Site:
87 Coule Royd,
Dalton,
Huddersfield
HD5 9RN

Design and Access Statement



The site address is 87 Coule Royd, Dalton, Huddersfield HD5 9RN

The application is for a conversion from an existing office into 4 x 1 bedroom flats for general needs
A total of 4 flats on behalf of Kirklees Council





1. Introduction

Land Use and Community Facilities

The project site is located on Coule Royd, Dalton in Huddersfield. The site is owned by Kirklees Council and was an office which Kirklees Council would like to convert and refurbish into 4 bedroom flats. The site is set within a predominantly residential area.

The site is on the corner of Cow Heys and Coule Royd.



The above image shows the site highlighted in red.

Site Photos



View of the front of the existing building which faces onto the corner of Coyle Royd and Cow Heys



View of the back of the existing building and a section of the carpark.



View taken of the East side of the existing building.



View taken of the West side of the existing building

Relevant Planning Policies

Full details regarding the proposals, planning history and planning policy, have been considered in the submitted planning application. Below is a summary of planning policies at local and national level considered particularly relevant to this application:

National Planning Policy

The National Planning Policy Framework (NPPF) came into force in 2012 and was last revised in 2019. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration and its policies should be taken into account.

The NPPF places high importance on "a presumption in favour of sustainable development" (para 11) and confirms support for sustainable and accessible economic development that will meet the need of local communities.

Of particular relevance is "Section 5: Delivering a sufficient supply of homes" where the sustainable development is reinforced by supporting the Governments objective of significantly boosting the supply of homes and providing a provision of housing to be available for affordable home ownership. (Paragraph 59 &64).

Also of relevance to this scheme is "Section 12: Achieving well-designed places" whereby "good design is a key aspect of sustainable development, creating better place in which to live" (p. 124) and the development is sympathetic to the local character and history whilst establishing a strong sense of place, using the arrangement of street, spaces and building types and materials to create an attractive, welcoming and distinctive place to live (para.127).

The proposals for the development will provide high quality residential development in an accessible and sustainable location, integrated with its surroundings and in keeping with national planning policy.

Local Planning Policy

Local Plan

Kirklees Local Plan is split into two parts:

- Part One - Strategic Policies - adopted 27 February 2019
- Part Two - Allocations and Designations- adopted 27 February 2019

The policies relevant to this development from the Local Plan are as follows:

- LP1 - Presumption in favour of sustainable development
- LP2 - Place shaping
- LP3 - Location of new development
- LP7 - Efficient and effective use of land and buildings
- LP21 - Highway safety and access
- LP22 - Parking
- LP24 - Design
- LP30 - Ecology and geodiversity
- LP51 - Protection and improvement of local air quality
- LP52 - Protection and improvement of environmental quality
- LP53 - Contaminated and unstable land

Supplementary Planning Documents (SPD)

SPDs were introduced by the Planning and Compulsory Purchase Act 2004 and form part of Kirklees's Local Development Framework

The relevant SPDs to this development are as follows:

- Housebuilders Design Guide SPD
- Affordable Housing SPD
- Highway Design Guide SPD

In describing the proposal within this DAS, reference is made to the above-named local planning policies.

Transport, Access and Highway Issues

The site is well served by transport connections which allow for easy access to Huddersfield, Dewsbury and Bradford.

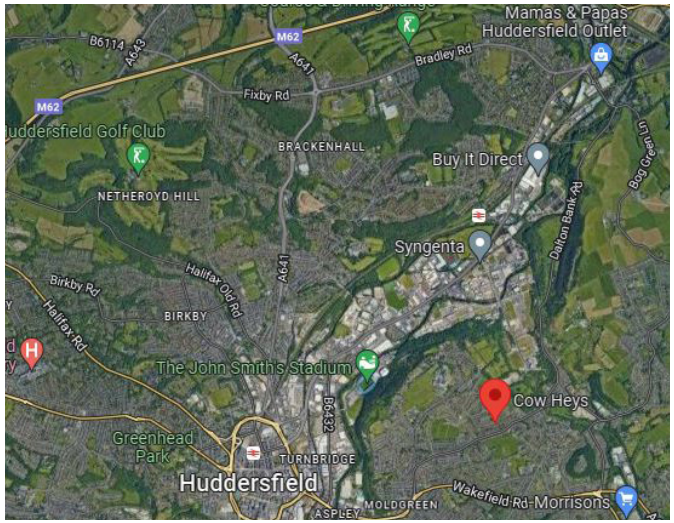
Car - The site is situated just over 2 miles from Huddersfield and just under 10 miles from the M62 which allows access to across the country.

Public Transport - The nearest bus stop is located nearby on Cow Heys which is to the south west of the site and is 2 minutes walk away. The 374 bus runs to Huddersfield Town Centre every hour. There is also another bus stop which is to the south east of the site and is about 4 minutes walk away. The 371 bus service to Dalton runs every half hour from this stop.

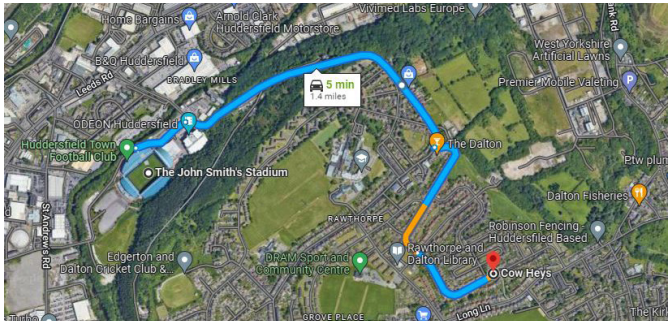
The site is located near Deighton train station which is 1.1 mile from the site. Train services run to Wakefield, Leeds and Huddersfield on an hourly basis.

Huddersfield train station which is 1.5 miles from the site. Train services run to Leeds, Manchester, Sheffield and Scarborough.

Cycle Paths/Pedestrian Routes - There are a network of roads and pavements providing both pedestrian and bicycle access to the surrounding amenities including doctor surgeries, recreation grounds, schools and shops.



Above: The site in relation to Huddersfield and Deighton. This also shows the location of the M62 to the site. The site is 5 minutes drive away from John Smith's Stadium.



Urban Context

The site is in a predominantly residential area. There is a mix of residential dwellings surrounding the site, which are predominately bungalows and two storey semi detached dwellings



The above photo shows the existing housing (bungalows) to the north of the site.

The below photo is a picture of the existing housing (semi detached houses) which are opposite the site.



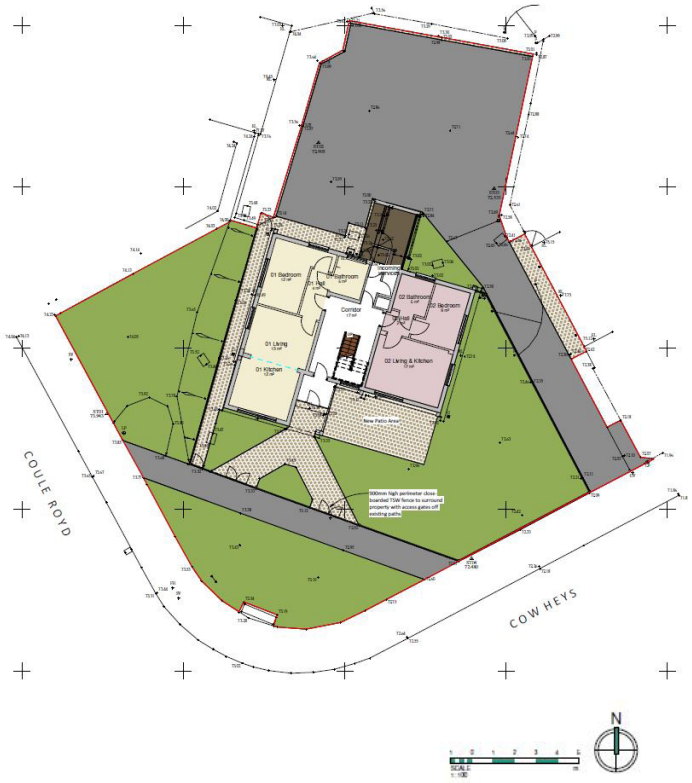
Proposed Site Plan

The proposed scheme is for a total of 4 flats. Flat 01 - 47m² and is 1B2P, Flat 02 - 34m² and is 1B1P with shower, Flat 03 - 39m² and 1B1P and Flat 04 - 38m² and 1B1P. The car parking provision is 100%

The scheme presented in this application works with the existing building and car parking with consideration to interface distances, continuity with the existing street frontage and with minimal disruption to residents.

Impact on Existing Residents

With the proposed housing it is unlikely that the development will impact heavily on local services, such as health care and school provision. The proposal will have a positive effect on the safety and security of the local area as natural surveillance will be increased and opportunities for crime and disorder minimised. The change of use to the site will provide additional housing which is in demand in the area.



Proposed site plan for 87 Coule Royd

Security

Giving a defined use to the site will have a positive effect on the safety of surrounding residents. The layout and positioning of the proposed development provides greater natural surveillance over this area, which will enhance security. All areas accessible to visitors and residents of the scheme benefit from natural surveillance and are overlooked.

The project has been designed with consideration to the following security issues:

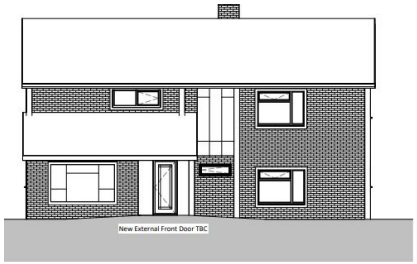
- Boundary treatment to provide a secure garden area for residents to the rear.
- Robust, low maintenance materials and boundaries to ensure visual appearance of the project is retained
- Natural surveillance and strong street frontage along Coule Royd.
- Car parking close to dwellings to increase natural surveillance of cars from the dwellings, in line with Secure by Design principles.

Appearance

The appearance of the building will not change apart from new external front door. Therefore the building will remain in keeping with the design principles below and consideration has been given to the design of the external door.

The key design principles are as follows:

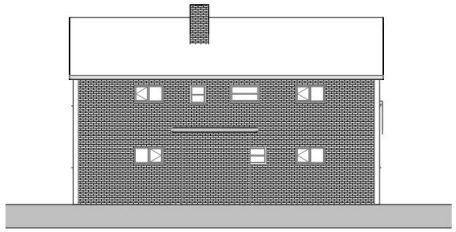
- Low maintenance materials to give long-term durability and good weathering performance.
- Materials to reflect the surrounding area – brick, stone
- Scale and massing to complement the surrounding area, continuing the street scene along Coule Royd.
- Scale to relate to the existing buildings in the immediate vicinity of the site.



The above drawing shows the proposed Front Elevation which shows the change to the external front door.

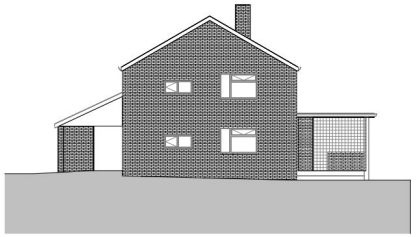
Elevations

The drawings below show the Gable Elevations (East and West) and the Rear Elevation for the proposed work



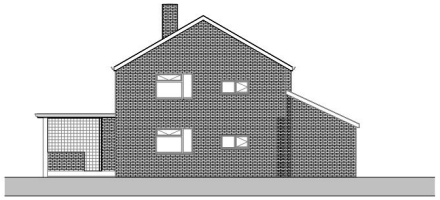
Rear Elevation (North)
1 : 100

Rear Elevation



Gable Elevation (East)
1 : 100

Gable Elevation (East)



Gable Elevation (West)
1 : 100

Gable Elevation (West)

Landscaping

Relevant local planning policy:

- Local Plan Part One LP32 - Landscape
- *Proposals should be designed to take into account and seek to enhance the landscape character of the area.*

- Housebuilders Design Guide SPD
- *6.7 - Landscape*
- *Appropriateness of new development to the setting and consideration of impact on the landscape should be demonstrated. Consideration of the character of the site, features being retained and concepts behind design, space and planting for protecting, preserving and enhancing trees, vegetation, wildlife habitats, boundary treatments and historic landscape*

The development aims to retain trees wherever possible.

In providing landscape to the front and rear of the proposed building, the aim is to provide planting to encourage local wildlife and at the same time provide a scheme that can be easily and cost effectively maintained.

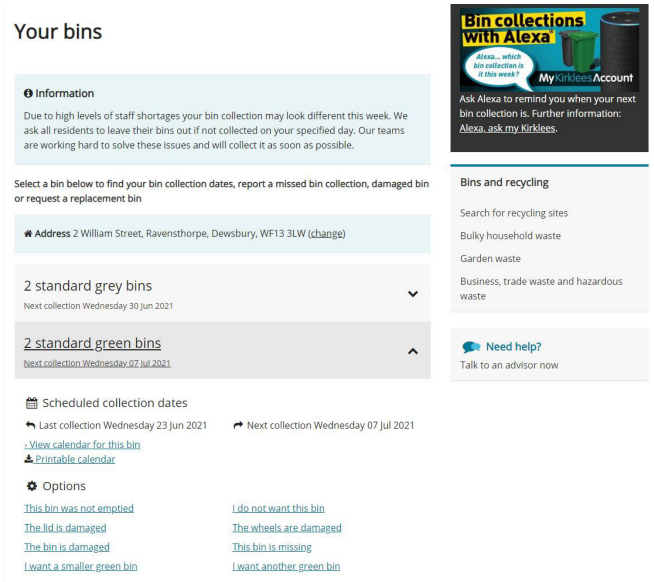
Waste Collection

Relevant Local planning policy:

- Local Plan Part One LP24 Design
- *Provide adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed*
- Local Plan Part One LP43 Waste Management Hierarchy Managing Waste

Kirklees Council are responsible for the waste collection for Coule Royd and the surrounding areas.

An example taken from Kirklees Council website which details of local bin collections and additional information for local recycling facilities.



The dimensions of the waste facilities are detailed below and have been taken into consideration as part of the design process to provide space for adequte facilities

Container	Dimensions
240 litre Wheeled bin 	Width: 740 mm Depth: 580 mm Height: 1100 mm **Floor Space Required:** **940 mm x** **780 mm**



Typically an individual household in Kirklees requires the following bins:

- Grey wheelie bin – General waste which is emptied every two weeks.
- Green wheelie bin – Recyclable waste which is emptied every two weeks.
- Brown food bin – Subscription service for garden waste with collections every two weeks.

Energy Statement

The preferred solution is to provide a fabric first approach through thermal elements and other parts of the building fabric against renewable technologists which are expensive and do not generate real benefits for the end users. This addresses fuel poverty by reducing energy consumption.

Cavity Wall Insulation	New dwellings to receive cavity wall insulation to satisfy and obtain approval by local authority building control.
Loft Insulation (270 min mm)	New dwellings to receive roof insulation to satisfy and obtain approval by local authority building control.
Floor Insulation	New dwellings to receive floor insulation to satisfy and obtain approval by local authority building control.
Condensing boiler	New dwellings to receive new condensing boiler rated C or above to satisfy and obtain approval by local authority building control.
Heating controls	All dwelling with central heating to receive programmable timer, room thermostat or thermostatic radiator valves.
Draught proofing	All dwelling to have draft excluders to windows and doors.
Energy efficient lighting	All dwellings to have A rated under the EU energy efficiency label system.

Sustainability Policy

Relevant local planning policy:

- Local Plan Part One LP26 - Renewable and low carbon energy
- *Incorporate energy efficient measures and provide for renewable energy generation*

The following potential sustainability opportunities have been considered:

(a) Solar Energy (PV Panels): The installation costs makes solar more expensive in terms of kilo watt/hours compared to coal fire plants. There is a tremendous energy used in making solar panels. The demand for power by residents does not coincide with the energy produced which is best midday, which does not benefit residents. Without the feed in tariff, which is considered a double subsidy by the government it does not benefit the residents as they cannot sell back electricity to the grid.

(b) Solar Hot Water: The maintenance implications and cost of installation has meant this is not a preferred method to provide energy efficiency. This has been abandoned by most registered providers.

Other technologists such as gas savers are proven to have no benefit as boilers are now very efficient and air source heat pumps have been shown to not save the resident money and can actually increase resident's bills.

Therefore: The preferred solution is to provide a fabric first approach through thermal elements and other parts of the building fabric against renewable technologists which are expensive and do not generate real benefits for the end users. This addresses fuel poverty by reducing energy consumption.

Access Statement

Philosophy

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population.

Guidance

The scheme has been designed based on the following publications:-

(i) BS 8300 : 2001 Design of buildings and their approaches to meet the needs of disabled people.
(ii) Design and Quality Standards 2007 (as guidance and good practice)
(iii) Equality Act 2010
(iv) Building Regulations Part M 2016 (2015 amendments)