

Design & Access Statement

Site Location: Garden House
 13, Longlands Road
 Dewsbury
 West Yorkshire
 WF13 4AB

Proposal: Demolition of Existing Dwellinghouse and Erection of
 New-Build Dwellinghouse

On behalf of: Mr. Mohammed Osman (the applicant)



Ref: 23-909
Date: January 2024

Introduction

This Design and Access Statement has been prepared to accompany the Application for Planning Permission and is in support of the proposal for the demolition of the existing dwellinghouse and the erection of a new-build dwellinghouse on land at Garden House, 13 Longlands Road in Dewsbury. The land currently consists of a detached dwelling with access gained off Longlands Road leading to a private driveway area.

The existing dwellinghouse is one of the properties located on Longlands Road built between 1950 and 1966. The site is owned by the applicant and occupied by his family. The scheme reuses a brownfield site with sustainable design principles which align with the National Planning Policy Framework.

Planning permission is sought by the applicant for a new-build detached dwellinghouse on this 1044.6 m.sq. piece of brownfield land which presently contains an existing dwelling in need of refurbishment and improvement works.

Scheme Proposal

It is proposed that the plot be a 4-bedroom home with an additional ground floor bedroom for guests/elderly parents when they visit. The design of the new-build is considered modern/contemporary in style utilising sustainable technology and modern construction techniques. The house has been designed to meet the applicant's requirements with Lifetime Home standards. The plot will include improved on-site allocation for 4no. plus parking spaces that is considered as being ample for a proposal of this nature. The dwellinghouse will have access on to Longlands Road with adequate visibility in both directions via the existing access to the site. The existing access including boundary treatment will not be affected by the application.

Sustainability Development

Dewsbury is a minster and market town in the Metropolitan Borough of Kirklees in West Yorkshire. It lies on the River Calder and on an arm of the Calder and Hebble Navigation waterway. It is to the west of Wakefield, east of Huddersfield and south of Leeds. As of the 2011 census, Dewsbury had a population of around 63,000.

Longlands Road connects to the A638 Halifax Road which is within walking distance of the site. Along Halifax Road there are a range of local shops and services and also benefit of regular bus services.

Below is a list of some of the local amenities located within the vicinity of the application site all within walking distance –

Bus stop – Halifax Rd Thorncliffe Road, Staincliffe (P933+C9 Batley)
Bus stop – Halifax Rd Thorncliffe Road, Staincliffe (P932+HX Dewsbury)
St Anne's Community Services – 3 Halifax Road, Staincliffe
Peppers & New Thorncliffe Takeaway – Thorncliffe Estate, Staincliffe
Carwash – Halifax Road, Staincliffe
Budgens Convenience Store, Halifax Road, Staincliffe

The New Inn, 52 Halifax Road, Staincliffe
Rafik's Barbershop, Halifax Road, Staincliffe
Fishano's Fish & Chips, 51 Halifax Road, Staincliffe
BP Garage, Halifax Road, Staincliffe
Staincliffe Cricket & Working Mens Club, Halifax Road, Staincliffe

It is estimated that the proposed scheme does not create a significant growth in relation to the scale and site details.

The surrounding area comprises of vernacular architecture of various scale and massing which is defined as a type of local or regional construction, using traditional materials and resources from the areas where the building is located. There are also addition of several new properties built with traditional materials and varied style within the area.

The below image illustrates an aerial view of Longlands Road and its surroundings -





View right from site entrance along Longlands Road



View left of site entrance along Longlands Road



A view of the junction – Longlands Road and Halifax Road

The Site

The site is a piece of private land owned by the applicant on Longlands Road, Dewsbury. The site is and has always been used as a dwellinghouse. The existing dwellinghouse is in need of upgrading and refurbishment works. The applicant would like to take this opportunity to carry out a self-build to provide a new dwellinghouse to meet their family requirements. The site consists of a detached dwelling with on site parking area to the frontage with access to the sides leading to a generous lawned garden area.

Neighbouring the site are other residential dwellings separated by various styles of boundary treatment with the footpath and highway to the front. Having reviewed the planning history for this site, please note there is no record of any applications being lodged for planning permission, however other sites within close proximity of our site have applied for various consents as detailed on the councils website (<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/default.aspx>).

The site lies in a good position for the development with local amenities such as shops, schools and public transport links all within close distance. The site is located adjacent to existing residential properties and the proposal is aimed at complementing this local area. The plot represents an infill development site which due to its location would not infringe or over empower upon the neighbouring sites. It is considered the plot is a brownfield site; there is an existing dwelling that has been proposed to be demolished and the erection of a new dwelling in place. This proposal would be a positive redevelopment of the land subject to achieving planning approval.

For further details relating to the site, please refer to the drawings submitted with this application for planning permission referenced as follows –

- EX-01 – Site Location Plan and Existing Block Plan
- EX-02 – Existing Site Plan
- EX-03 – Existing Dwelling Plan (Footprint) & Roof Plan
- EX-04 – Existing Elevations
- PL-01 – Proposed Site/Roof Plan
- PL-02 – Proposed Ground and First Floor Plan
- PL-03 – Proposed Elevations

The existing site due to its location and use class will not have any impact to the street scene itself.

The following points have been considered:

- The site comprises of brownfield land suitable for the proposal subject to obtaining Local Authority consent.
- The existing setting and character of the surrounding area of the site have been taken into account and the proposal will not have an adverse effect to the area.
- Boundary treatment not applicable – to remain in-situ.
- Benefit of on-site parking area.
- End use class suitable based on existing built form.
- Emergency vehicles & bin storage/refuge collection – to remain as existing/incorporated with The Local Authority refuse collection services to suit.

Layout – Refer to application plans.



A view of the existing site entrance from Longlands Road



A view of the existing gated entrance providing access onto Longlands Road



Existing front elevation



Existing rear elevation



Existing side boundary treatment



Existing side/rear boundary treatment



Neighbouring property adjacent to the site

Access

Longlands Road is a private road accessed mainly by residents and visitors that junctions with the A638 Halifax Road which is defined as a main road providing access and links to the surrounding areas including the centre of Dewsbury. Longlands Road is assumed as being 20mph, the visibility splays in and out of the site are to remain as existing. The amount of traffic leaving the site and joining Longlands Road will not significantly increase due to the development and is considered to remain as existing.

The Proposal

The proposed scheme would involve redevelopment of a piece of land. The site presently consists of a detached dwelling in residential use. The proposed use of the land as residential will be more in keeping with the residential properties around the site. It is proposed that the plot will be as shown on the application drawings.

The plot has been designed meeting the applicants requirements utilising sustainable technology and modern construction techniques. The building has been designed with Lifetime Home standards in mind for the applicant and his family to make use and enjoy the modern ways of living.

The plot will include on site parking facility with improved allocation for 4no. plus vehicles. The proposed dwelling will have use of the existing access onto Longlands Road. The plot will be provided with a generous turning area to the side of the property as well as private amenity and garden space to the rear.

The site area can comfortably accommodate the proposed dwelling of this nature with adequate amenity space. The use of local materials and forms will add character and enhance the local area as a whole. The scheme with the existing trees and hedge planting will ensure that the dwelling fits sensitively within the existing landscape that is to remain. The impact on the local character will be minimal due to the existing boundary screening. The development will be a positive redevelopment of an existing brownfield site.

Design

The house design including height and massing have been designed taking the neighbouring built environment into consideration. The new dwelling will fit comfortably along the road and have minimal impact on the character of the area.

Construction details will include brick window headers with overhanging barge boards, brick detailing with a feature entrance opening to the front providing a focal point. Bi folding doors with a glazed balcony area to the rear elevation has been shown to give individual style and character to the proposed home.

The house has been designed and orientated on site to match the existing dwelling which maximises the available amenity space, on site parking and privacy from neighbouring dwellings. There are no overlooking issues from side windows at first floor height and where applicable obscure glazing is to

be used. The existing planting, hedges and shrubs to the side boundaries will help to screen the dwelling from adjacent dwellings matching the existing as-built scenario.

Site Services

The site is already connected to mains water, electricity, gas and telephone line serving the existing dwelling. The proposed home will implement air source heat pump for hot water and heating helping lower the carbon emissions. Sewerage and rainwater will be discharged into the existing on site drainage system to suit.

Arboricultural

The application includes an Arboricultural Report and Arboricultural Impact Assessment ref. 21557/AJB which indicates the trees and hedges on site. In order to facilitate the proposed development, it will be necessary to remove T8, a low value tree. The trees ref. T2, T3, T4 and T5 are subject to Tree Preservation Orders that are to remain and T1 has been recommended for removal due to poor structural condition. The development is set away from the tree route protection areas (RPA's) as shown on the Arboricultural Implications Plan therefore considered as being acceptable and causing no harm to the trees with the Tree Preservation Orders.

Energy Assessment

The new build dwelling will use modern, efficient materials and sustainable principles throughout the development to justify the embodied energy of the build against energy saving made. The scheme is to look into and include the following during the construction phase of the works –

- Air Source Heat Pumps
- Wood Burner
- High Levels of insulation and air tightness
- Natural cooling and ventilation
- Low energy light fittings
- Water saving taps and flow regulating access valves
- Dual flush sanitaryware systems
- Low E, Argon gas filled double glazing system
- Sustainably sourced timber for joinery works

In terms of the Building Regulations the heat/energy loss of all individual elements of the building such as walls, floor, roof, windows and doors are to be designed to either meet or exceed the requirements of the regulations. This will equate to a great improvement in energy efficiency and lower the overall running costs over the life span of the proposed dwelling.

Evaluation & Opportunities

The original scheme was conceived from the brief provided by the applicant. The primary aim of the applicant is to gain planning consent for the proposal as submitted.

The opportunity provided by the proposal offers improvements to an existing site. The proposed dwelling will get built all in accordance with the current Building Regulations standards and guidance.

The scheme as proposed makes appropriate use of the site and will provide continuous use which will ensure future maintenance and preservation to the site.

The proposal will provide opportunity for the local trade(s)/businesses and support the economy as a whole.

We have considered the requirements of the relevant planning policies during the preparation of this planning application. To our knowledge there are no contradictory issues that are sensitive to the proposal.

Conclusion/Summary

This Design and Access document supports and demonstrates a sensitive and positive redevelopment approach of the land at Longlands Road (the site). The development would add to the character of the area and compliment the road whilst remaining modest in terms of layout, usage and design.

The submitted design meets the applicants living requirements and will provide a home for life which will contribute towards a positive replacement of dwelling to the local area and allow a family to live sustainably in the local area.

The detailed design and planning work undertaken by this full application has demonstrated the site being suitable to accommodate the proposed dwelling with adequate amenity spaces whilst not dominating the existing land and character surrounding the site. The proposed dwelling will be energy efficient and designed to allow occupation throughout a lifetime with generous door sizes, corridors and adaptation potential to allow disabled support. Sustainable technologies and an ASHP are proposed with high levels of insulation to ensure low running costs in the future.

The scheme's high standards of construction and long term sustainability could provide a positive improvement to the area and wider community and as such it is submitted for full planning permission purposes.

The approach taken has been practical based upon the assessments and taking into account the issues raised through consultation and related guidance.

The existing character and appearance of the surrounding area has been taken into account therefore on the basis of the information provided – grant of planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by The Local Planning Authority.