



## Dowker Street, Milnsbridge, Huddesfield, HD3 4JX

July 2023 (Rev A Sept 2023)

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Dowker Street | Design & Access Statement

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# Introduction:

## Introduction & Location

This Design & Access Statement (DAS) accompanies the Full Planning Application made on behalf of First Choice Homes Oldham at the land known as former Dowker Works, Dowker Street, Milnsbridge, Huddesfield, HD3 4JX.

The development will entail a total of fourteen houses, six 2 bed 3-person houses, two 2 bed 4-person houses, four 3 bed 4-person houses and two 3 bed 5-person houses each with a private garden per housing unit.

The development will also entail a total of 24 flats, 16 1 bed 2-person flats and 8 2 bed 3-person flats.

This scheme will provide affordable housing in Milnsbridge. The development will enhance the urban environment and contribute towards the high demand for housing in the Kirklees, whilst respecting and enhancing the site's environmental and cultural assets.

The proposed site is situated within a Milnsbridge Conservation Area and is located in Flood Risk Zone 2.



The image above highlights the areas for development in red

# Introduction:

## Design and Access Statement Methodology

The structure and detail of this document follows guidance set out by the Planning Practice Guidance (PPG), adopted on 6th March 2014. This document provides the following guidance on Design & Access Statements:

### What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable and considerate response to the site and demonstrate that it is accessible by all prospective users.

Introduction and Purpose Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

### What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

(a) explain the design principles and concepts that have incorporated in the proposed development

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been considered. They must detail any consultation undertaken and how the outcome of this consultation has informed the proposed development.

Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.



# Planning & Design Context:

## Planning Context and Design Guidance

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the planning policies most relevant to the design and access proposals for the development.

## National Planning Policy Framework (NPPF)

The NPPF sets out the Government's Planning Policy for England and is a material for consideration in all planning decisions. As the site is allocated for a new housing development, its development meets much of the NPPF in relation to housing policy, with Section 5 of the Framework providing guidance to local authorities on allocating land for development through the Local Plan and determining applications positively to achieve the Government's objective of significantly boosting the supply of new homes.

Paragraph 124 of the NPPF concerns appropriate densities in new developments. It states that decisions should support development that makes efficient use of land, including the identified need for diverse types of housing; the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed, attractive, and healthy places.

Recent updates to the NPPF include the addition of a new paragraph (131) regarding the design of new development. This states that planning decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a 'presumption in favour of sustainable development'. Section 12 of the NPPF 'Achieving well-designed places' establishes the Government's commitment to good design and requires that developers address the following:

- add to the overall quality of the area;
- establish a strong sense of place;
- optimise the use of land and placing an importance on high quality design;
- respond to the local character and history;
- create safe and accessible environments; and
- (developments which) are visually attractive with good architecture and appropriate landscaping.

As part of this commitment to good design, the NPPF expects applicants "to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably." (paragraph 132, NPPF, 2021)

## Kirklee's Local Development Framework

The Kirklee's Local Plan looks ahead to 2031 and sets a direction of travel for the long term future for the area, bringing together a number of strategic planning processes into one place.

Kirklee's Local Plan is split into two parts:

- Part One - Strategic Policies - adopted 27<sup>th</sup> February 2019
- Part Two - Allocations and Designations - adopted 27<sup>th</sup> 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



# Design Considerations:

## Dowker Street | Design & Access Statement

### Site Location & Context

The proposed site is located to the east of Milnsbridge Centre in the in the Huddesfield West ward/electoral division and in the constituency of Huddesfield. The site is also with the Milnsbridge Conservation area.

The proposed site is in a predominantly residential area and has street frontage onto George Street at the south side of the site and Dowker Street on the east side of the site with a small frontage onto Armitage Road to the north. The site is bordered on all sides with residential properties.

There is a mix of residential housing around the site with terraced housing and flats on all sides, whilst to the west is the Milnsbridge centre with local shops and amenities.



View of the site taken from the corner of George Street and Market Street



View of the site taken from the corner of George Street and Dowker Street



View of the site from the top of Dowker Street



View of the site from the corner of Market Street and Armitage Road



# Design Considerations:

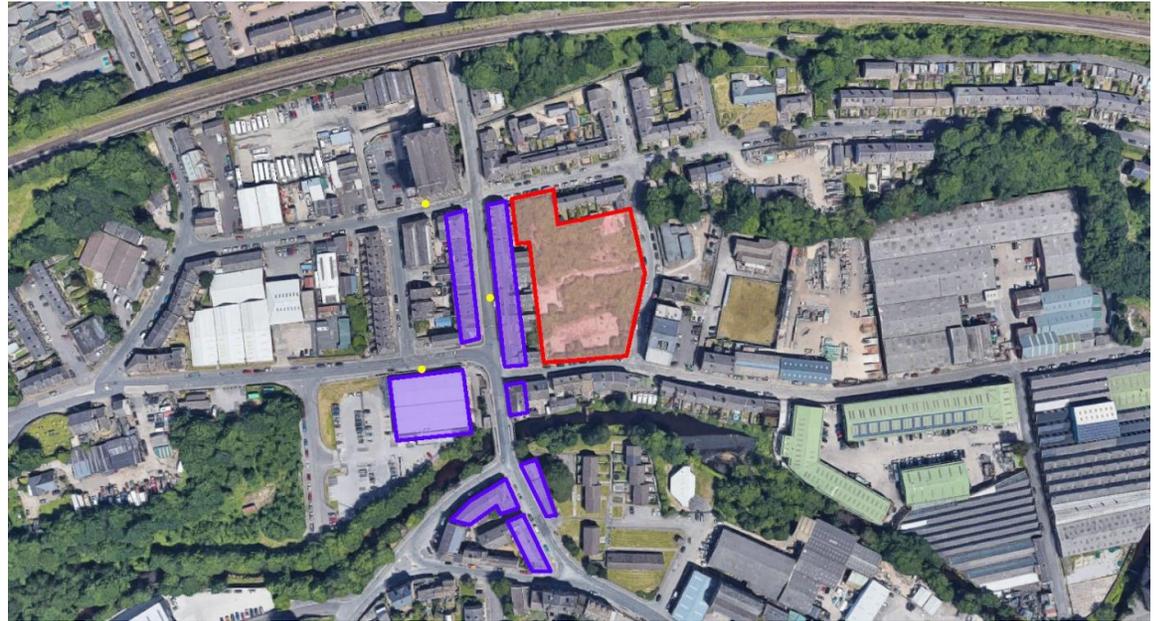
## Local facilities & Transport Connections

The site lies approximately 0.2 miles to the west of Milnsbridge Centre and can be accessed via George Street or Armitage Road. The site is 2.8 miles (9 minutes drive) to Junction 23 of the M62 motorway.

There are several primary schools and a secondary school within 0.5 miles from the site. In addition to this there are a mix of religious, community, and care facilities close to the site, which you would expect in this outer city region setting. The site also has access to shops and food outlets which are within <0.2 miles of the site, so within walking distance.

There is an existing bus stop located outside the west side of the site on Market Street which has regular bus services to Huddesfield Town Centre, Scapegoat Hill, Wilberlee and Slaithwaite.

## Dowker Street | Design & Access Statement



A map showing the site location in red and the local amenities & transport connections. The amenities are highlighted in purple, the bus stops are highlighted in yellow and the M62 Junction 23 is highlighted in blue to show the proximity to the site.



# Design Considerations:

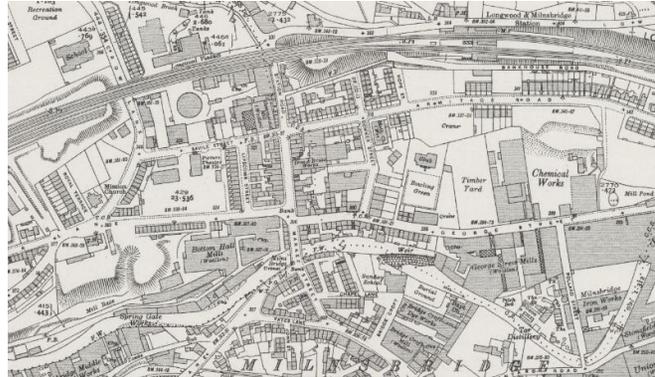
## Historic Mapping

The historic maps below show the development of the site area since the middle of the twentieth century. The 1887 and 1930 map shows the site and surrounding area as being residential and industrial which mostly centered around wollen and worsted yard textiles. The site was home to the Dowker Works, until the redundant factories were demolished between 2013-2014. The site has been vacant for several years and is in need of a re-purpose.

1887



1930



Present day



# The Development Proposal:

## Project Aims

1. The proposal has been designed to achieve high quality, modern residential housing.
2. The buildings form, height and appearance resonate with the local environment thereby integrating the scheme into the existing residential context.
3. To retain or move trees as feasible.

## Key Objectives for the Development

1. Respecting local character and to retain and enhance views, including views from adjacent housing.
2. Delivering a high quality “place” which is sustainable, safe, and attractive.
3. Providing flats along with a mix of 2-bed and 3-bed housing with private gardens.
4. Providing much needed affordable housing.

## Quantum of Development

The total developable area is:

- 14 No. 1B2P Flats at 50m<sup>2</sup>
- 2 No. 1B2P Flats at 61m<sup>2</sup>
- 8 No. 2B3P Flats at 61m<sup>2</sup>
- 6 No. 2B3P Houses Semi-Detached @70m<sup>2</sup>
- 2 No. 2B4P Houses Semi-Detached @79m<sup>2</sup>
- 4 No. 3B4P Houses Semi-Detached @ 84m<sup>2</sup>
- 2 No. 3B5P Houses Semi-Detached @ 96m<sup>2</sup>



# The Development Proposal:

## Proposed Site Plan

The proposed layout, along with supporting text and illustrations in this section of the Design and Access Statement, indicates the principles of urban structure, (i.e., the framework and the layout of streets and pedestrian routes), and the urban grain, (i.e., the location, arrangement, and design of the development).

## Layout

The site offers parking spaces per residential unit (per house). Each house also has the necessary hard standing space for the storage of bins and garden space.

## Constraints

The main site constraints are as follows:

- The site is surrounded by existing residential buildings, therefore overlooking distances must be maintained and trees and hedging to mitigate these overlooking distances to respect the privacy of neighbors and the future residents of the development buildings.
- Site levels – approx. 3m difference from Armitage Road to George Street

## Opportunities

- Creates much needed affordable housing.
- The location is suitable for this type of developments with the necessary amenities within a close walking distance.
- The site is abandoned and therefore detracts value from the area, therefore developing the site will be of greater benefit to residents than in its current state.



Proposed Site Plan



# The Development Proposal:

## Pre-application advice

As part of the design process, Pre-application advice was sought with Kirklees Council prior to the scheme being formally submitted with the response to comments received.

### Summary

Feedback was received by Callum Harrison. The application has been made based on the following suggestions:

### Design and Layout

- Access road off Dowker Street and George Street with off street parking and houses facing new road off Dowker Street.
- Min 100% parking provision for all residential units.
- Preference not to have back gardens within culvert easement.

### Landscape

- Ensure the development enhances the area and does not adversely affect the surrounding area. Full landscaping scheme required for planning submission.
- Clarification required to who manages the POS zones.
- Developer to refer to Open Spaces SPD for requirements for open space, sports and recreation provision to serve new housing developments.

### Designing Out Crime

- Boundary treatments – detailed plan required.
- Lighting plan required.
- Windows and glazing – meet Part Q standards for Building Control
- CCTV and alarm – refer to ‘Security Measures’
- Cycle and Motorcycle storage required.
- Car parking – should be within view of building and rear parking courts unacceptable.

### Lead Local Flood Authority

- Site within FZ2 – Flood risk assessment required.
- Infiltration – unlikely soakaways will work.
- Watercourses – Longwood Brook located under the site and should be suitable to connect site surface water – full survey required to form appropriate site layout and suitable easement.

### Waste

- Bin storage to store 3x240L bins and collection points for all dwellings – waste storage preferred to rear gardens.
- Bin stores for flats to be 6m from buildings
- Plot 17-20 to have communal bins with capacity for 1900 ltrs (1100ltrs recycling and 1100ltrs residual).
- Travel distance must not exceed 30m max.
- Sweep analysis required.

### Highways

- Parking – no parking standards within Local Plan. Area is within walking distance of local amenities allowing for 1no parking space per plot.
- A stage 1 safety audit and designers’ response is required.
- Visibility splays and forward visibility envelopes should be demonstrated and achieved within the adopted highway.

### Education

- Education contribution required.

### Trees

- No trees on site.

### Environmental Health

- Not within Air Quality Management Area.
- Contaminated land – Site Investigation Report Phase 1 & 2 required.
- Noise – Noise Impact Assessment required due to close proximity railway line and industrial/commercial uses.
- Construction Environmental Management Plan required.
- Electric Vehicle Charging Points - to meet West Yorkshire Low Emissions Strategy



# The Development Proposal:

## Planning History

A number of applications have been submitted on the site, please see below.

2011/90822 – Conversion of existing factory building to 3no. town houses, and the erection of 31no dwelling and 2no apartments with associated parking and demolition of remaining factory buildings (within a Conservation Area) - approved

2011/90823 – Conservation Area Consent for demolition of factory premises - approved

2007/93017 – Conservation area consent for demolition of factory premises – withdrawn.

2007/93016 – Erection of 41 dwellings (12 houses and 29 flats) and a block of 4 garages (within a conservation area) – refused.

## Ecology

- A Preliminary Ecological Assessment is to be provided by a suitably qualified ecologist.
- Biodiversity Net Gain Calculation is required - 10% net gain is advised to be demonstrated on site.

## Conservation

- An Heritage Impact Assessment is required to assess the impact of the development on the conservation area and Grade II\* listed hall.



# The Development Proposal:

## Heritage Impact Assessment

The National Planning Policy Framework (NPPF) states at paragraph 128 that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Paragraph 128)’.

The HIA should consider sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed. In operation, if you want to make a small change that is likely to only have minimal impact, then a short assessment which focuses on the part of the historic asset that will be affected, with a brief explanation of how it relates to the asset as a whole, will be sufficient.

### 8 and 8A Dowker Street

Statutory Address: 8 AND 8A, DOWKER STREET  
District: Kirklees (Metropolitan Authority)  
National Grid Reference: SE 11668 16058

### 8 and 8A Dowker Street

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District: Kirklees (Metropolitan Authority)  
National Grid Reference: SE 11668 16058

#### Details

Grade II  
DOWKER STREET 1. 5113 (East Side) Milnsbridge Nos 8 and 8A SE 1116 32/457 II 2. Early C19. Hammer-dressed stone. Pitched stone slate roof. Pediment-shaped gable ends, with semi-circular windows in tympana. 2 storeys. Band. 3 ranges of windows in plain raised surrounds.  
Listing NGR: SE1166816058

### Milnsbridge House, Dowker Street

Statutory Address: Milnsbridge House, Dowker Street  
District: Kirklees (Metropolitan Authority)  
National Grid Reference: SE 11666 16033

#### Details

Grade II\*  
DOWKER STREET 1. 5113 (East Side) Milnsbridge Milnsbridge House (formerly listed as No 2, 4 and 6 (Milnsbridge House)) SE 1116 32/26 3.3.52. II\* 2. Probably shortly after 1748. Architect possibly James Paire. Ashlar. Flat modern roof. 3 storeys with attics, and 2-storey wings. Modillioned pediment over whole central block, with Diocletian window in tympanum. Continuous sill band on 1st and ground floor.

5 ranges of sashes: central 1st floor window is set in recessed round-arched panel, and has moulded cornice on scrolled consoles. Wings have half pediments abutting centre block, continuous ground floor sills, and 2 window ranges each. North end elevation has 3 window ranges: door, set in recessed round-arched panel, has moulded surround and moulded cornice on fluted consoles. South end elevation has 3 window ranges: central 1st floor window is set in a recessed semi-circular panel, and central ground floor window is surmounted by a moulded cornice on fluted consoles. Former garden front (to east) differs from entrance front in following respects. Tympanum has an oculus set in a very elaborate Rococo cartouche. 1st floor windows have moulded cornices set above the voussoirs of otherwise plain frames: central window, however, has a moulded surround, pulvinated frieze and moulded cornice on scrolled consoles. Ground floor windows have moulded surrounds, pulvinated friezes and moulded cornices. Central door has moulded surround with Wilton frame, pulvinated frieze and segmental pediment on scrolled consoles. Ground floor windows of wings are the same as the 1st floor windows of the centre. Interior, except for the north wing, was entirely gutted in recent years. Some fragments of lush Rococo plasterwork still adhere to outer walls. History: In the early C18 the house occupying this site belonged to John Dawson, on whose death it passed to his wife, Elizabeth



# The Development Proposal:

On the death of Elizabeth's second husband, William Radcliffe, in 1748, the property passed to their son, also William (1710-95), and (on stylistic grounds) it seems likely that he was the builder of the present house. On his death the house passed to his nephew Joseph Pickford of All Hill, Lancs, (1744-1819), who changed his name to Radcliffe. He distinguished himself as a J P in the Luddite disturbances of 1812, for which he was awarded a Baronetcy in 1813. The 2nd Baronet, Sir Joseph's grandson, appears not to have occupied the house as in the 5th vol of Neale's "Seats...." (1822) it is described as being occupied by Joseph Armitage, son of George Armitage of High Royd House, Honley. This must have been a lease, as Armitage did not buy it until 1825. It remained in the hands of the Armitage family until 1920.

**Listing NGR: SE1166616033**

## Milnsbridge Conservation Area

Dowker Street is located within the Milnsbridge conservation area, which was designated in March 2004 and covers 71.13 hectares (175.7 acres). It is located approximately 3.5 km west of Huddersfield town centre and is set in the valley straddling the River Colne and the Huddersfield Narrow Canal.

Such areas are of special architectural or historical interest, the character of which it is desirable to preserve or enhance.



# The Development Proposal:

**Heritage Impact Assessment Table**

<b>Proposal:</b> The erection of a 38no dwellings (14no 1B2P Flats @ 50m2, 8no 2B3P Flats @ 61m2, 2no 1B2P Flats @ 61m2, 6no 2B3P House (Semi-Detached) @ 70m2, 2no 2B4P House (Semi-Detached) @ 79m2, 4no 3B4P House (Semi-Detached) @ 84m2 and 2no 3B5P House (Semi-Detached)) with associated car parking and landscaping on behalf of First Choice Homes Oldham and Westshield.				
Asset Affected	Significance / Value	Impact	Scale of Impact	Mitigation/Justification
Milnbridge House	Statutory Listing Grade II*	Impact on the setting of the asset	Low/Neutral	<ul style="list-style-type: none"> <li>The proposed will produce a beneficial improvement to the street scene.</li> <li>New landscaping and tree planting will add visual amenity.</li> <li>The elevational treatment of buildings, pattern of fenestration, materials, and finishes, aim to reflect the current character and appearance of domestic architecture found in the area.</li> <li>The proposal will attract interest back into the area with that interest into the listed asset.</li> </ul>
		Scale of proposed development	Low/Neutral	<ul style="list-style-type: none"> <li>The scale of the proposed is domestic and low scale.</li> </ul>
		Impact on parking area	Low/Neutral	<ul style="list-style-type: none"> <li>Existing parking arrangement will not be affected by the proposed development.</li> </ul>
8 and 8A Dowker Street	Statutory Listing Grade II	Impact on the setting of the asset	Low/Neutral	<ul style="list-style-type: none"> <li>The proposed will produce a beneficial improvement to the street scene.</li> <li>New landscaping and tree planting will add visual amenity.</li> <li>The elevational treatment of buildings, pattern of fenestration, materials, and finishes, aim to reflect the current character and appearance of domestic architecture found in the area.</li> <li>The proposal will attract interest back into the area with that interest into the listed asset.</li> </ul>
		Scale of proposed development	Low	<ul style="list-style-type: none"> <li>The scale of the proposed is domestic and low scale.</li> </ul>
		Impact on parking area	Low	<ul style="list-style-type: none"> <li>Existing parking arrangement will not be affected by the proposed development.</li> </ul>



# The Development Proposal:

## Appearance & Materiality

The buildings will follow a scale that is in keeping with the adjacent landscape and urban context, which is predominantly 2 storey with pitched roofs. Combined with the use of quality building materials, a sensitively designed hedge planting in front gardens, the building development can be sympathetically integrated into the landscape. Facing reconstituted stone has been chosen as the primary material to complement the existing surrounding materiality creates a unique character and offers high quality solution to a redundant site. The combination of walls and fencing offer the desired level of privacy. The palette of materials in low maintenance to give long-term durability and weathering performance.



## Existing local Context

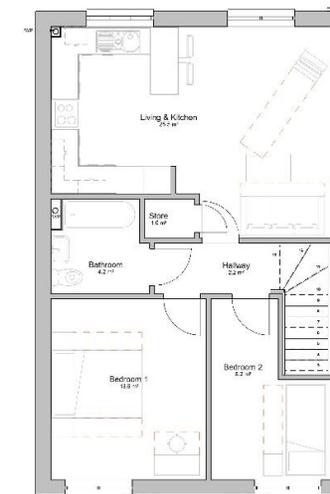
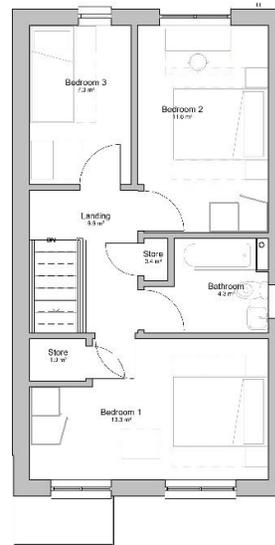
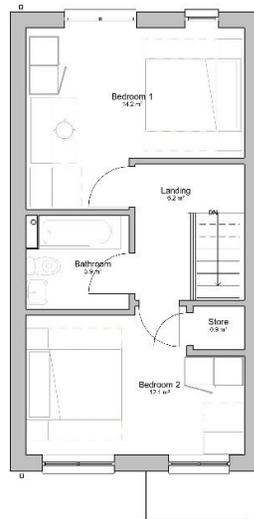
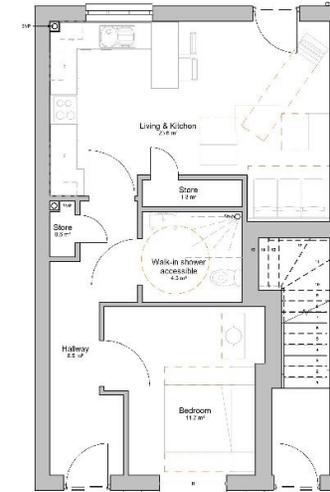
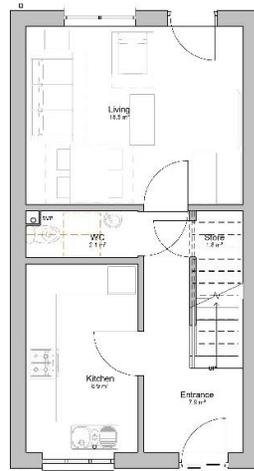


# The Development Proposal:

As noted within the emerging Local Plan Policy, states the Council will seek to provide dwellings that are appropriately sized and arranged to create well designed homes in accordance with Nationally Described Space Standards (NDSS).

The proposal will create a total of 6no 2-bedrooms houses at 70m<sup>2</sup>, 2no 2-bedrooms houses at 79m<sup>2</sup>, 4no 3-bedroom houses at 84m<sup>2</sup> and 2no 3-bedroom houses at 93m<sup>2</sup>. The proposal will also create 14no 1-bedroom flats 50m<sup>2</sup>, 2no 1-bedroom flats 61m<sup>2</sup> and 8no 2-bedroom flats at 61m<sup>2</sup>. All house and flat designs meet the Nationally Described Space Standards.

The amount of the proposed development has been carefully considered in relation to the existing context of the site. It is relative to what we believe is permissible on the site, bearing in mind the requirements of our client and the relevant planning policies.



# The Development Proposal:

## Security Measures

The following crime prevention measures have been considered in designing a scheme that is safe and secure for all residents:

- Orientation of the houses to face onto the street, promoting natural/informal surveillance from each house onto the pavements.
- 2.1m high fencing to all gardens
- 2.1m high fencing where gardens face onto public
- 1.8m high fencing between private gardens – 1.5m high fence with 0.3m trellis on top.
- Lighting of the private access road and car parking
- Car parking is visible from the street and from gable windows (where applicable).
- All houses to be fitted with security alarm.

At a greater level of detail for the construction specification of the houses, consideration has been given to the specification of PAS 24:22 / LPS 2081 certified doors and windows fitted with anti-snap locks to BS 3621 / BS 8621 or other Secured by Design recommended equivalents.

## Landscaping & Boundary Treatments

The boundaries have been evaluated in terms of their robustness and visual appearance to formulate a proposal that will both respect the residents' privacy and permit natural surveillance, as well as deliver a visually pleasing treatment to the boundaries of the proposed scheme.

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

A turning head is provided to allow an 11m bin wagon to enter the site and collect residents' waste from a bin collection point. The bin collection point is located within 20m from the main road, which complies with Part H of the Building Regulations on travel distances for waste collectors.

Typically an individual household in Kirklees Council requires the following bins:

- Grey wheelie bin – General waste
- Green wheelie bin – general recycling
- Brown wheelie bin – garden waste

For flats, a bin store is located adjacent to each entrance of the access road. The bin store has been designed with smooth continuous surfaces for easy horizontal movement. Each apartment will have space to segregate waste, residents will take their sorted household waste and recycling to the bin store.

The building management team will arrange for bins to be relocated to a temporary position on bin collection day for easy collection by the local council. The bins will then be relocated back to the bin store for residents to use.



# Sustainability & Renewable

## Building Sustainability

Several technologies are currently being investigated for use on the project, such as air source heat pumps and solar PV panels. The final options will be confirmed via Energy calculations (SAP) to demonstrate compliance with the Part L requirements of the Building Regulations.

The project will aim to reduce water consumption to less than 105 litres per person per day in line with the RIBA Climate Challenge 2030 sliding targets. This will be achieved by carefully specifying white goods and limiting the flow of water by use of flow restrictors.

Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards.

The development proposals will seek to follow the aspirations in line with the Building Regulations and Housing Review Standards in order to provide a high-quality environment.

Best Practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques, and buildings that are resource and energy efficient.

It is expected that the design will explore the following to promote a reduction in carbon emissions:

## Dowker Street | Design & Access Statement

- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use
- Low carbon lighting, energy controls and management
- Double or triple glazing, and improved insulation
- Conservation of the natural resource such as the site's trees
- Ground level 'urban greening' with the use of street trees, shrub planting and a semi-private communal garden.
- Plots to provide suitable facilities and storage for recycling and waste
- The building will be in compliance with Part L1 A (New dwellings). The scheme is intended not to use gas to comply with national policy.
- PV Panels on roofs.



