

Site:
1 - 7 Browning
Road, Deighton,
Huddersfield
HD2 1HU

Design and Access Statement



The site address is 1 - 7 Browning Road, Deighton HD2 1HU

The application is for a conversion from an existing terraced shops and flats into 4 nos. 4 bedroom dwellings including associated landscaping works to frontage

A total of 4 nos. 4 bedroomed dwellings on behalf of Kirklees Council



Introduction:

Land Use and Community Facilities

The project site is located on Browning Road, Deighton in Huddersfield. The site is owned by Kirklees Council and is a set of terraced shops and flats which Kirklees Council would like to convert and refurbish into 4no. 4 bedroom dwellings. The site is set within a predominantly residential area.

The site is located on the corner of Browning Road and Riddings Road.



The above image shows the site highlighted in red.

Site Photos



View of the front of the shops and flats which face onto Browning and Riddings Road.



View from the back of the flats, showing the houses that border the rear of the site on Ruskin Grove.



View from the side of the shops/flats showing the houses that border the rear of the site on Ruskin Grove.



Views taken of the back of the existing shops and flats.



View taken of the houses opposite the site



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 Government's 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 Centre and local districts of Huddersfield such as Crosland Moor and Bradley.

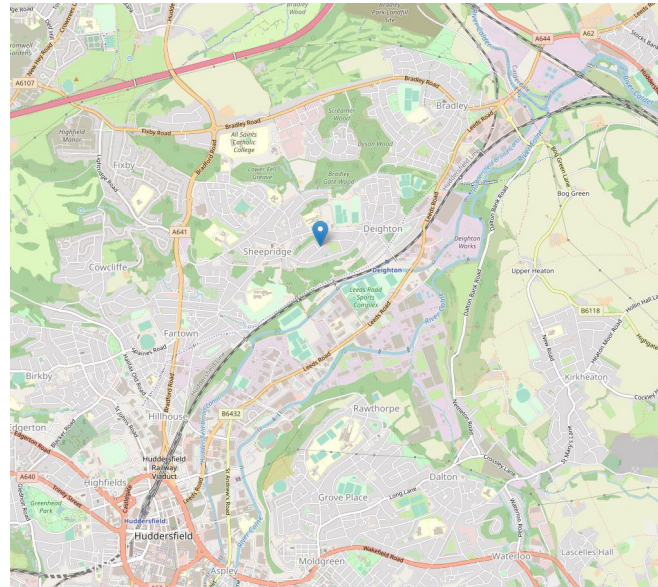
Car - The site is situated just over 2 miles from Huddersfield and just under 10 miles from the M62 which allows access to across the country.

Public Transport - The nearest bus stop is located nearby on Riddings Road and is opposite the site. The 328 bus runs to Huddersfield Town Centre and Crosland Moor.

The site is located near Deighton train station which is 0.7 miles from the site. Train services run to Wakefield, Leeds and Huddersfield on an hourly basis.

Huddersfield train station is 2 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 map above shows the site in relation to Huddersfield, the site location is highlighted by the blue pin. This map also shows the location of the M62 to the site which is the red road to the top of the map on the left hand side. Huddersfield is shown on the bottom left hand side of the map.

The train line is also shown running through the map and shows the proximity of Deighton train station to the site.

Urban Context

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



The above photo shows the terraced housing further up Browning Road.

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



Appearance

The appearance of the building will change as the building will be changed from shops and flats into dwellings. The proposal is to demolish the existing shopfront and rebuild the existing stone wall to infill remaining openings in coursing and facing to match existing.

Therefore building facade will remain in keeping with the design principles below and consideration has been given to the design of the external building.

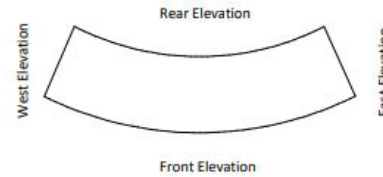
The key design principles are as follows:

- 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.
- Scale to relate to the existing buildings in the immediate vicinity of the site.

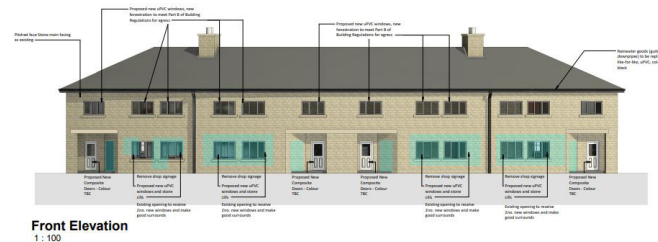
Elevations



The above drawings shows the proposed street elevations for 1 - 7 Browning Road.



The above diagram confirm the location of the elevations for 1 - 7 Browning Road.



The above drawing shows the proposed Front Elevation which shows the changes to the frontage of the buildings including new composite doors, new fenestration for egress, new uPVC windows and stone cills to shop front windows.

The drawing below shows the proposed Rear Elevation which includes new composite doors and uPVC windows.



The drawing below shows the proposed West Elevation which includes new uPVC windows.



West Elevation
1 : 100

The drawing below shows the proposed East Elevation which includes new uPVC windows.



East Elevation
1 : 100

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 remove the existing trees but create a garden area for each of the dwellings.

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 Browning Road and the surrounding areas.

For this site, the bin collection area is limited by the following:

- Existing site levels and topography which can only be mitigated by stairs and ramps designed to meet Part M of the Building Regulations on level access.
- The requirements of Part H of the Building Regulations, which limit residents to a distance of no greater than 30m to take their bins out.



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.

📍 Address 1 Browning Road, Deighton, Huddersfield, HD2 1HU ([change](#))

1 standard grey bin

Next collection Monday 31 Jul 2023

1 standard green bin

Next collection Monday 07 Aug 2023

The above is taken from the Kirklees Council website and lists the bin collection days and type of bin collection for one of the flats at Browning Road.



Energy Statement

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

Internal Wall Insulation	New dwellings to receive internal 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.
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 technologies 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 technologies 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:-

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