

DESIGN AND ACCESS STATEMENT

**Demolition of Bungalow and Garage
And
Formation of 3no. New Dwellings**

At

**64 Westfield Lane,
Scholes,
Cleckheaton,
BD19 6DR.**



Application Property

Prepared By
Code L6 Architecture Ltd
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22-034-15A

Introduction:

This application is a full planning application for permission, to:

Demolish existing bungalow and garage and form 3 new dwellings.

This report will explain how the scheme design has addressed national and local planning requirements.

This statement forms part of the detailed Planning Application submitted by Code L6 Architecture Ltd.

The drawings to which this statement and the planning application relates, list as follows:-

22-034-01- Plans As Existing -A1

22-034-05- Site Plan As Proposed -A1

22-034-06- Plans As Proposed -A1



Street Elevation – Looking North

General/ Planning History

The application property is situated between Scholes and Cleckheaton at 64 Westfield Lane, Scholes, Cleckheaton, BD19 6DR.

The application site is an enclosed plot of land containing a bungalow in the centre and a garage to the rear. The site is situated between Greenton Avenue and Brookfields Road on Westfield Lane and opposite allotments.

It is situated south of Bradford, east of Brighouse, west of Batley and south-west of Leeds with easy access to the M62 motorway.

The property is bounded by residential properties on all sides and is in a prime residential area close to all amenities.

The red line site area is approximately 1257 sqm

The proposal is to demolish the existing bungalow and garage to form two 5-bedroom detached houses and one new 3-bedroom bungalow, with integral garages.

Design and Appearance:

The properties will be constructed in approved artificial/ natural coursed stone with smooth artificial stone quoins, lintels, jambs and sills.

The roof will be constructed in grey concrete roof tiles – Marley Modern or similar.

The scale, massing and design of the dwelling has been carefully considered to work with the existing dwellings and create a balanced streetscape.

Paved areas will be in an approved permeable artificial stone.

Boundary fences will be in close feather boarded cedar with posts and rails up to a height of 1.8m.

Access

We are proposing to move/ form a new vehicular and pedestrian access off Westfield Road. Walls and boundaries to the new entrance are to be less than 900mm in height to ensure vehicles entering and exiting the site have clear site of any potential hazards.

Level access for wheelchair users will be provided to all entrance and exit doors and all works are to be in accordance with Part M of the building regulations where applicable.

Parking provision

We are proposing 3no. off street parking for each house and 2no. off street parking for the new bungalow including the integral garages.

Contamination:

We are unaware of any current or historical land uses that would give rise to contamination and we are aware of gas testing on near by sites, which confirm that very low levels of methane gas and carbon dioxide may be present, however they are at levels below the need to take any action. This said we would still allow for visqueen gas membranes throughout the ground floors.

Coal Mining Risk Assessment:

The application site falls partly within an area defined as Development High Risk Area, therefore within the site or surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

We would therefore propose that should planning permission be granted, a scheme of intrusive investigations be carried out on the site, by a suitably qualified engineer, to establish the risks posed to the development by past shallow coal mining activity.

Any remediation works and/or mitigation measures required or noted would then be carried out in full to address potential land instability arising from coal mining legacy. Such works would be verified in writing to confirm that the site has been made safe.

Foul Drainage:

The building is currently connected to the main sewer and this connection will be re-used as existing.

Surface Water Drainage:

The building is currently connected to the main sewer however the proposal it to use permeable paving and rainwater from the dwellings will use soakaways as shown on the proposed site plan. If soakaways are found to be unsuitable we would propose the use of attenuation to restrict flow rates from the development to the main sewer to 2 litres per second.

Local Requirements:

Affordable Housing:

Not applicable to this application, below threshold.

Air Quality Assessment:

Not required for this residential application.

Flood Risk Assessment:

The site is not close to any watercourses and is in an elevated location therefore we do not consider a flood risk assessment is relevant to this application.

Foul Sewer and utilities assessment:

Not required for this application, we are re-using the existing sewer connection.

Land Contamination Statement.

The site is currently occupied by a bungalow and prior to this was open fields. There are no existing or historical uses that would give rise to land contamination concerns.

Tree Survey:

There are no trees on or adjacent to the site.

Photographs.

Included in the application drawings and this report.

Bats:

From visual inspections there are no signs of bats and the application property is outside the West Yorkshire bat alert zones.

Environmental Impact Statement:

The proposed new dwellings have been designed to incorporate Climate Change Mitigation measures as follows:

- Built to current building regulations.

- Highly insulated with very low air leakage.

- Heated using high efficiency condensing combination gas boiler.

- High performance windows and doors will be used.

- Sanitary ware will have low water usage with aerated taps used throughout.

- Water usage to be less than, a 125 litres per person, per day.

- Where appliances are supplied they will be A+ rated for power and water usage.

- The site has shops and general facilities in close proximity.

- All construction materials will be locally sourced wherever possible.

- All timber will be from sustainable sources wherever possible.

- All contractors and tradesmen will be based locally.

The sum total of the above points will create a very efficient building, with a low carbon footprint, which is responsibly built in a sustainable location.