

March 2022

PLANNING,  
DESIGN  
& ACCESS  
STATEMENT

OUTLINE PLANNING APPLICATION FOR  
DEMOLITION OF INDUSTRIAL UNIT FOR  
RESIDENTIAL DEVELOPMENT AT 198 BARNSELY  
ROAD, DENBY DALE, HUDDERSFIELD HD8 8TS

**Job No. 1774**

PREPARED BY ACUMEN DESIGNERS & ARCHITECTS LTD  
Headrow House, Old Leeds Road, Huddersfield HD1 1SG Tel: 01484 546000

**acumen**  
designers & architects

## CONTENTS

	PAGE NO
CONTENTS .....	2
1. INTRODUCTION .....	3
2. DESIGN SOLUTION .....	4
3. ACCESS .....	7
4. PLANNING POLICY .....	7
6. CONCLUSION .....	7

## SECTION 1: INTRODUCTION

1. This statement has been prepared to support an outline planning application for the demolition of the existing industrial unit and for residential development at 198 Barnsley Road, Denby Dale.
2. This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.
3. The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.
4. The content of the design element of the statement demonstrates how the physical characteristics of the scheme have been influenced by a thorough process, which includes
  - Assessment
  - Involvement
  - Evaluation
  - Design
5. The statement will also address the following factors
  - **Use:** What the land and buildings will be used for.
  - **Amount:** How much development can the site accommodate
  - **Layout:** How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
  - **Scale:** How big the buildings and spaces will be, specifically their height, width and length.
  - **Appearance:** What the building and spaces will look like, for example building materials and architectural details.
  - **Landscaping:** How open spaces will be treated to enhance and protect the character of the local area
6. The access element of the statement must include two aspects of access to the development:
  - **Vehicular and transport links:** Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
  - **Inclusive access:** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

## SECTION 2: DESIGN SOLUTION

### Context

7. The application site is approximately 0.18 ha and comprises an industrial unit occupied by Jones Tool Hire Company.
8. The site is located on the A635 Barnsley Road and is approximately 800 metres from the centre of Denby Dale. The site currently accommodates industrial premises that house the Jones Tool Hire company. The building was originally built in the early 1900's for use as a textile mill. The mill building was partly demolished in 1964 as a result of the demise of the textile trade. Later a flat roof was installed at the former first floor level to give a sound cover for the existing building. The building was then used as a depot for electrical products.
9. The use of the land has changed over the years. As the economy fluctuated businesses have come and gone.
10. The site has been the subject of a number of planning applications, the most recent of which is an extant outline planning application for the demolition of the existing works and dwelling and the erection of three detached dwellings (Ref: 2020/94314). Prior to that outline planning permission was granted for the demolition of the existing works and dwelling and the erection of residential dwellings (5 dwellings) (Ref: 2018/92022). A further outline application was approved for this site in May 2015 (Ref: 2015/90695).
11. This application reflects the 2018 application; however, the number of units has been reduced by one. Both the 2018 and 2020 applications included the demolition of the dwelling at 200 Barnsley Road, however this application seeks to retain that building. The layout is the same as the indicative layout approved as part of the 2018 application, however there are only 4 houses due to the fact that the dwelling at 200 Barnsley Road is to be retained.
12. The retention of the building means the access is different to the last two approved planning applications, however the proposed access reflects that approved in the 2015 planning application, which saw the development of the site with the retention of the dwelling at 200 Barnsley Road.
13. In 2015 planning application was also granted for an extension to the engineering works (Ref: 2015/92968), however this permission has not been implemented.
14. The site lies between a number of residential properties. With a large dwelling and gardens to the east and west and row of terraced houses to the north that front Barnsley Road. To the north of Barnsley Road is more open agricultural land. This has been allocated for housing within the Kirklees Local Plan and is now the subject of a planning application for 53 dwellings.

## **Current Use**

15. The site has been in Industrial use, currently occupied by the Jones Tool Hire Company.

## **Design Proposal**

16. The proposal seeks to gain outline planning permission for the demolition of the existing industrial buildings and construction of four dwellings.

17. The indicative layout submitted as part of this planning application shows how four dwellings can be accommodated on the site, with a shared private access off the A635 Barnsley Road. The indicative layout shows there is space for each dwelling to have their own curtilage parking as well as garden amenity space round each property.

18. The finished roof ridge levels will be complementary to the adjacent properties.

19. Foul water disposal will be via private drainage pipe and subsequently to a public foul sewer.

## **Amount**

20. The indicative layout shows four dwellings on this site.

## **Layout**

21. The indicative layout plan demonstrates how the proposed development accords with the Council's Local Plan policy LP24.

## **Scale**

22. Further details will be provided at a reserved matters planning application.

## **Appearance**

23. The materials used will be agreed at a reserved matters planning application, however it is envisaged that they will be natural stone and blue slate to be in keeping with the character of the local area.

24. The design will meet the requirements stipulated in the NPPF under paragraph 130, which identifies that comprehensive policies are needed to understand and evaluate defining characteristics to achieve quality development. It states that:

*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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

## **Sustainability**

25. The detailed design of the new dwellings will be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme. The scheme will preserve many of those landscape features including the mature trees on site.

26. The proposed dwellings will be provided with a private garden and will also be provided, by design, with good natural daylight levels to ensure inhabitants' wellbeing and reduced reliance on artificial lighting.

## **Designing out Crime**

27. The requirements to address the problems of potential crime and personal safety within the scheme will be met through the following:

- Direct routes for pedestrians and cyclists.
- A landscape design for pedestrians that is cognisant of the need for clear views and open spaces providing surveillance.
- Appropriate boundary treatments to the road and pedestrian routes.
- Clear definition and demarcation and legibility between land in the public realm and the private areas. Methods employed range from use of plant material, surfaces, colours, textures, signage, fencing and barriers, gateways and features.

28. Security for the proposal has been considered against the recommendations of 'security by design' regarding plot orientation, design and location of buildings and footpaths to maximise natural surveillance. Entrances are visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

### **SECTION 3: ACCESS**

29. The application site is located on the A635 Barnsley Road approximately 800m from the centre of Denby Dale, which is well served by public transport with a railway station and frequent bus services providing access to Huddersfield and Wakefield Town Centres.

30. Denby Dale itself provides a good mix of shops and services. With first, middle and high schools within a 2 mile radius of the site.

31. Vehicular and pedestrian access to the proposed dwellings will be taken from a shared private access road.

### **SECTION 4: PLANNING POLICY**

32. The site is located within Green Belt but the proposed development complies with paragraph 149 part (g) of the National Planning Policy Framework as it comprises the partial or complete redevelopment of a previously developed site.

33. The principle of residential development on this land has been established with the previous granting of planning permissions for this site referred to above

### **SECTION 5: CONCLUSION**

34. This site offers the opportunity to meet the growth in demand for housing.

35. This application seeks to make more efficient use of the site.

36. The proposed development accords with the Kirklees Local Plan and the National Planning Policy Framework and in accordance with the NPPF should be approved without delay.