

Kirklees Council's Local Plan states that within Linthwaite there is a target of 230 new dwellings to meet local housing needs by 2031. The plan also states that the priority sites to meet these allocations are brownfield sites which can provide sustainable solutions. This proposal is also 100% affordable housing which as mentioned in the Local Plan can contribute to making up the affordable shortfall within Kirklees.

Below is a summary of all policy which is relevant to the proposed application. It is considered that this application is wholly conformant to all Local and National planning policy requirements.

Kirklees Council's Local Policies

- Policy LP1: Presumption in favour of sustainable development
- Policy LP2: Place Shaping
- Policy LP3: Location of new development
- Policy LP7: Effective and efficient use of land and buildings
- Policy LP11: Housing Mix and affordable housing
- Policy LP20: Sustainable travel
- Policy LP21: Highway Safety and access
- Policy LP22: Parking
- Policy LP24: Design
- Policy LP26: Renewable and low carbon energy
- Policy LP27: Flood Risk
- Policy LP28: Drainage

- Policy LP30: Ecology and geodiversity
- Policy LP33: Trees
- Policy LP35: Historic environment
- Policy LP38: Mineral Extraction
- Policy LP47: Healthy, active and safe styles
- Policy LP51: Protection and improvement of local air quality
- Policy LP52: Protection and improvement of environmental quality
- LP53: Contaminated and unstable land

The proposed development has been prepared to account for all of the policies listed.

It is considered that the proposed development would make beneficial use of a currently vacant brownfield site. The proposals will ensure the site has a sustained future use whilst providing much needed accommodation.

The development proposals will also ensure the revitalisation and regeneration of a prominent site within the locality of Kirklees.

7.0 CABE Considerations

Use

The principle of residential development is established within the locality of the site. It is considered that the development will make use of a currently vacant site, which ensures its sustained future use and condition.

The site benefits from an extant residential permission, application 16/01301/FUL. This approval consisted of 13 dwellings and associated works. The extant permission sets the precedent for the principle of residential development on the site.

Amount

The application seeks consent for 15 dwellings. Plans of the proposed works have been designed to fully accommodate the intended use of the site and it is therefore considered that the development proposals are wholly acceptable.

Layout

Careful consideration has been given to the layout of the proposed development. The design considerations of which have reflected the relationship with surrounding land uses, the relationship between adjacent properties and the use of the access off Manchester Road and through consultation with Kirklees Council.

The proposals also account for a bin store within the site and a secure cycle store, to further encourage sustainable modes of travel and promote the sites sustainable location.

Scale

The proposed built form has been developed following pre application discussions. It is considered that the development proposals will have no adverse impact on the scale and mass of adjacent properties. The overall scale and massing respects the predominant nature and character of the area and follows that of the extant residential approval on the site.

Landscaping

The application site at present has few landscaping features. Landscaping will be in the form of green spaces planting and feature borders within the parking and garden areas.

Access

Safe, level and well lit access is provided throughout the site for vehicles and pedestrians from the existing highway off Manchester Road.

Appearance

The appearance of the buildings will compliment that of the existing industrial history of the local area. It is considered that the proposed works will improve the external condition of the site and improve the character and amenity of the locality.



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