



Design and Access Statement

Proposed Residential Development
Moor Lane, Gomersal
Job Ref: 3278
October 2022
V02

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1.0 Introduction

1.1 Introduction

A Design and Access Statement is a report which explains the design principles and concepts that have been applied to a development and considers how Local and National Planning Policies have influenced that development.

Design and Access Statements should provide a level of detail appropriate to the scale of development proposed and should explore the factors which have a bearing on the application i.e. A Design and Access Statement for a major development is likely to be more involved than a report for a single property.

The circular, Guidance on Changes to the Development Control System, says that Design and Access statements should explain the ideas which have informed a scheme and how access issues have been dealt with.

These aspects of development have been considered and are covered in this report.

This Design and Access Statement has been prepared by Den Architecture on behalf of the applicant, Ms Charlotte McCue and accompanies a Full Planning Application for the conversion and extension of an existing building into 10no. 1 Bedroom Apartments.

The site is located on Moor Lane, Gomersal

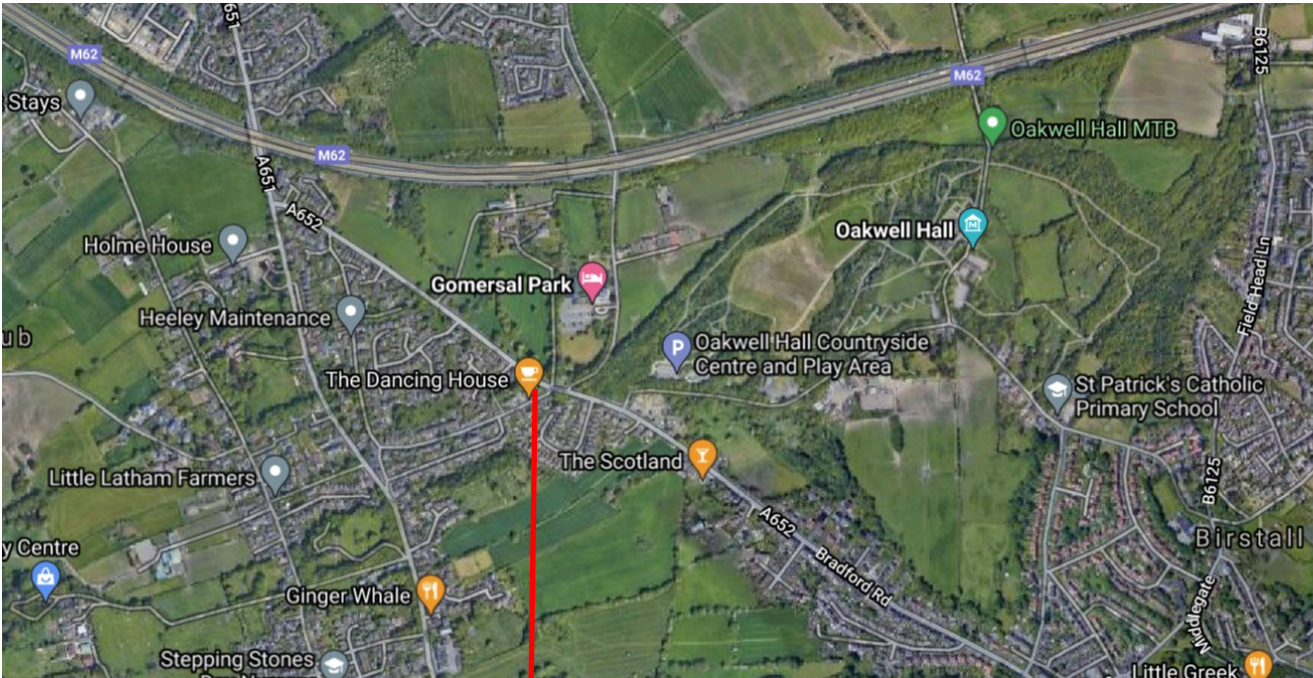
2.0 Site Analysis

2.1 Site Location

The site is located on Moor Lane, Gomersal, approx. 1.5km west of the centre of Birstall and c1km north of the centre of Gomersal

The site is located within an established residential area with bus stops within 200m of the site on Dewsbury Road

Vehicular access to the nearby M62 is c3.5km away to the north west



2.0 Site Analysis

2.2 Site and Local Context

The site comprises an existing stone 3 storey commercial building which is currently used by a Dance school

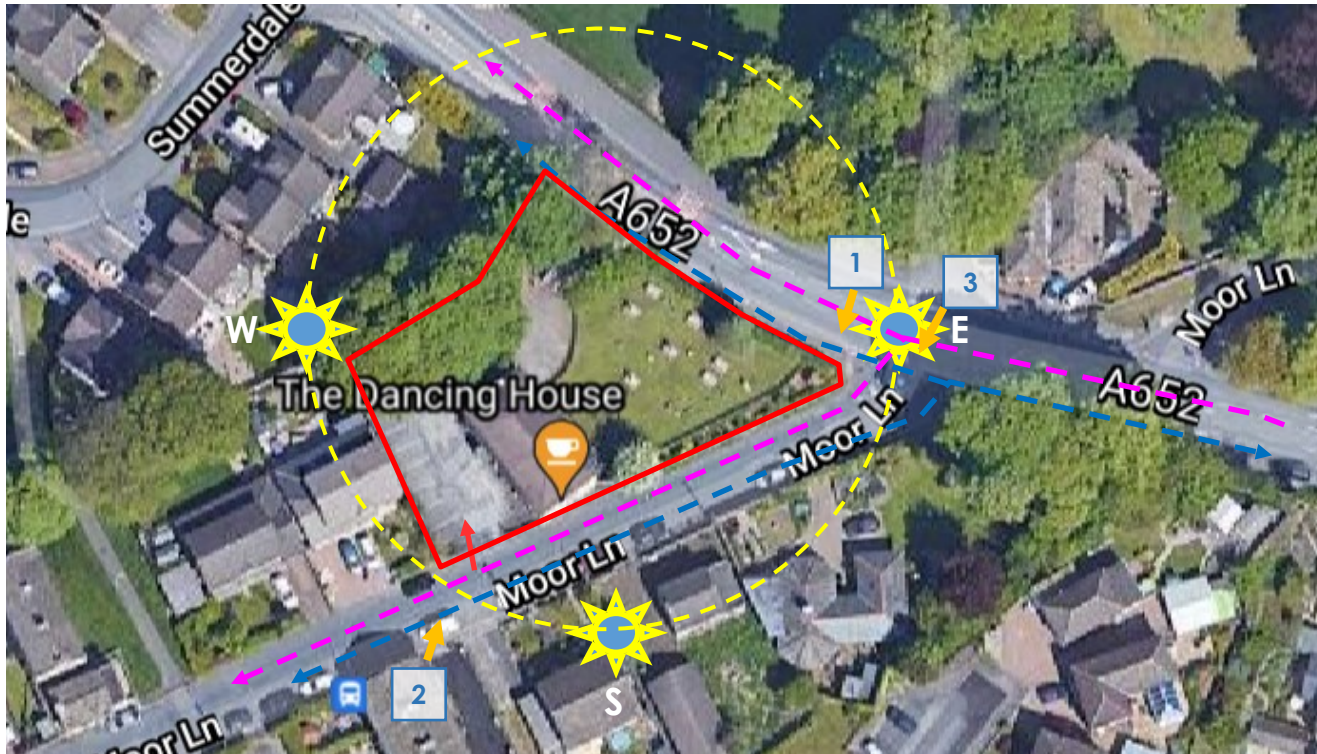
Within the site is car parking along the western and northern boundaries

A large portion of the site comprises garden space which fronts Moor Lane and Dewsbury Road

Mature trees are located along the northern boundaries

The surrounding context is predominately residential consisting single storey and 2 storey properties .

The predominate external materials are stone and render to walls and tile and slate to roofs



-  Primary vehicular route
-  Pedestrian access route
-  Site access
-  Sun Path



View 1



View 2



View 3

2.0 Site Analysis

2.3 Existing Use

The building has been used by The Dancing House for some time, operating under a Tenancy lease with the building owner. (the Applicant). The Dancing House hosts Dance, Fitness, Wellbeing, Social Occasions, Entertainment, Events, and Parties and includes a Café.

The lease has recently come to an end and over a number of months in advance of this application, negotiations have been held between both parties to try to agree a new lease which has also included a potential purchase of the building.

Unfortunately no agreement has been able to be reached which is considered amenable to both. As such the Applicant has decided to press forward with the Planning Application.

In the meantime, The Dancing House continues to operate out of the building through a short term agreement and the building owner has and continues to proactively source alternative accommodation for them.

3.0 Pre-Application

3.1 Pre-Application Enquiry

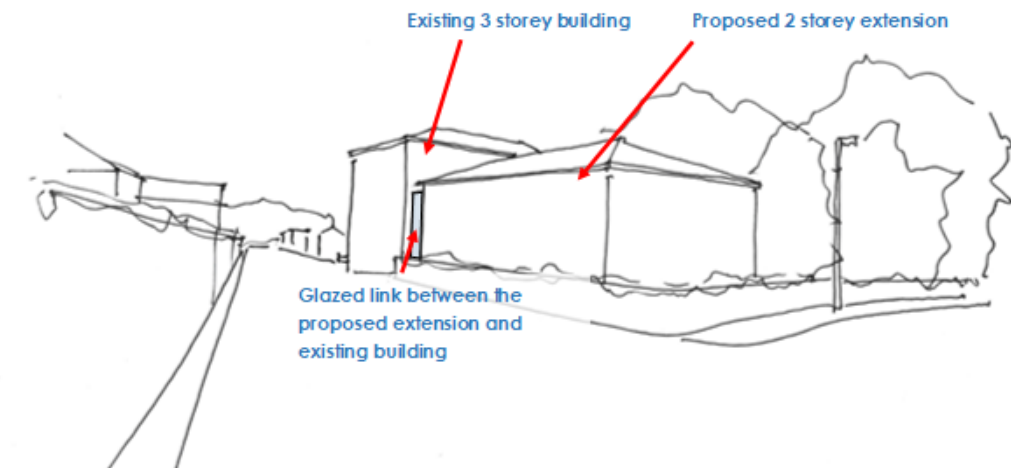
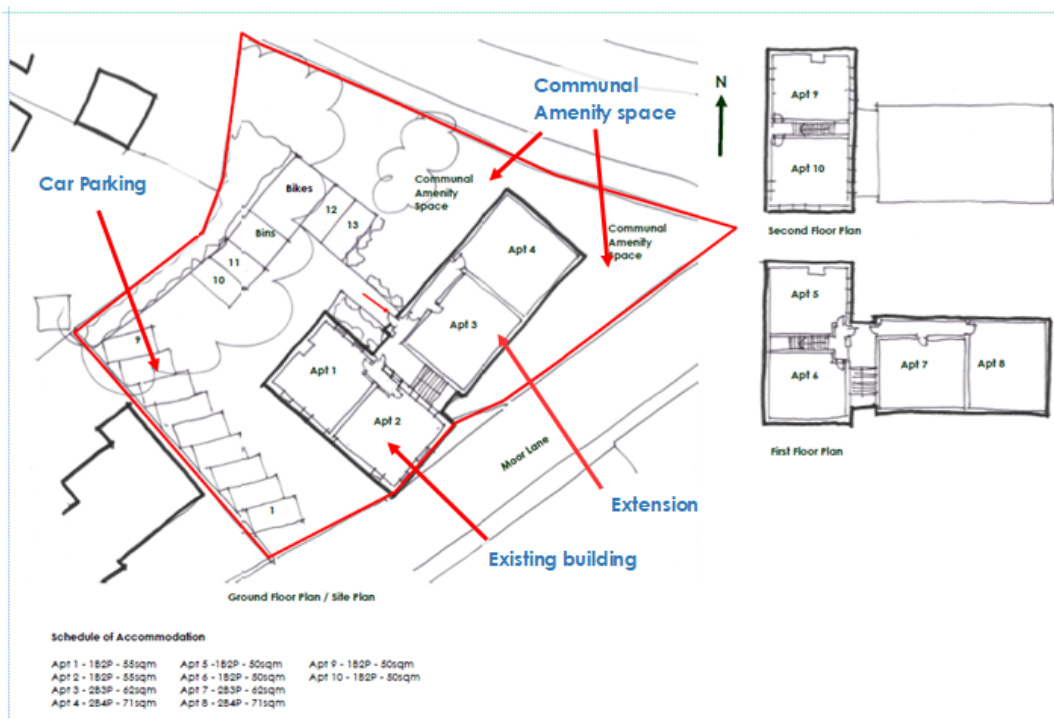
As outlined in section 2.3 the Applicant has been in negotiations with The Dancing House in respect of a new lease. In order to protect their interests, the Applicant during this period submitted a Pre-Application enquiry to Kirklees Planning Department to ascertain whether the principle of the proposal was acceptable.

The Pre-Application enquiry was for 10no. Apartments as detailed adjacent and comprising:

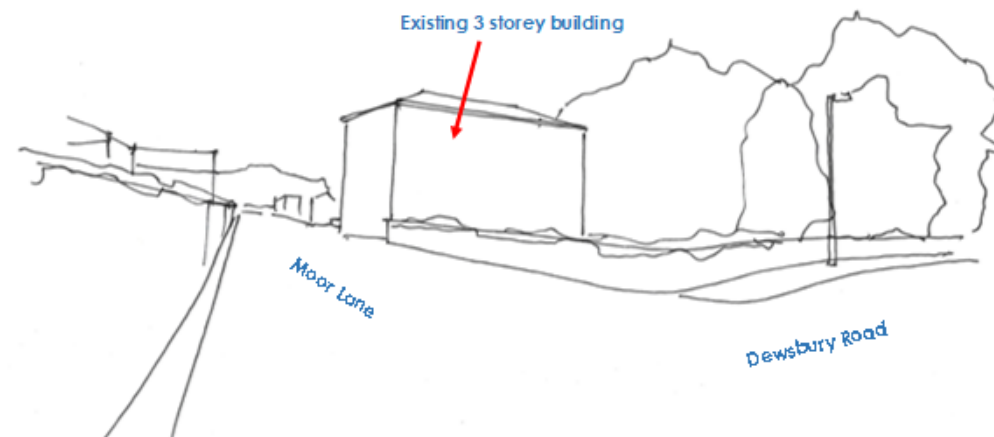
- 6 x 1 bed
- 4 x 2 bed

Whilst the principle of the proposal was considered acceptable, concerns were raised about the footprint size of the proposed extension and the impact it had on the garden space in front of the existing building

The submitted scheme takes this into account proposing a reduced sized footprint as detailed in section 5.0.



Proposed view looking West along Moor Lane



Existing view looking West along Moor Lane

4.0 Public Consultation

4.1 Public Consultation

Notice of Impending Planning Application

The Dancing House, Moor Lane, Gomersal

We would advise you that a Planning Application for the proposed conversion and extension of the above building into 10no. 1 Bedroom Apartments will be shortly submitted to Kirklees Council

In advance of the submission we would welcome any comments on the proposals you may have, which we would request to be sent by **30th September 2022** to the following email address

info@den.uk.com

Background

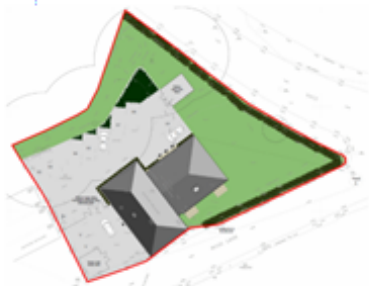
As you may be aware, the building has been used by The Dancing House for some time, operating under a Tenancy lease with the building owner. This lease has recently come to an end. Over the last number of months, negotiations have been held between both parties to try to agree a new lease which has also included a potential purchase of the building. Unfortunately no agreement has been able to be reached which is considered amenable to both. As such the building owner has decided to press forward with the Planning Application

In the meantime, The Dancing House continues to operate out of the building through a short term agreement and the building owner has and continues to proactively source alternative accommodation for them.

Proposals

The images below detail the proposals for the conversion and extension of the existing building to provide 10no. 1 Bedroom apartments complete with requisite levels of onsite car parking and private communal amenity space.

Proposals have been submitted to Kirklees Council for Pre-Application advice with a positive response received.



Proposed Site Plan



Proposed Floor Plans



Proposed Elevations



Proposed Visual along Moor Lane



A process of public consultation has been undertaken in advance of the submission of this application. This has comprised a leaflet drop and a direct approach to the Local Ward Councillors

On Tuesday 20th September a leaflet drop was undertaken to residents of the surrounding area. The leaflet is shown adjacent detailed the proposed scheme and background to the application. The catchment area of the drop is also shown adjacent. Comments were welcomed, the main points of which are detailed below. In addition, the leaflet and scheme drawings were emailed direct to the 3 Local Ward Councillors

Following the leaflet drop we have received a number of responses via email. The main points raised are as follows:

- Parking issues with the current use of the building
- Concerns over parking with the proposals
- Why does the building need to be extended
- Concerns over the potential noise and privacy issues created by the proposals
- Concerns about disruption during the construction process
- Are proposed apartments for sale or to be rented
- A letter of support for the proposals

All comments were appreciated and direct responses have been made to those who contacted us.

Our response to the above points are detailed on the following page

4.0 Public Consultation

4.1 Public Consultation

Parking issues with the current use of the building

The current use of the building results in regular and significant parking issues along Moor Lane with massive impact on local residents as a result. The proposals will remove this issue

Concerns over parking

The proposals incorporate 12 on-site parking spaces comprising 1 space per apartment and 2 visitors. Provision is in line with Local Authority Parking Standards as set out in the Highways Report which is submitted as part of the application

Why does the building need to be extended

The building needs to be extended to create a viable development. Simply converting the building as is does not create a quantum of development which is viable. The scale of the extension is appropriate to existing building and site and is designed to compliment the existing building

Concerns over the potential noise and privacy issues created by the proposals

The application includes a noise impact assessment the results of which Environmental Health will review as part of the consultation process and an impose a subsequent Planning Condition to comply with

The pre-application process advised the following appropriate aspect distances:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land;

The existing building is a min c14.3m away from the rear boundary and c30m away from the closest rear elevation of the existing properties to the north.

The existing building is a min c10m away from the western boundary and c10.8m away from the blank side elevation of the adjacent property to the west.

The existing building fronts onto Moor Lane with aspect distances to existing properties to the southern side of Moor Lane comparable with and in some instances in excess of existing aspect relationships between opposing properties further up Moor Lane.

The existing building is a min c24m away from the eastern boundary to Dewsbury Road

It is clear that appropriate aspect distances are achieved

Concerns about disruption during the construction process

A Planning Condition will be applied to any approval requiring a Construction Management Plan to be submitted and approved before any construction works commence

Are proposed apartments for sale or to be rented

At present all are to be retained by the applicant for rent

A letter of support for the proposals

Quoting the letter - 'I write to you in regards to your proposed plans to turn the dancing house into 10 apartments. Having seen this news I was delighted, having previously lived opposite the building for 8 years, I completely understand the chaos the business has caused for local residents.'

5.0 Proposed Design

5.1 Use

The proposed Use is C3 residential apartments

5.2 Amount

10no. 1Bed Apartments are proposed within the existing building and extension All comply with National Space Standards

5.3 Layout

The proposal comprises the conversion and extension of the existing 3 storey building as follows:

Existing building - 6no. 1 bed apartments with 2 per floor either side of a central staircase

Extension - 2 storey new build extension providing 4no. 1 bed apartments, with 2 per floor either side of a central staircase

The extension which is located within part of the existing garden area which fronts the site

The existing car parking area is retained and enlarged to satisfy the parking requirements to the development

The existing site access is retained

External communal amenity space is located within the balance of the existing garden space

A refuse store is provided to the front of the site

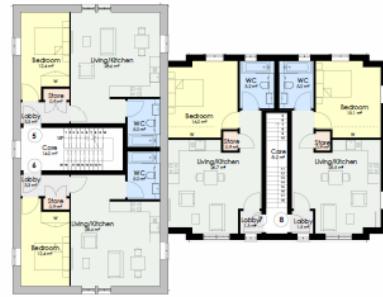
A cycle store is provided within the site within the footprint of an existing garage



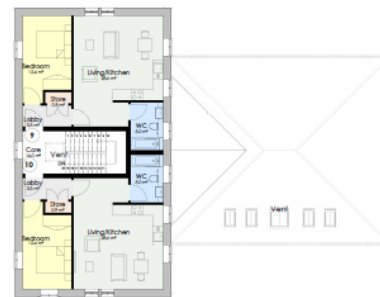
Proposed Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

5.0 Proposed Design

5.4 Scale and Appearance

In response to the pre-application advice the footprint scale of the extension has been reduced in line with the comments received. The resultant scale and form of the proposed extension can only be seen as being subservient to the existing building

Set at 2 storeys in height it is a floor lower than the existing building.

The connection between the two is via a recessed section of rendered walling which provides an appropriate connection between the stone of the existing building and stone of the proposed extension.

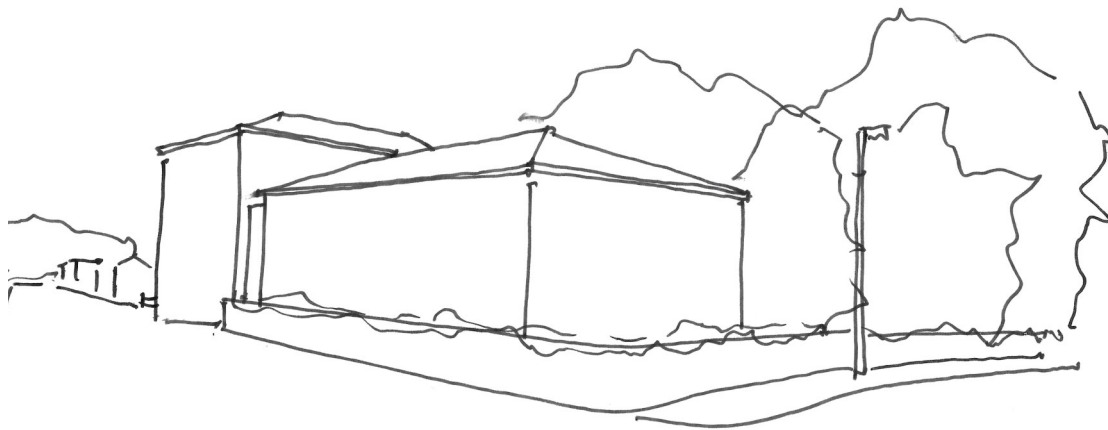
The form and appearance of the extension follows the traditional form and appearance of the existing with natural stone external walls incorporating hole-in-the-wall windows with smooth stone heads and cills and a hipped roof with slate finish. The roof connection to the existing building is via recessed section of roof from the main hipped form. This enables a full hipped form to be incorporated without a resultant long valley against the extg building. The finish to this will be a sheet material so to provide a visible distinction between the main hipped roof and the exiting building,



Pre-App Site Plan



Proposed Site Plan



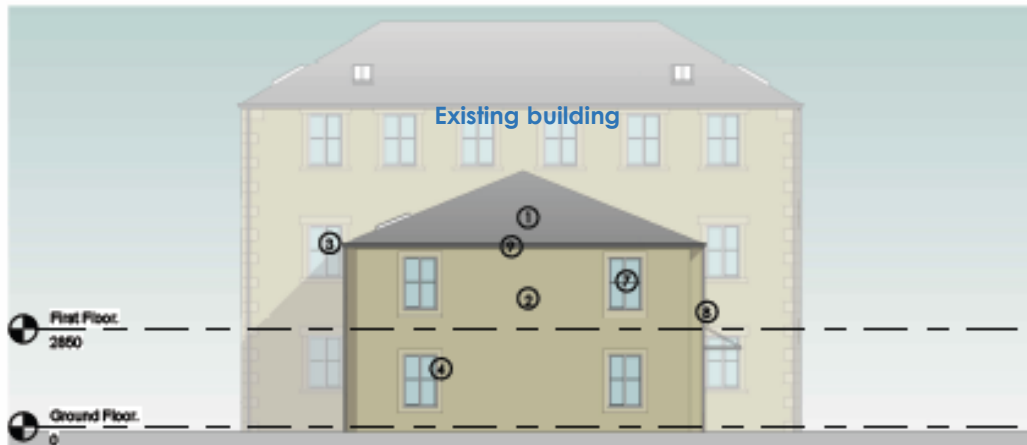
Pre-App Moor Lane Visual



Proposed Moor Lane Visual

5.0 Proposed Design

5.4 Scale and Appearance



Proposed East Elevation

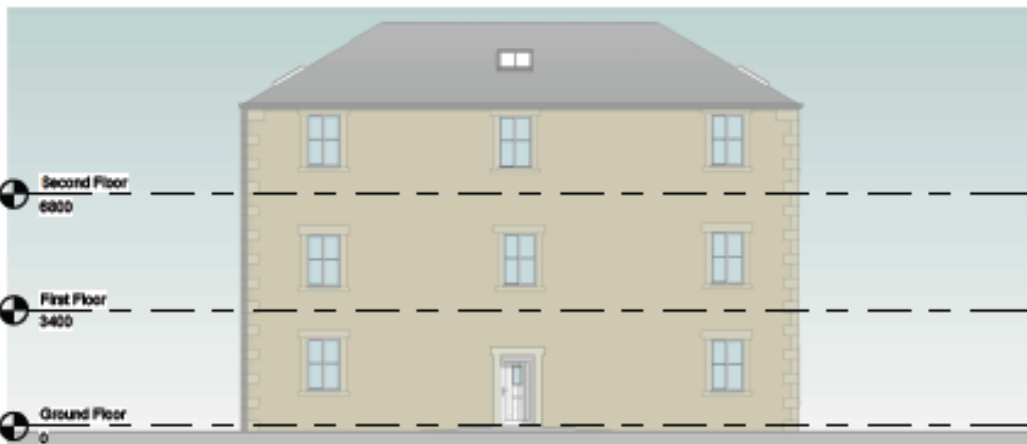
Proposed Extension



Proposed North Elevation

Proposed Extension

Existing Building



Proposed West Elevation

Existing building



Proposed South Elevation

Existing Building

Proposed Extension

5.0 Proposed Design

5.5 Landscape and Ecology

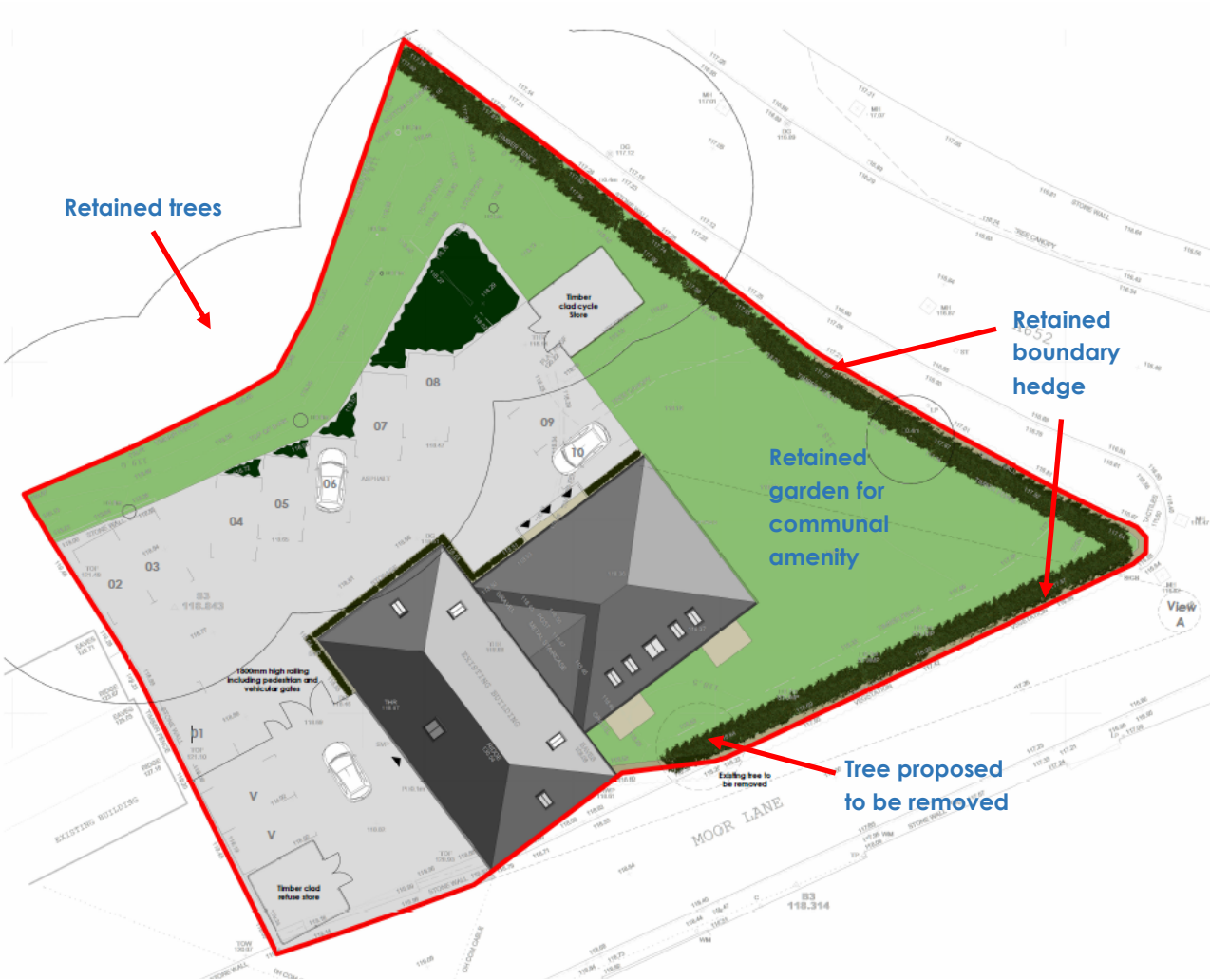
All existing trees apart from one minor tree onto Moor Lane are retained. Reference is to be made to the Tree Report by Barnes Associates. The Tree Survey, AIA and Tree Protection information are submitted as part of this application

All perimeter planting is retained.

The external communal amenity space which is located within the remaining balance of the existing garden space will be landscaped accordingly to suit the location of the site, comprising lawned areas and shrub planting.

Ecological Surveys and Assessments have been carried out by Arbtech. A BERS and PEA are submitted as part of this application. Within the PEA Biodiversity enhancement recommendations are set out

A detailed landscape scheme to be approved through a subsequent Planning Condition



6.0 Access

6.1 Site Access

The existing site access off Moor Lane is retained to provide both vehicular and pedestrian access into the site

6.2 Parking

12 parking spaces are provided within the site with a parking space provided for each apartment, together with 2 visitors spaces

Cycle storage is provided within a secure enclosure to the rear of the site and sized to provide 1 cycle space per apartment. Short term cycle parking is provided via Sheffield hoops adjacent to the apartment entrance

As existing, the existing use of the building does regularly lead to significant car parking congestion in the area and particularly along Moor Lane. The proposals will remove this congestion through the provision of requisite on-site parking to serve the proposed quantum of apartments together with visitors parking, all of which will significantly improve the amenity for surrounding residents and improve highways safety

6.3 Refuse Collection

A refuse store is located to the front of the site, which refuse collectors will access on collection day. A refuse vehicle will park up on Moor Lane as it does to serve the other properties along Moor Lane



7.0 Drainage, Floodrisk, Phase 1 Desktop/Coal Mining Risk Assessment

7.1 Drainage

Surface water will be in line with the advice provided by the LLFA in their pre-application advice

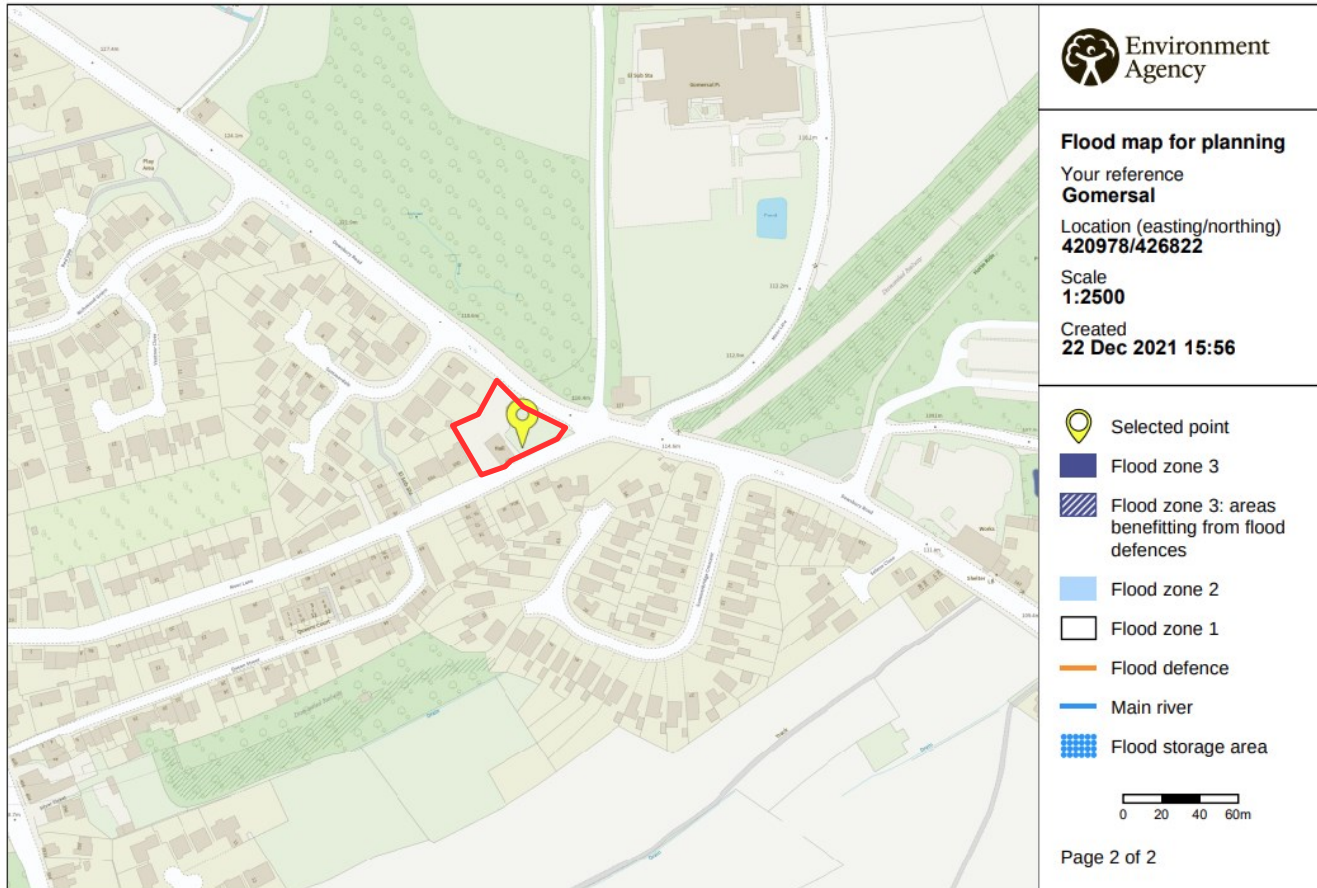
Foul drainage will connect into the existing on site foul drainage system.

7.2 Floodrisk

The site sits in Flood Zone 1 (see adjacent EA Flood Map) and as such is at very low risk of flooding.

7.3 A Phase 1 Desktop and Coal Mining Risk Assessment

A Phase 1 Desktop Report and Coal Mining Risk Assessment has been prepared by Arc Environment and are submitted as part of this application.



8.0 Designing Out Crime

8.1 Designing Out Crime

The Designing Out Crime Officer provided comments as part of the Pre-Application process. The following lists out the points raised and how the proposed scheme addresses the points raised. In addition all points of the consultation are taken into account. It is anticipated that final details where required will be approved via a subsequent Planning Condition.

- **Control of access into the apartment block**

A vehicular and pedestrian gate is proposed with access through each via an electronic access control system. To the pedestrian gate will also be an intercom system connected to each apartment. All external doors into the building will be to a minimum standard of PAS24:2016. The 2 communal doors will be secured via an electronic access control system. The 2 private doors will be secured via manual locks.

- **External lighting scheme.**

The scheme will incorporate external security lighting, the details of which to be approved through a subsequent Planning Condition

- **Secure mail delivery**

The scheme will incorporate secure external mailboxes (1 per apartment). Access through the secure pedestrian gate will be provided to the Royal Mail. Details to be approved through a subsequent Planning Condition. For deliveries by others (Amazon etc), individual apartments will be connected via the intercom system.

- **Windows and Doors**

All ground floor windows and doors will meet a minimum of PAS24:2016 standards. Consideration will be given to ground floor glazing being laminated over an above as required to meet Building Regulations

- **CCTV**

The scheme will not incorporate CCTV

- **External site gates**

As outlined above the, site access will incorporate vehicular and pedestrian gates, with access through each via an electronic access control system.

- **Internal partition wall construction**

Partition walls are likely to be of load-bearing construction. Final details are to be determined and can be approved via a subsequent Planning Condition

- **Cycle storage**

The proposed cycle store will be a secure enclosure with access into it controlled via an electronic access control system. Details of the cycle store to be approved via a subsequent Planning Condition

9.0 Sustainability Statement

9.1 Sustainability Statement

Both Local and National Planning Policy aims to ensure the delivery of sustainable and well-designed buildings which mitigate and adapt to the impacts of climate change. Latest National Planning Policy and guidance confirms the Government's approach to sustainable development is being driven through the updates to the Building Regulations to ensure that new buildings are well designed and reduce emissions in line with the UK's national carbon targets.

The following sections of this Sustainability Statement set out the sustainable design measures incorporated into the design of the development to ensure the delivery of a sustainable development and address the requirements of Local Policy:

- 1 - Building a Strong and Competitive Economy
- 2 - Promoting Sustainable Transport
- 3 - Meeting the Challenge of Climate Change
- 4 - Conserving and Enhancing the Natural Environment
- 5 - Sustainable Waste Management

1 - Building a Strong and Competitive Economy

The proposed development will contribute to positive economic growth for the district through construction and occupation.

The economic benefits of construction are well known with considerable direct and indirect positive impacts. The construction of the proposed development will provide opportunities for local employment as well as increased revenue locally for materials, services and goods

2 - Promoting Sustainable Transport

The site is in a sustainable location. There is a bus stop directly in front of the site from which bus routes X98 and X99 can be taken to the north and south.

Deighton Road is a main arterial route into Wetherby, the A1 and surrounding areas

The site is within an established residential area and within a short walking distance to Aldi and the Wetherby Town Centre

3 - Meeting the Challenge of Climate Change

Developing energy efficient, low carbon buildings is a key objective of National Policy and with recent changes to Part L of the Building Regulations support the reduction of energy demand through efficient building design to reduce carbon emissions. The existing building is thermally inefficient, which does not meet modern day standards. The proposed buildings through meeting the new Part L Regulations will provide energy efficient buildings incorporating high thermal properties and high efficiency heating and lighting systems.

In addition, the development will use a range of sustainable materials. The final energy and carbon performance of the proposed development will be subject to the detailed design and specification, including to potential incorporation of low carbon onsite renewables ie solar PV

9.0 Sustainability Statement

9.1 Sustainability Statement

4 - Conserving and Enhancing the Natural Environment

The Proposed development will incorporate measures to support and enhance the environment through consideration of the existing site ecology, including measures to mitigate the impact of the site and enhance site biodiversity, as well as incorporate measures to reduce pollution from the site. Reference is to be made to the Bio-Diversity Net Gain Assessment which accompanies this application

5 - Sustainable Waste Management

Prior to the construction phase a Construction Environmental Management Plan (CEMP) will be developed to ensure the use of measures to minimise waste during the construction phases of the development, including the use of a scheme for recycling/disposing of waste arising from demolition and construction works. The reduction, reuse and recycling of construction waste is to be prioritised through measures such as avoidance of over-ordering, supervision of deliveries, use of secure materials storage facilities and reuse of materials onsite where feasible.

The proposed development will include storage facilities for recyclable waste

Conclusion

The proposed development has been designed to respond positively to National and Local Plan Policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible. This includes the consideration of measures to mitigate and adapt to the effects of climate change. The Sustainability Statement which accompanies the application sets out key sustainable design measures incorporated at this stage and to be considered during the detailed design of the development to deliver an efficient and sustainable development.

10.0 Conclusion

10.1 Conclusion

The proposal is for a Use Class appropriate for the location of the site

The extension through its proposed scale, mass and appearance is considered appropriate for the site and surrounding context

The proposals provide appropriate levels of on site Communal Amenity space

The proposals provide appropriate levels of on site Car Parking and Cycle parking

It is considered that there are no Planning reasons why Planning Approval cannot be subsequently granted