

7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

Mobile: 07591 206 852

Email: designs@dk-designs.co.uk

VAT Registration No: 242008451 Company Registration No: 09668503

## DESIGN & ACCESS STATEMENT

Proposed development at

Westfield Lane -Wyke



11 April 2023



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## 1. Proposed Site

115 Westfield Lane is located to the South of Bradford, between Wyke and Cleckheaton, on the B6379. The site is accessed at a single point in the North East corner of the site, from Westfield Lane.

Bus routes run directly by the site entrance, providing regular services to Bradford, Leeds and Halifax. The site entrance is approximately 225m from a junction with the A58 and - via the A58 - is less than 1.5 miles from the M606, giving a major traffic link to Bradford, Leeds and the whole of the North of England via the M62.

The surrounding area is almost exclusively residential. The housing across Westfield Lane from the site is mostly council or ex-council housing, with the houses sharing the South side of Westfield Lane with the site being predominantly detached private housing.

The site's overall area is approximately 0.7ha (1.72 acres). The property is not Listed, nor does the site sit within a Conservation Area. There are several Tree Preservation Orders in place on the site, protecting significant trees on the Eastern boundary of the site, as well as two clusters of vegetation on the Northern site boundary. The condition of these trees is discussed in more detail in the Arboricultural Assessment appending this application.

According to a check performed on the Environment Agency website, the site is within Flood Zone 1, having the lowest probability of flooding and negating the need for a Flood Risk Assessment to be undertaken (with the site being under 1 ha in area).

The site is not within a 200m radius of significant woodland, significant watercourse or a water body with a reasonable likelihood of bats roosting. There was evidence of bats having been in the attic space of the existing property at some point, but in terms of the site being inhabited by bats in recent years, these findings are inconclusive. The Ecology Report supporting this application discusses these findings in more detail.

The site analysis identifies that the existing foliage creates a solid border between the site and the properties to the East. The lower West site boundary being enclosed by trees also forms a sheltered nook in the lower half of the site, while the open upper section of the West boundary affords the site enviable views across Lightcliffe, Hipperholme and beyond. The Northern boundary also has thick wall of vegetation.

The topography is consistent with that of the immediate context of the site, sloping down towards the southwest corner by approximately 7m.

The sun path traced over the site allows the amount of shade cast by the tree canopy to be realistically estimated. Taking this into account, as well as other environmental considerations (prevailing wind direction, topography etc.) and relational aesthetics, a layout has been proposed that is believed to best meet the requirements of the brief received.



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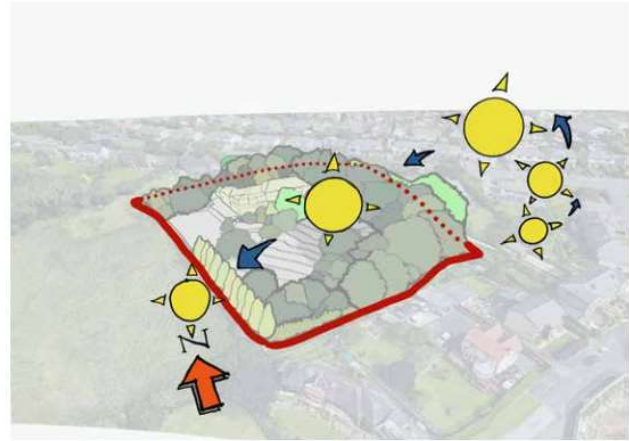
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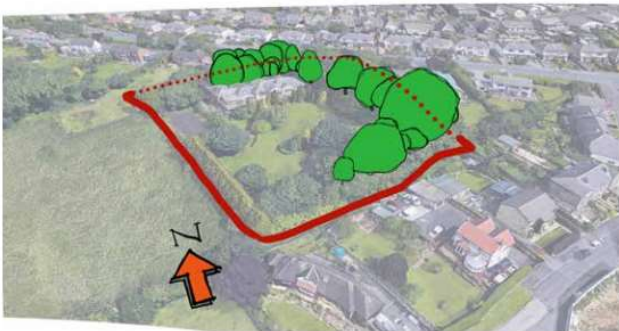
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Acoustic Barrier



Sun Path Analysis



Protected Trees



Trees & Topography



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## 2. Design

The proposed development is to comprise of the below, x12 no dwellings, 2 house types.

**Plots 1-4 House Type Birch 3 Bedroom, semi-detached. 865sq ft.**

Ground Floor Entrance hall, lounge, WC, dining kitchen  
First Floor Bathroom, 3 bedrooms, en-suite to bedroom 1

**Plots 5,6, 13,14 &15 House Type Pine 4 Bedroom, semi-detached. 1281 sq ft.**

Ground Floor Garage, Entrance hall, WC, lounge, dining kitchen, study, utility  
First Floor Bathroom, 4 bedrooms, en-suite to bedroom 1

**Plots 7,8,9,10 & 12 House Type Hawthorn 4 Bedroom, semi-detached. 1375 sq ft.**

Ground Floor Garage, Entrance hall, WC, lounge, dining kitchen, study, utility  
First Floor Bathroom, 4 bedrooms, en-suite to bedroom 1

**Plots 7,8,9,10 & 12 House Type Hazel 4 Bedroom, semi-detached. 1405sq ft.**

Ground Floor Garage, Entrance hall, WC, lounge, dining kitchen, study, utility  
First Floor Bathroom, 4 bedrooms, en-suite to bedroom 1

All ground floor dwellings are to have level thresholds are Building Regulation Part M compliant.

We are proposing a generous garden to the rear of each property, while providing adequate space for bike store, bin store & drying equipment. Each property to have detached garage.

X30 no parking spaces will be created, x2 no for each property

Materials to be used are Forterra village sunglow brick, Lagan flat grey roof tile, artstone heads & cills in buff, grey on white UPVC windows & doors, canopies in GRP, grey facias, black UPVC gutters & downpipes





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### 3. Proposed Use

Each dwelling has been designed with families in mind, providing generous living space, each with landscaped to the front & rear, off road parking to the side of the property.

### 4. Access

Access to be via Bramwell Road, off Park Lane. Pedestrian access will also be provided at this point

### 5. Ecology

Upon a visual inspection there is no evidence of bats roosting or any other protected species within the property boundary, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted. As shown on the plans the TPO trees are highlighted in green, method statement to be provided.

### 6. Planning Policy Context

#### 6.1 Access alterations

Applications which propose access improvements to a premises, for example a ramp, should provide solutions which are designed in accordance with the latest and most up to date design guidance (contained within the relevant Inclusive Design Information Sheets), to ensure a scheme which is future proofed, and accommodates the diverse population of the City including disabled people.

#### 6.2 New build developments

New build schemes should incorporate an inclusive design approach which recognises that people are all different and accommodate this diversity by placing people at the heart of the design process from the outset, creating solutions that provide choice as to how people access and use buildings or spaces, and enable everyone to use the development safely, easily and with dignity.

Developments should be flexible and convenient, providing choice and where a single design solution cannot accommodate all users- a number of solutions are provided for users, whilst avoiding unnecessary effort, separation or segregation.





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### 6.3 Aesthetics

Accessible provision should be recognisable to allow users to identify it, however it should not be designed to draw undue attention to it. In the past formal ramps may have come across as looking 'medical' or 'institutional' in appearance. Under an inclusive design approach this should not happen. Access features should be recognisable, and should provide sufficient levels of colour contrast etc. However they should tie in with the character and style of the building/ development in general. They should not draw undue attention to them or their users, and should avoid undue segregation from other users.

### 6.4 Design

New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function. New development will be expected to deliver high quality inclusive design that has evolved, where appropriate, through community consultation and thorough analysis and understanding of an area. Developments should respect and enhance existing landscapes, waterscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making, quality of life and wellbeing.

Proposals will be supported where they accord with the following key principles;

- (i) The size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.
- (ii) The development protects and enhances the district's existing, historic and natural assets, in particular, historic and natural site features and locally important buildings, spaces, skylines and views,
- (iii) The development protects the visual, residential and general amenity of the area through high quality design that protects and enhances surrounding routes, useable space, privacy, air quality and satisfactory penetration of sunlight and daylight,
- (iv) Car parking, cycle, waste and recycling storage should be designed in a positive manner and be integral to the development,
- (v) The development creates a safe and secure environment that reduces the opportunities for crime without compromising community cohesion, (vi) The development is accessible to all users.





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## 6.5 Security

Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2012 or alternatively comply with the requirements set out in Approved Document Q – Appendix B,

Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS PAS24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q

For example:

Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide.

The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m<sup>3</sup>.

Any panel in the door must be a min15mm thick and suitably secured in place.

The smaller dimension of the panel must be no larger than 230mm in either width or height.

Main front doors should be fitted with multipoint locking system.

Windows:

### WINDOWS

UPVC windows with BBA certificate: using proprietary sub-frame built in and incorporating cavity closer. Performance of windows shall be in accordance with BS 7412: 2007 and BS 6375 Parts 1 and 2 Test method for windows. Windows to have an Energy Rating of grade C incorporating a double glazed unit comprising of Pilkington K glass (or similar), Argon gas fill, Warm Edge spacer bar, float glass. Combined U-value of assembly assessed in accordance with Building Regulations to be 1.5 W/m<sup>2</sup>K maximum. (Target U value 1.4W/m<sup>2</sup>K).

All windows to be designed to be capable of cleaning from inside and be fitted with SS reflex friction stay hinges with built in restrictors to all windows and to have lockable 2 stage handle fastener (2 handles when window over 1m high) and fitted with multi point locking system. Handles to be chrome effect finish.

Child restrictors to be fitted to all windows where not in conflict with the "means of escape" requirements.

"The glazing to all windows coming within 800 mm of floor level shall be toughened or laminated as standard, and glazing shall comply with Document N.

NB In addition, all windows above ground floor with opening casements will require a restrictor stay to be fitted by window manufacturer. Kitchen window should have side top friction stays with the handle at the bottom. The opening light of any window, particularly to the ground floor should not obstruct or form a hazard to any adjacent pedestrian access or allow for easy unauthorised access.





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## DOORS

Front Door GRP

Rear Doors UPVC.Glazed

Ironmongery; "The following ironmongery shall be provided and subject to approval by the client All external ironmongery to be chrome effect finish or similar approved, all internal ironmongery shall be SAA finish. Levers shall always be 19mm round bar safety levers. "

"• 3 No Butt Hinges.

- letter plate to front doors.
- Numeral plate.
- Threshold (maximum height 15mm).
- Multi point locking system to BS 3621 as provided by doorset manufacturer. Multi point deadlocking system is preferred with three or more deadbolts/hookbolts, or a combination thereof to BS EN 1303 grade 3 including anti-drill and prick resistance.
- Lever Set
- Door chain to front door
- Door viewer to front door
- Door stop

*Treatment of Boundaries see drawings*

Site Boundary to be 2.0Meter High Close Boarded Edged Fence (See Detail)

Plot Divisional boundary to be 1.8meter High Hit and Mis Fencing (See Detail)

Lockable Gate to Side of Property As shown on Site Plan

Secure Bike Sheds

See Detail and Site Plan for Locations





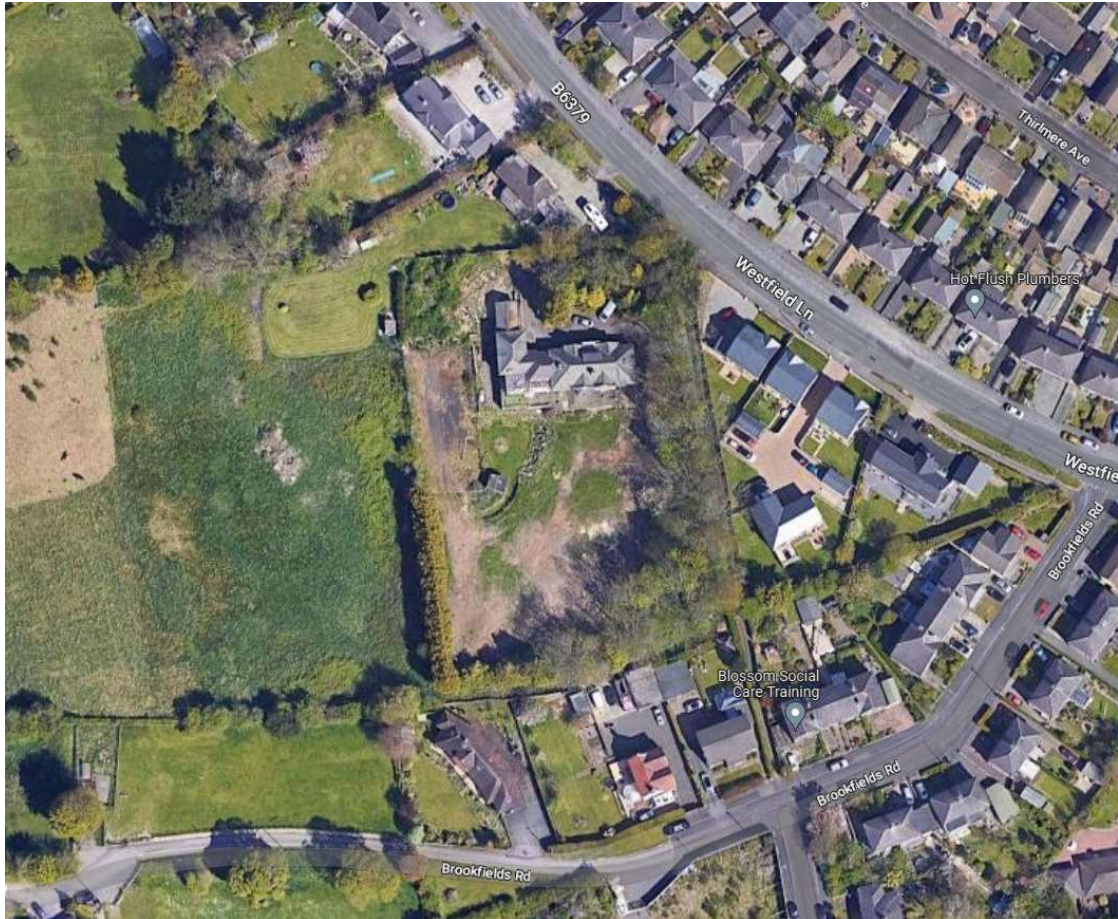
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7.0 Photos

Aerial Photo



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Entrance to Site



Houses on Westfield Lane



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7. Conclusion

The area is surrounded by dwellings, the proposed x 15 no plot development would fit in with the current house types & styles around this area.

The materials that will be used for the proposal will be in keeping and sympathetic to the surrounding properties both old & new.

Off street parking is to be created to the front/side of the plots

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We therefore ask the Local Authority to consider this document in support & grant this application.

