

# Thomas Street, Lindley Huddersfield

## Design & Access Statement

May 2023



# DESIGN AND ACCESS STATEMENT

To accompany an Full Planning Application for a

## PROPOSED CARE HOME DEVELOPMENT

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21 THOMAS STREET,  
LINDLEY  
HUDDERSFIELD  
HD3 3JJ

This document has been prepared by ADG Architects  
for Muller Property Group

May 2023



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# 1.1 THE BRIEF

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This Design and Access Statement has been prepared by ADG Architects on behalf of Muller Property Group to support an Full Planning Application for a Care Development with associated access, car parking and landscaping.

The proposal has been informed and defined by the surrounding context, with details for the proposal having a great consideration for:

- Existing surrounding context
- Relationship to surrounding land uses
- Height, scale and massing
- Access
- Parking
- Landscaping and biodiversity of the site
- Existing trees within and around the site
- Space requirements for provision of specialist care

This Design and Access Statement should be read in conjunction with the planning application documentation including relevant forms, supporting reports and drawings package.



## 2.1 SITE LOCATION

The proposal site is located 2.4 miles to the north west of the large market town of Huddersfield, in the Kirklees district in West Yorkshire.

Located on to the south of West Street, the site sits between Thomas Street, Brian Street and Thorncliffe Street. The plot that occupies approximately 2,500m<sup>2</sup> (0.25 hectares).

The site is surrounded by a mix of residential and commercial development. The architectural style of these buildings are typically traditional which reflects the history of the local area.

### Site Address:

Land Adjacent to 21 Thomas Street,  
Lindley,  
Huddersfield,  
HD3 3JJ

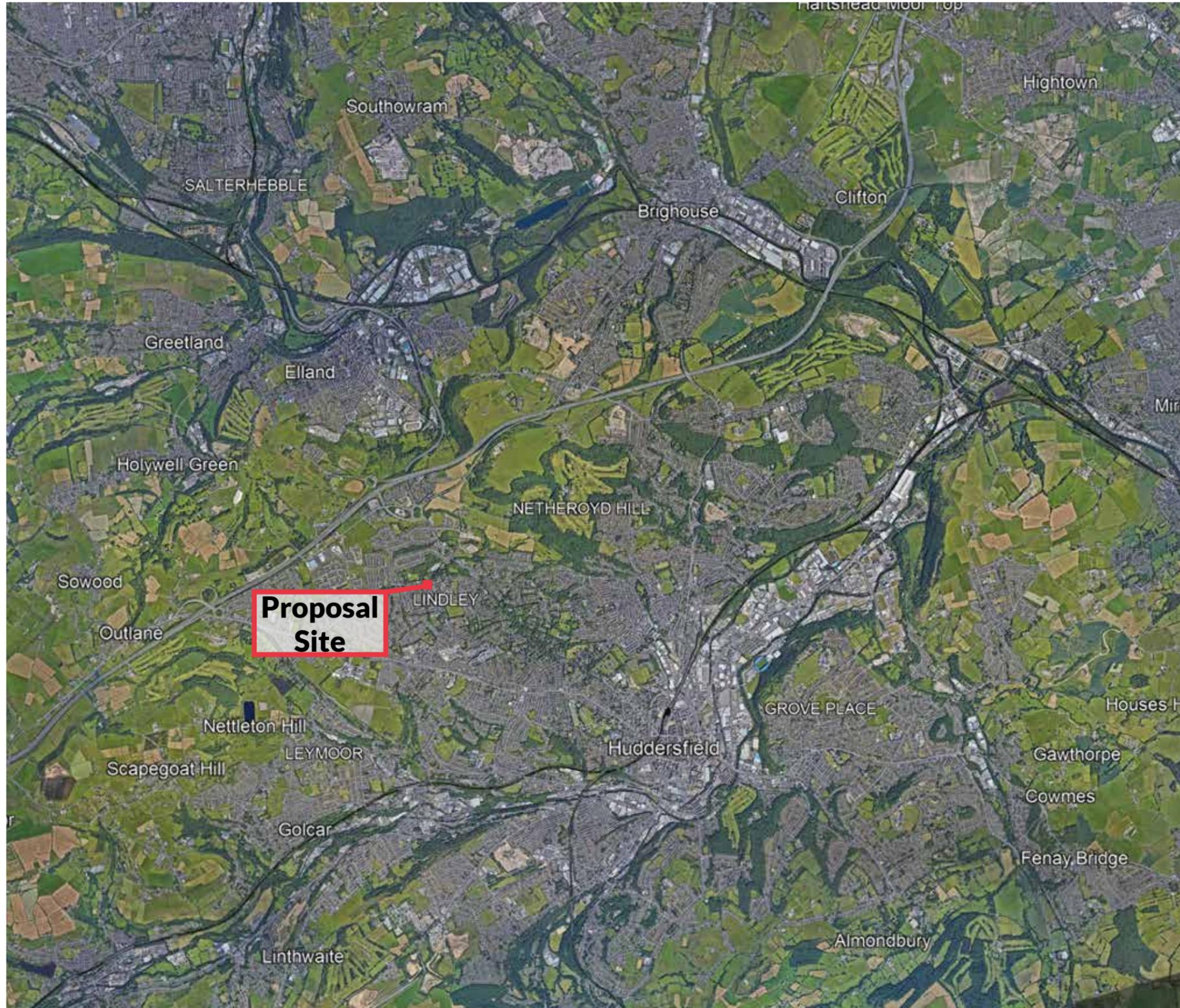
### Local Planning Authority:

Kirklees Metropolitan Council



Aerial view of the proposal site

## 2.2 AERIAL IMAGES OF THE SITE IN CONTEXT



Aerial view of the site in the wider context (Source: Google Earth)

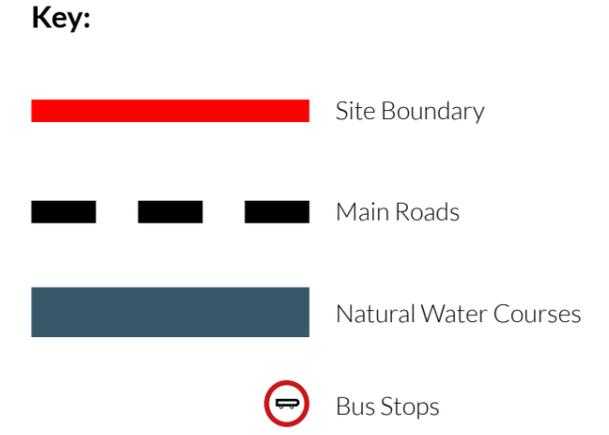


Aerial view of Lindley (Source: Google Earth)



Aerial view of the Huddersfield and the wider area (Source: Google Earth)

# 2.3 CONTEXT MAP



Local Context Map

## 2.4 SURROUNDING BUILDING SCALE

The buildings in the surrounding context are typically both two and three storeys. The three storey buildings are primarily situated to the south and west of the proposal site within more recent residential developments. These are both dwelling houses and apartment buildings.

South east from the proposal site is a retirement living development by McCarthy & Stone which is comprised of two buildings of three storeys, with varying roof ridge heights and feature gables.

Located on the north side of West Street is a residential apartment building which comprises 6 storeys along the roadside frontage. The building is a Y-shaped form and contemporary architectural style from the early 1980's.

### Key:

-  Site Boundary
-  2 Storey Buildings
-  3 Storey Buildings
-  6 Storey Buildings



Aerial view of Lindley highlighting the surrounding building scale

## 2.5 LOCAL CONTEXTUAL ASSESSMENT

To better understand the architectural styles that will form the basis of the proposal, a visual assessment of the local context has been carried out.

There is a range of architectural styles throughout Lindley, Huddersfield due to the history of the town and development over the past 100 years.

Architectural details that are apparent from the local contextual assessment are:

- Feature gables provide a focal point and visual interest to the frontage of the properties.
- The main external material finish consists of stonework with string coursing details and decorative window heads and cills.
- Decorative chimneys break the massing of the roof line on the older properties within the surrounding local context.
- The properties within the area vary from 2 to 3.5 storeys.
- Dormer windows and skylights providing natural light to top floor rooms, typically the roof to the dormers a flat roof construction.

Please see the next page for the image references.



Local Contextual Assessment Map



Image 1 - 4-8 Cowrakes Road (0.3 miles from proposal site)



Image 2 - East Street (0.1 miles from proposal site)



Image 3 - 39 & 43 East Street (0.3 miles from proposal site)



Image 4 - Thorncliffe House, Thorncliffe Street (73 yards from proposal site)



Image 5 - Manor House, Lidget Street (0.2 miles from proposal site)



Image 6 - Burwood Road (0.3 miles from proposal site)



Image 7 - Sykes Court Retirement Living (0.2 miles from proposal site)



Image 8 - Mendip Avenue (0.4 miles from proposal site)



Image 9 - Blackthorn Drive (0.3 miles from proposal site)

## 2.6 POSITION AND RELATION TO NEIGHBOURS

The site is located between Thomas Street and Brian Street at the junction of Thorncliffe Street. The streets that surround the site are preliminary residential with commercial use properties located to the east of the site.

The neighbouring properties sit close to the site boundaries, with the closest properties being those on the west boundary. An existing tree line sits across this boundary and provides privacy for both the neighbouring properties and the proposal site.

The properties to the north and south boundaries are separated by a road and pedestrian footpaths. The main frontage to these buildings is located off Thomas Street and Brian Street which form the residential streets and street scape that is synonymous with the surrounding context.

To the east of the site, along Thorncliffe Street, are residential properties which have active frontages that face the proposal site and the primary access into their property is from this road.



Aerial view of proposal site

## 2.7 SITE APPROACH

The site currently has dropped kerb access both from Thomas Street and Brian Street, however there is no hard standing access into the site from these access points.

**Approach One** - The view from the north west boundary is obscured by the existing trees and neighbouring residential property (55 Thomas Street). Once past these trees, there is clear visibility of the north boundary.

**Approach Two** - Due to the location of the site, it become predominant feature on the junction of Thomas Street and Thorncliffe Street. There are no existing trees along this boundary that would obscure the visual approach.



Approach One - North west corner of the site along Thomas Street



Approach Two - North east corner of the site on the junction of Thomas Street and Thorncliffe Street

**Approach Three** - Similar to Approach Two, the junction of Brian Street and Thorncliffe Street provide a large visual aspect of the proposal site. There is one existing tree on this approach, however this does not obscure the view across the site.

**Approach Four** - The most obscured approach to the proposal site, due to the dense tree line in the south west corner. These trees provide coverage to one third of the south boundary. The residential properties along Brian Street are the closest properties that face the site, at an approximate distance of 10 metres from the south boundary.



Approach Three - South east corner of the site at the junction of Brian Street and Thorncliffe Street



Approach Four - South west corner of the site along Brian Street

## 2.8 PLANNING HISTORY

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There have been a number of planning applications submitted to the Local Planning Authority, Kirklees Metropolitan Council, for the proposal site:

**Planning Application 2022/92194 - Outline application for erection of care home (Use Class C2) of up to 60 beds with associated access.**

This planning application was refused by the Local Planning Authority on 17/03/2023.

**Planning Application 2020/90149 - Variation of Condition 1 (expiration period) on previous permission 2019/90588 for erection of portable building for use as a temporary pharmacy.**

This planning application was approved by the Local Planning Authority on 06/03/2020.

**Planning Application 2019/90588 - Erection of portable building for use as a temporary pharmacy.**

This planning application was approved by the Local Planning Authority on 09/05/2019.

**Planning Application 2013/92811 - Prior notification for demolition of redundant council offices.**

This planning application was approved by the Local Planning Authority on 02/10/2013.

**Planning Application 2012/90951 - Outline application for erection of 12 semi-detached dwellings.**

This planning application was approved by the Local Planning Authority on 16/07/2012.

**Planning Application 2002/91493 - Change of use from Children's Home to office accommodation with parking.**

This planning application was approved by the Local Planning Authority on 04/07/2002.



# 3.1 EXISTING SITE ANALYSIS

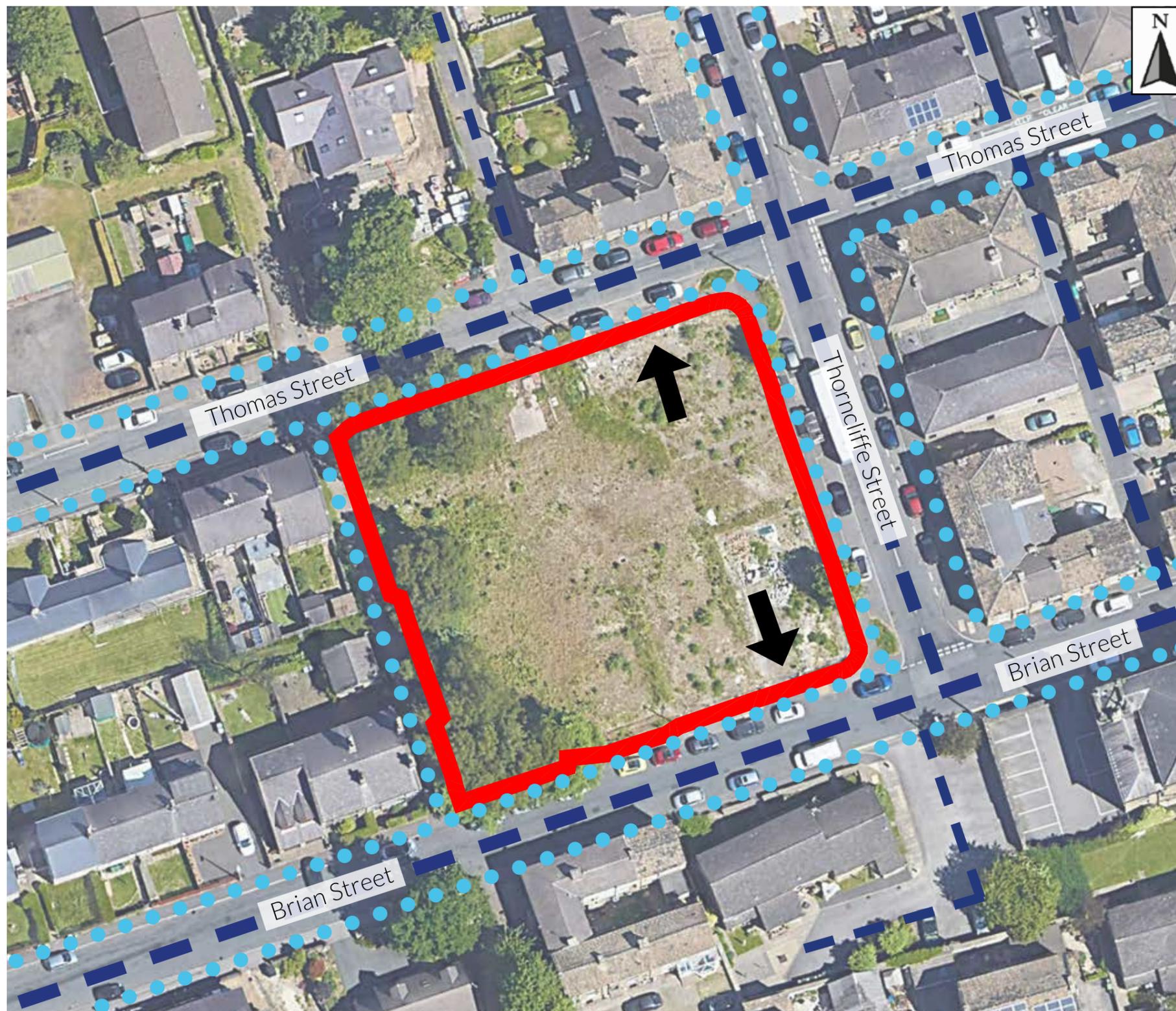
The site is currently a vacant site with no existing buildings or access roads.

Key features of the site include:

- Vehicle access points into the site from Thomas Street and Brian Street. Dropped kerbs are installed from the previous use of the site.
- A line of existing trees sits across the west boundary, which consists of well-established trees.
- Located approximately 2.4 miles from the centre of Huddersfield with good transport links and a number of bus stops that can be easily accessed from the site.
- There are no existing buildings on the site as the site has been cleared previously, and the topography of the site is generally level as a result.
- The proposal site has no specific environmental designations of relevance, and there are no listed buildings located within the boundary, and the site does not fall within a conservation area.

**KEY:**

- — — — — Road Network
- ● ● ● ● Pedestrian Walkways
- — — — — Site Boundary Line
- ➔ Site Access Point



Existing site analysis plan

## 3.2 OPPORTUNITIES AND CONSTRAINTS

There is a number of opportunities for development of the proposal site, and in balance, there are also potential constraints that could impact the proposal. Once both opportunities and constraints have been evaluated, a proposal can be designed that will provide a positive development.

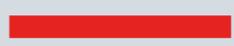
The opportunities for the proposal site include:

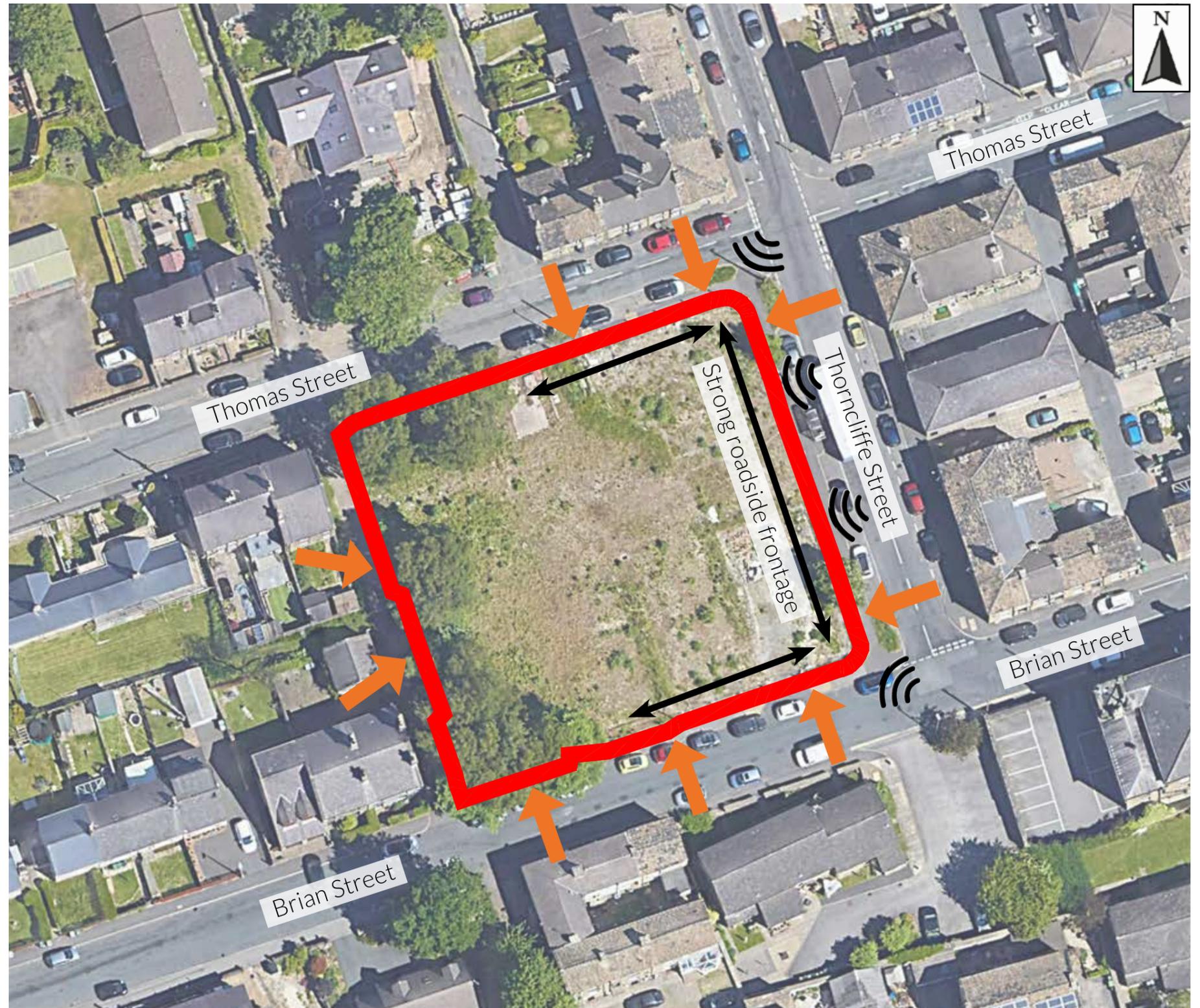
- A strong roadside frontage exists along Thorncliffe Street which provides the opportunity for interesting architectural and landscaping designs.
- Good transport links for pedestrians and vehicles with connections to public transport close to the site.
- Currently the site has no real positive contribution to the local area. The opportunity for development would create a high quality building that will improve the visual appearance along with areas of landscaping which will benefit the biodiversity.

The constraints that have been highlighted include:

- The proposal site is surrounded on all sides by residential development, this could possibly impact development from overlooking which could reduce privacy of the residents.
- The east boundary of the site will be susceptible to traffic noise, with Lidget Street approximately 100 yards from the site, a main road with a range of local amenities.

### KEY:

-  Site Boundary Line
-  Risk of Overlooking
-  Noise Pollution

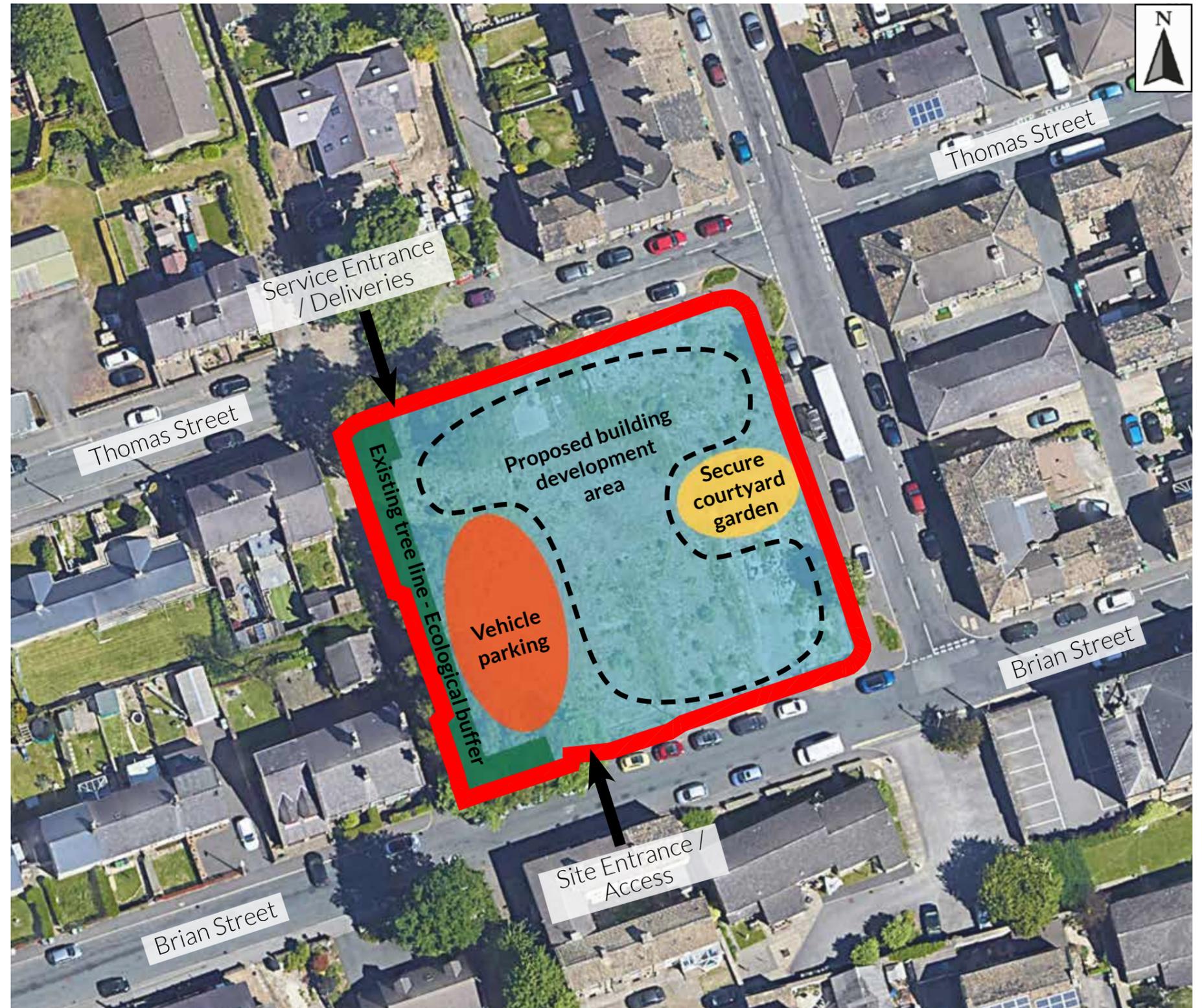


Opportunities and constraints plan

## 3.3 STRATEGIC DEVELOPMENT

The initial design of the proposal has been informed by the previous site analysis and surrounding context and also by highlighting the opportunities for development.

- The existing trees to the west boundary have largely been retained to provide a privacy screen to the neighbouring properties. This will also maintain existing biodiversity habitats within the site boundaries for wildlife.
- The good highways links to the site can be utilised to provide two access points into the site; one for staff and visitors located off Brian Street, and the other from Thomas Street which would be used for services and deliveries.
- The area highlighted for the building would provide an opportunity for strong roadside frontages along Thomas Street and Brian Street, utilising the key vantage points at their junctions with Thorncliffe Street.
- A secure courtyard garden would be formed to the east boundary, the location would benefit from the morning / afternoon sun. The building will reduce any noise from vehicles accessing the development and car parking facilities.



Strategic development plan

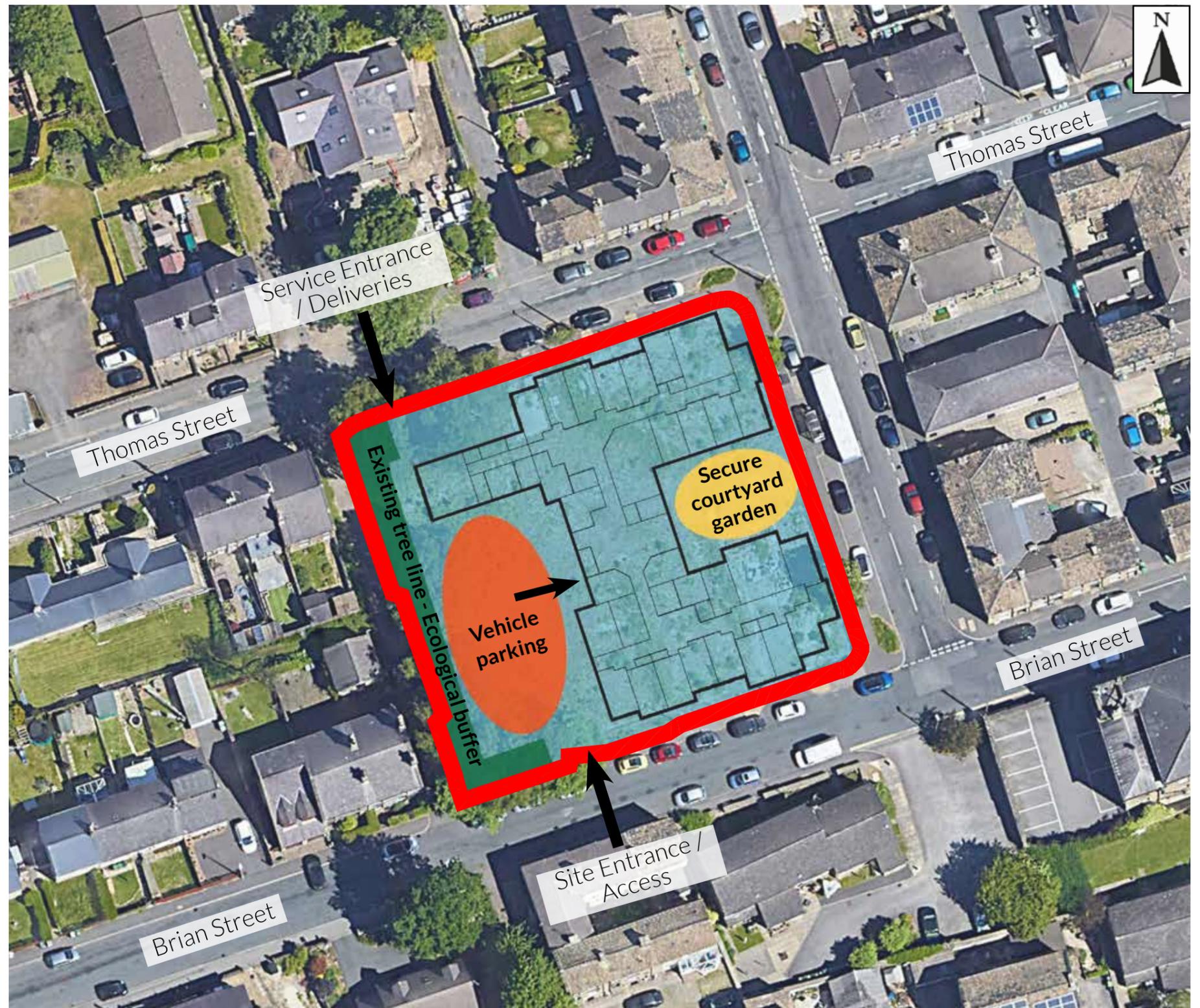
## 3.4 STRATEGIC LAYOUT

With the strategic development layout having been developed further, the sketch layout to the left shows how the buildings form has advanced to create a functioning building that would meet the client's requirements.

The buildings form is a mirrored 'J' with a north and south wing sitting along the main site boundaries. The main entrance to the building has been located centrally from the car parking facilities to enable easy access for visitors. This also create a focal point upon entering the site which can be further enhanced with areas of landscaping and planting.

The building has been set back at key point where it sits opposite the neighbouring properties, this will minimise any overlooking and retain the privacy of the residential dwellings.

Access into the site has been divided into two functions; visitor and staff access will be from Brian Street which will provide access into the main entrance to the building. Services and deliveries will access the site from the north boundary on Thomas Street. In keeping the two functions of the site separate it will reduce any impact on the highways network.



Strategic layout sketch

## 3.5 DESIGN DEVELOPMENT

An outline planning application was submitted to the Local Planning Authority in June 2022 for the 'Erection of Care Home (Use Class C2) of up to 60 beds with associated access' (Ref: 2022/60/92194/W).

Within the proposal there were two site access points, one for staff and visitors on Brian Street, and the other for service / delivery vehicles on Thomas Street. The Care Home was positioned to the east of the site to allow a privacy buffer between the neighbouring residential properties to the west. A decision was received on 17/02/2023 which refused the planning application.

The reason for refusal stated on the Decision Letter was due to concerns on highways. The issues raised in summary:

- Visibility splays at the Brian Street site entrance would be affected by on-street parking.
- Without car parking mitigation measures near the site access, safe visibility splays would be unachievable which would have a negative impact on the highway safety. This would be contrary to Policy LP21 of the adopted Kirklees Local Plan.
- The servicing/delivery arrangements to the north boundary which would require vehicles to cross the existing lay-by and footpath to access the site.

These reasons have been greatly considered with a number of changes made to the proposal, the next page outlines these changes.

The visibility splays on the site access have been reviewed by the Transport Consultant, Sanderson Associates, and to provide increased visibility and turning additional measures would be provided to prevent parking 10 metres to the west and 13.5 metres to the east. Please refer to the Transport Assessment report by Sanderson Associates for further detail / vehicle tracking.



Outline Application Site Plan (Ref: 2022/60/92194/W)

**Amendment 01 - Building Position and Car Parking Layout:**

Comments from the previous outline application related to the provision of parking and access into the site. To better accommodate these comments and alleviate any concerns, the positioning of the building has been adapted to remove the access on Thomas Street, providing one entrance on Brian Street and allow the north west wing of the building to be adjusted to sit closer to the north boundary.

This amendment changes the car parking numbers to provide 20 No. car parking spaces (including 2 No. disabled bays), motor cycle parking and 1 No. ambulance bay. A cycle store is provided to the north west corner of the site.

**Amendment 02 - Access Road Width:**

The width of the access road on the previous outline application was 6 metres between the parking bays.

To better accommodate vehicle turning and access within the site, the width of the access road has been amended to 6.6 metres. This allows for delivery and emergency service vehicles to enter the site, park and then turn to leave the site in a forward gear.

The access point on the north boundary with Thomas Street has been omitted which takes into consideration concerns from the Local Planning Authority on service vehicles crossing of the existing lay-by and footpath.

**Amendment 03 - Bin Store Location:**

The bin store has been repositioned from the north west corner of the site to the south west near the site access point. The changes under Amendment 01 have allowed for this change within the car parking area.

The placement of the bin store near the site entrance will allow for easy roadside collection by a refuse vehicle without the vehicle entering and turning within the site boundary. This will reduce the risk of accidents when smaller vehicles are parked along the road side on Brian Street.



Previous Proposed Site Plan



Current Proposed Site Plan

# 4.1 PROPOSED SITE PLAN

The development layout has been refined to create a full planning proposal. Access into the site would be from Brian Street for visitors, staff and deliveries / services.

A total of 20 No. car parking spaces have been provided (including 2 No. disabled spaces), motorcycle parking and 1 No. ambulance parking bay.

The trees shown on the plan are existing, further planting and landscaping will be proposed to further enhance the site and improve the biodiversity.

Please note that this drawing is not to scale, for a scaled site plan please see the drawings that were submitted alongside this document.

## Area Schedule:

Site Area -	2,500m <sup>2</sup>	
Gross Internal Area -		
	Area -	Beds-
Ground Floor	1,194m <sup>2</sup>	20
First Floor	1,194m <sup>2</sup>	25
Second Floor	710m <sup>2</sup>	15
<b>Total -</b>	<b>3,098m<sup>2</sup></b>	<b>60</b>

## KEY:

-  Site Boundary Line
-  Access / Entry



Proposed Site Plan

# 4.2 PROPOSED PLANS

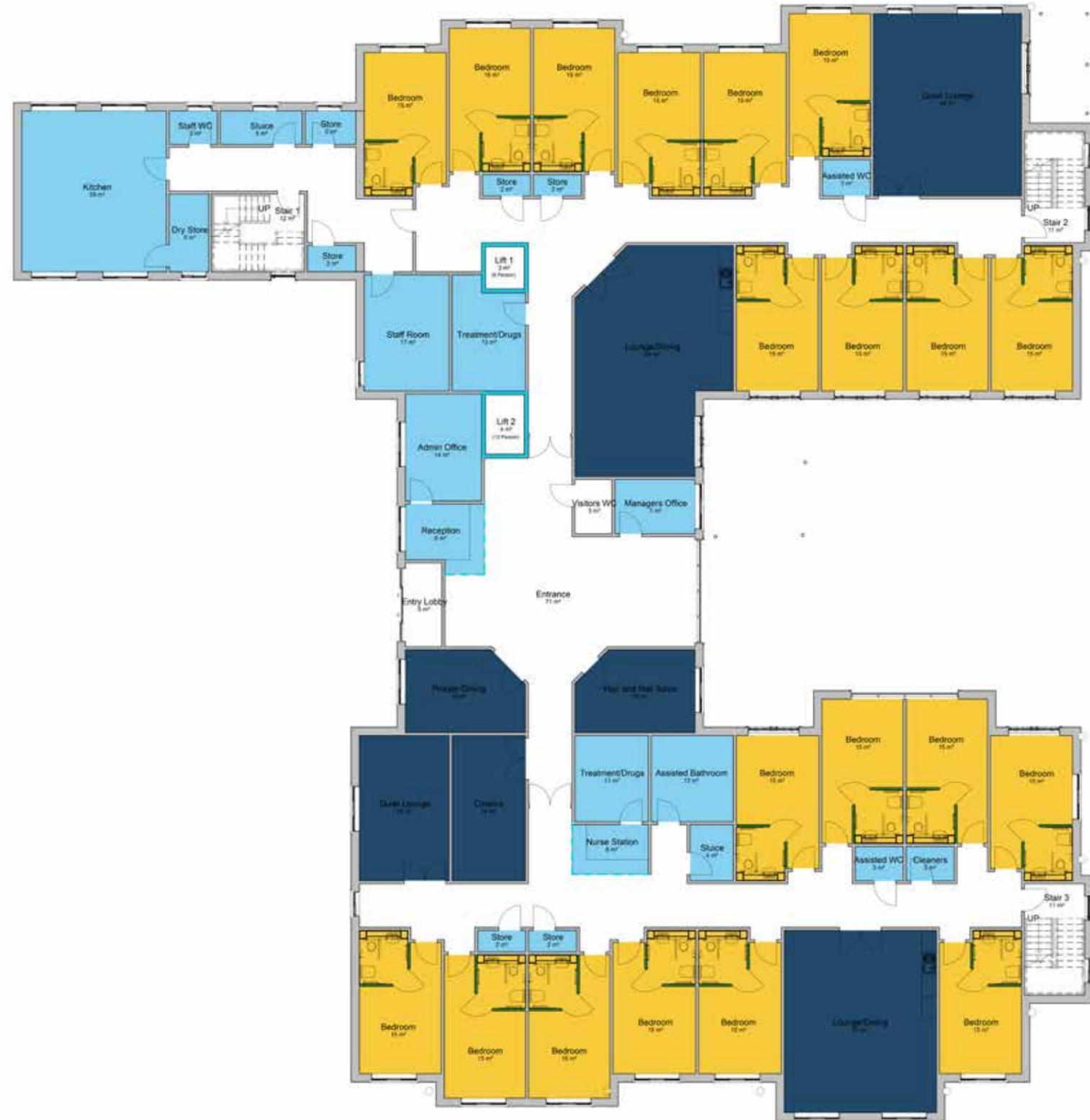
## Proposed Ground Floor Plan

GIA - 1,194m<sup>2</sup>

Number of Bedrooms - 20

Key features at this level:

- Feature main entrance with waiting area
- Reception and Offices
- Private dining
- Hair and Nail Salon
- Dayspaces with varying functions for residents
- Ancillary facilities located centrally including Nurse Station, Sluice, Treatment Room / Drugs Store and Assisted Bathroom
- Kitchen and storage areas
- Staff room



### KEY:

- Bedrooms
- Dayspaces
- Ancillary Facilities

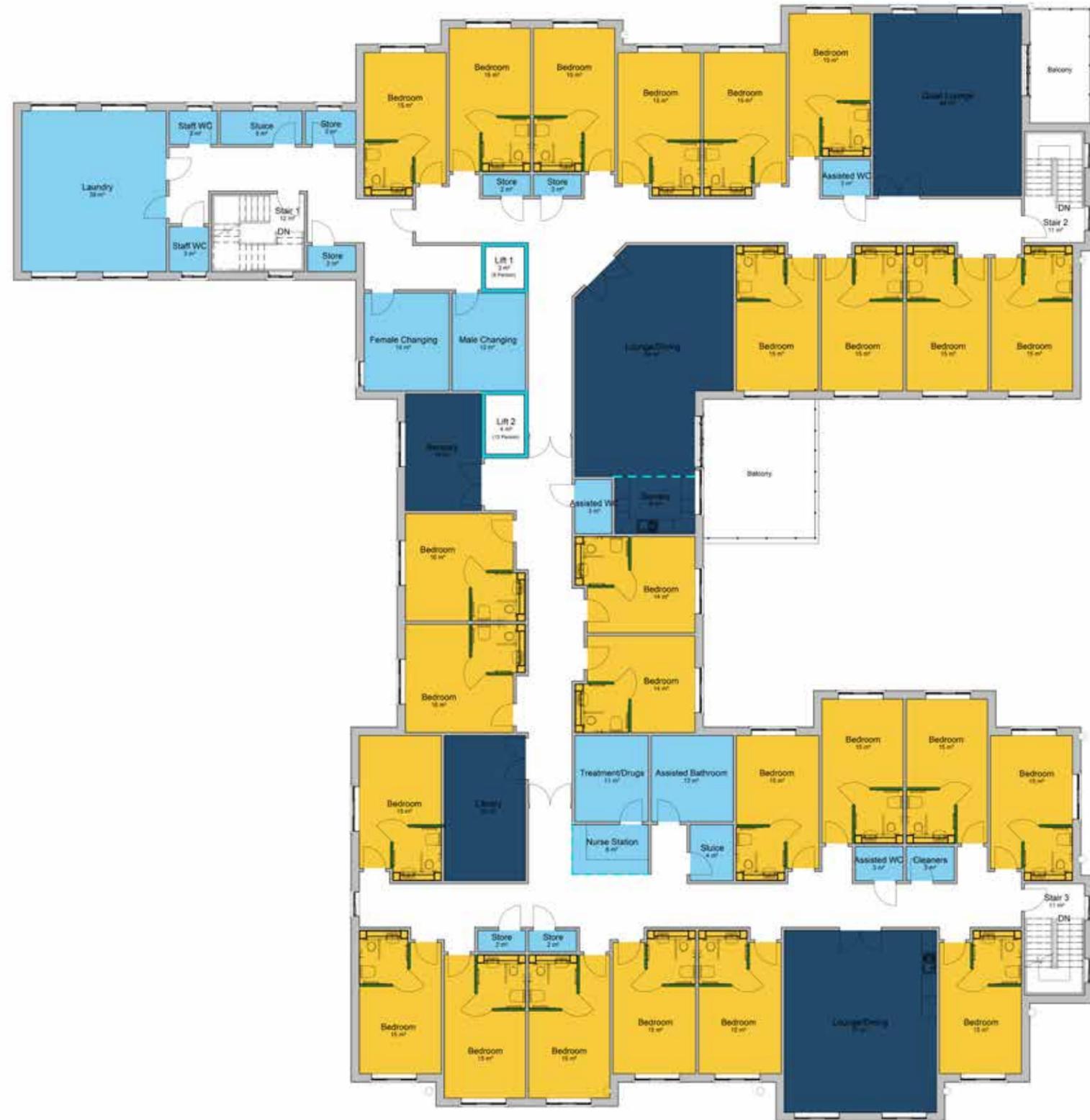
## Proposed First Floor Plan

GIA - 1,194m<sup>2</sup>

Number of Bedrooms - 25

Key features at this level:

- Sensory room
- Library
- Dayspaces with varying functions for residents
- Balconies with access from key dayspaces to provide additional amenity space
- Ancillary facilities located centrally including Nurse Station, Sluice, Treatment Room / Drugs Store and Assisted Bathroom
- Laundry and storage areas
- Staff changing rooms



### KEY:

	Bedrooms
	Dayspaces
	Ancillary Facilities

## Proposed Second Floor Plan

GIA - 710m<sup>2</sup>

Number of Bedrooms - 15

Key features at this level:

- Dayspaces with varying functions for residents
- Ancillary facilities located centrally including Nurse Station, Sluice, Treatment Room / Drugs Store and Assisted Bathroom
- Plant room



### KEY:

	Bedrooms
	Dayspaces
	Ancillary Facilities

## 4.3 SCALE AND MASSING

To better understand the scale of the proposed building, a massing model has been prepared to show the 3D perspective of the development in relation to the neighbouring properties and how it would site within the street scene.

The massing of the proposed building has been created to reflect the other 2.5 to 3 storey building in the locality that have been highlighted in contextual research. The proposed building sits taller to the east of the site, and the lower ridge heights are to the west which follows the streetscape.

As shown on the elevation and massing model diagram, the lowest ridge height is located to the west which reflects the heights of the dwellings. Creating a step in the roof heights allows the building to become a seamless addition to the existing street scene.

By lowering the roof eaves and ridge levels on the 3 storey elements it reduces the impact and scale of the proposal, allowing it to sit at 2.5 storeys. To ensure that the internal rooms are provided with natural light and ventilation, dormer windows have been added which reflect the architectural styling of the feature gables.

The existing tree line to the west boundary is to be retained, this feature will provide privacy to both the site and neighbouring dwellings. The location and height of the trees can be seen on the elevations and massing model.



Proposed North Elevation with annotation



Massing Model - Aerial view from south west of proposal site

# 4.4 PROPOSED ELEVATIONS

The elevations for the proposal have been informed by research into the surrounding area and previous outline application comments. The proposed elevational treatment aims to maintain the material language of Lindley while remaining sensitive to the site's surroundings.

Stonework is the primary external materials which has been designed to be coursed similar to the other buildings surrounding the site. The stonework is a traditional building material used in Huddersfield, which will be carried through into the architectural detailing including window surrounds, heads and cills.

To contrast the neutral stonework, the use of grey roof tiles and soffits / fascias have been used to reflect other two to three storey buildings in the locality.

Feature gables have been created to add visual interest to the elevations of the building, this form has then been replicated in the second floor dormer windows.

The pitched roof line of the main building form has been crowned to reduce the overall height of the building and reflect the massing in the surrounding area. To add further detail and interest to the roof line, chimneys have been placed similar to those on residential dwellings which break up the massing of the roof line.



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation

# 4.5 EXTERNAL MATERIALS AND DETAILING

The proposed materials palette has been informed and influenced by the surrounding local context:

External Wall Finish:

- Stonework

Roof Finish:

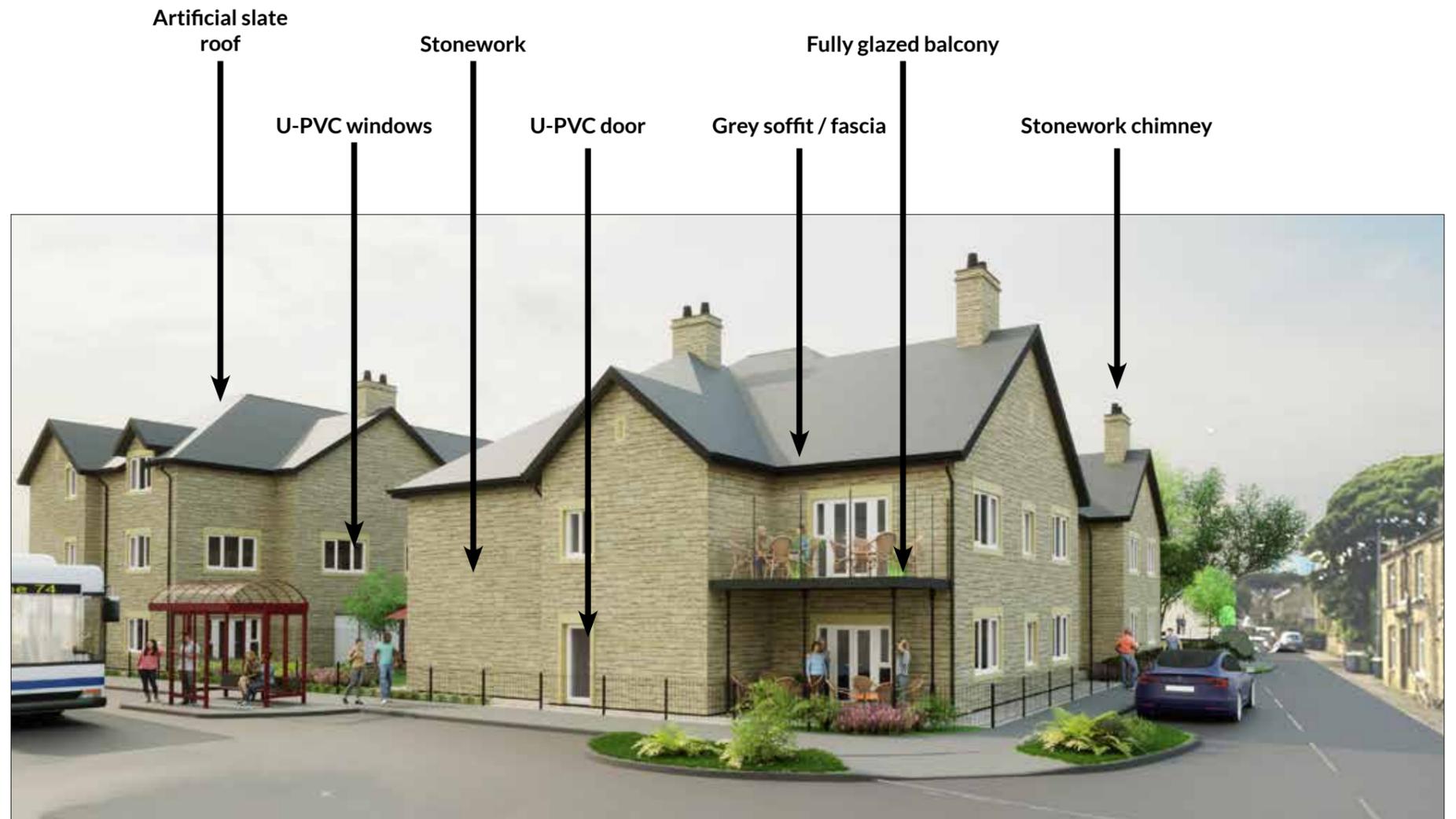
- Artificial slate roof tile

Windows and Doors:

- U-PVC framed, double glazed doors and windows - Colour: White
- Aluminium framed entrance door

Details:

- Reconstituted stonework window surrounds, head and cills
- Soffits and fascia boards - Colour: Anthracite Grey
- Fully glazed balcony guarding with powder coated
- Deep capacity gutters and rainwater goods pipes - Colour: Black
- Stonework chimneys (stonework to match external wall finish)



Proposed CGI Visual - View from north east site boundary



Natural Stonework



Artificial Slate Roof Tile



Cast Stone Window Surrounds



Stonework Chimney



Anthracite Grey Soffits and Fascia



Fully Glazed Balcony

## 4.6 CGI VISUALS

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Proposed CGI Visual 01 - View at north east boundary (Thomas Street)



Proposed CGI Visual 02 - Thomas Street junction with Thorncliffe Street



Proposed CGI Visual 03 - Brian Street junction with Thorncliffe Street



Proposed CGI Visual 04 - View at south east boundary (Brian Street)

# 4.7 ACCESS

The developer is committed to a policy of equality, inclusion and accessibility in the delivery of its services to all residents, and in the employment opportunities afforded to future employees.

All access for the development will comply with Approved Document M of Building Regulations.

### Vehicle Access:

The development proposes a new access road into the site from Brian Street.

Within the development is a provision for 20 No. car parking spaces (including 2 No. disabled spaces) and one motorcycle parking space. The dimensions of these spaces meets with the Kirklees Metropolitan Council planning guidance.

### Pedestrian Access:

A new pedestrian access will be created along Brian Street, connecting with the existing pedestrian footpath that runs parallel to the road. There are no steps between the street level and the main entrance to the building.

Pedestrian access around the site will be via 1.8 metre footpaths and will provide access to each entrance to the building and car parking facilities.

### Services / Deliveries Access:

All deliveries and refuse vehicles will access the site from the site entrance on Brian Street. A parking bay has been provided which will allow emergency and delivery vehicles to turn within the site without blocking access, this also allows delivery vehicles to leave the site in a forwards gear.

The bin storage is located near site entrance in the south west corner of the site, which is accessible via Brian Street.

### Cycle Access:

A provision for cycle storage has been created to allow both staff and visitors to securely store their cycles when at the care home. Bicycle users will enter the site from the Brian Street entrance, and can access the secure cycle store to the north west of the car park.

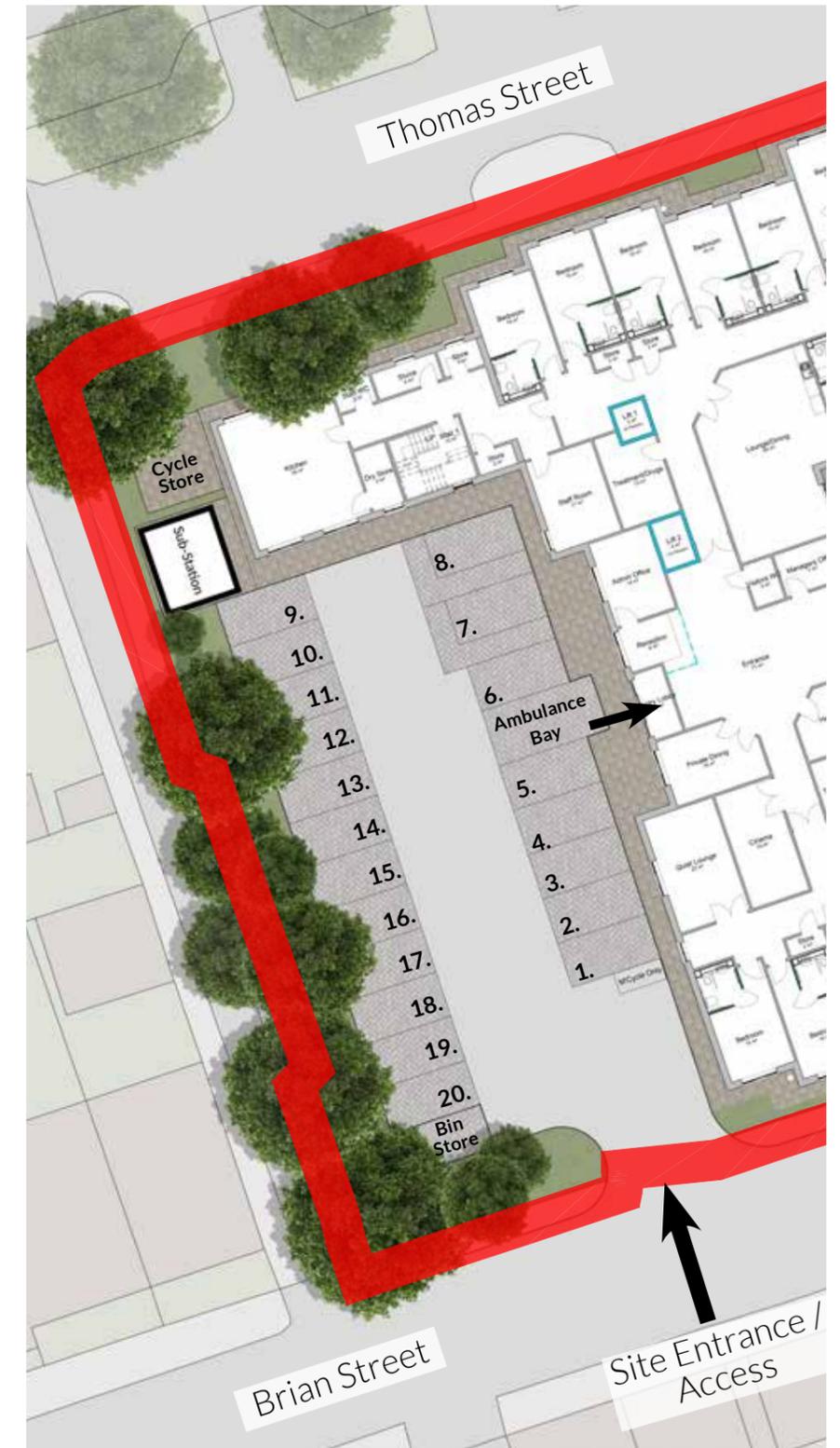
### Entrance / Care Home Building:

All entrance points into the care home will have level access threshold to accommodate wheelchair access and those who struggle with mobility.

The main entrance to the care home for residents and visitors is located off the car parking facility, and consists of a wide electric opening door. Staff access would be through the service and delivery entrance on the north wing of the building.

All entrance ways and lobbies are large enough for a wheelchair user and a person pushing a wheelchair to navigate the space with ease.

Each floor within the care home is kept to one level with lift access to each floor. A total of 2 No. lifts have been proposed in the building.



Proposed Site Plan - Site Access and Car Parking

# 5.1 CONCLUSION

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The proposal provides the opportunity for a 60 No. bed Care Home that has been designed to respect the surrounding land uses and local context. The proposed development has many benefits and would provide the Client with a high quality, purpose-built care facility that meets with their brief, operational requirements and will comply to local planning policies.

The previous planning application (Ref: 2022/60/92194/W) has been considered when creating a new proposal. The scale, massing and site layout have been influenced by the Local Planning Authority comments on a previous outline application to provide an improved proposal that is not overbearing on the relationship with the neighbours or the constraints of the site. The overall design has been developed with great care to minimise the impact of the development, including improvements to the site access and parking, and positioning of the building.

Changes have been made since the original outline planning application to improve the layout of the development. Great consideration has been given to the access / egress of the site and parking, to ensure that the proposal demonstrates that safe access can be achieved for those using the site and other road users.

Research into the surrounding context and locality has provided the knowledge to create a well informed proposal that positively communicates with the existing site and neighbouring properties.

The proposed external materials will compliment the existing buildings in the surrounding area of Lindley and highlight the architectural style of the building, accentuating the key features which will add visual interest to a predominantly positioned site.

We believe that the proposed new 60 No. bed Care Home would support the local elderly community and improve the quality of life and care for future residents that will meet the current and future demand.





MÜLLER  
PROPERTY GROUP