

2024

DESIGN AND ACCESS STATEMENT

THE RADCLIFFE UNIT 2
444 HUDDERSFIELD ROAD,
MIRFIELD WF14 0EE

DESIGN AND ACCESS STATEMENT

Change of Use Application from Care Home to Apartments

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1. ACCOMPANYING DOCUMENTATION

- 1850 01 Location Plan I Scale 1:1250/1:500
- 1850 02 Existing Site Plan I Scale 1:200
- 1850 03 Existing Floor Plan I Scale 1:100
- 1850 04 Existing Elevations I Scale 1:100
- 1850 05 Proposed Site Plan & Parking Layout I Scale 1:200
- 1850 06 Proposed Lower Ground Floor Plan I Scale 1:100
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- 1850 09 Proposed Roof Plan & Landscaping I Scale 1:200
- 1850 10 Proposed Elevations I Scale 1:100
- 1850 11 Flood Risk Assessment & Map
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2. PREVIOUS PLANNING HISTORY

REFERENCE: 2000/62/93274/E4

DESCRIPTION: Erection of Annexe to existing residential home

DECISION: Approved, Conditional Full Permission

DATE: 06 July 2001

3. INTRODUCTION & OBJECTIVES OF PROPOSAL

This Design and Access Statement supports the change of use application on behalf of The Radcliffe residential home providing an insight into the current use of the home and proposed future use.

The Radcliffe, is a medium sized residential care home situated in Mirfield, West Yorkshire, housing a maximum of 33 individuals. The care home is split into two units adjacent to each other and connected via a link corridor. Unit 1 is the original care home and is the main building with 17 bedrooms. Unit 2 which was built in 2004 was a later addition to the care home and provides an additional 16 bedrooms.

This application seeks approval for Unit 1 – the main building to remain as the original care home and to convert Unit 2 into self-contained apartment. These would provide a mixed-use housing stock, to help meet the objectives set out in the Kirklees Housing Strategy.

Currently the care home operates from two units, which is no longer operationally sustainable. Having residents across two units presents operational issues around ensuring residents are provided the same level of safe care across both units. The proposal to convert Unit 2 into apartments will be tailored for all age groups providing housing needs across all demographic groups and addresses the following key issues identified in the Kirklees Housing Strategy:

- **Housing demand outstrips supply** – by providing a mixed-use housing stock this development will help replenish the shortage of housing in the area
- **Increasing numbers of people becoming homeless** – the apartments will be configured such that they provide affordable housing which is easily accessible to help lower homelessness in the borough
- **Higher than average energy inefficient homes and levels of fuel poverty** – the development will ensure energy efficient homes are created which aren't expensive to heat and maintain
- **Responding to Grenfell** – the development will ensure lessons learnt from Grenfell are reflected into the design of the apartments providing safe and secure accommodation
- **Responding to the need to improve substandard homes** by ensuring the design specification and workmanship on the apartments is to a high standard

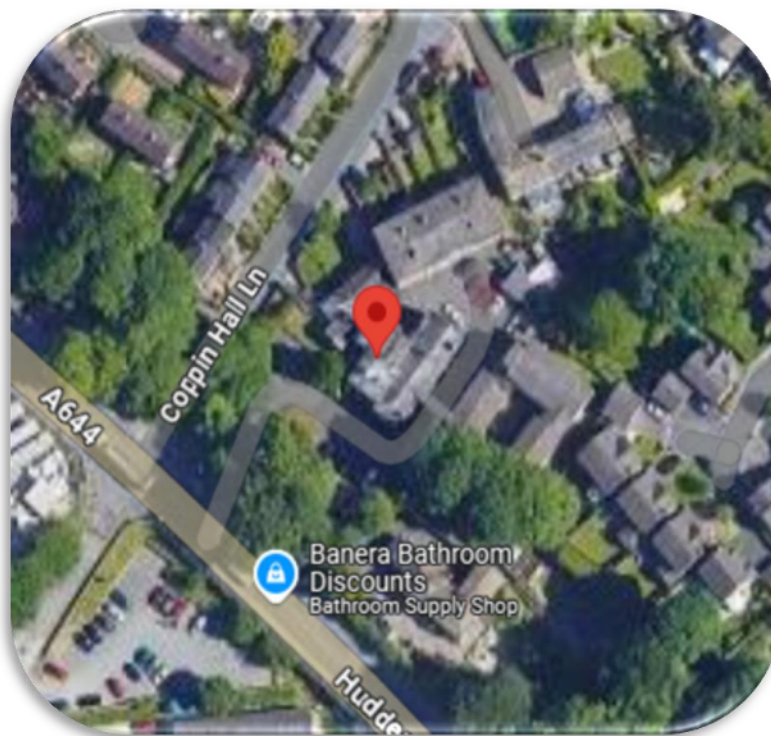
The location of the site is close to all major transport links and faces onto the A644 making it ideal but not limited to, professionals communicating to work bringing prosperity into the area. The development aims to meeting housing needs across all demographic groups and the design takes into account elderly, those with disabilities, young professionals and those that are starting out. The proposal will include re-landscaping the courtyard with new vegetation and outdoor seating and recreational areas for the residents to enjoy. The design also takes into account the parking layout, secure bike storage, bin storage and aims to keep external alterations to the building to a minimum.

4. SITE ASSESSMENT | LOCATION

The Radcliffe, care home is situated in Mirfield, with easy access to the motorway and bus routes. The application site is 2,600 SQM, Unit 1 has a ground floor area of 278 SQM and the development site which is Unit 2 has a ground floor area of 296 SQM. The site is accessed via a private drive from the South West which faces onto A644 Huddersfield Road. There is a bus stop within walking distance, which provides easy access into Huddersfield and Mirfield.

There are no adjoining properties and both Unit 1 and 2 are detached dwellings. The surrounding area has a number of detached properties with large landscaped and mature gardens providing privacy for all residents.

The property is in a prime location with easy access to the motorway and will appeal to a variety of different target audience. The development aims to welcome professional individuals to live in these apartments or elderly residents requiring accessible apartments allowing them to maintain their independence.



Site Location

5. DESIGN PROPOSALS | EXISTING USE

Currently, The Radcliffe operates from two units that are connected via a link corridor. Having residents across two units provides a number of operational challenges in ensuring the same level of safe care is provided across both units. These challenges over recent years have resulted in the care home not operating in a financially sustainable manner. Without this change of use approved, the care home is predicted to close in the near future as it cannot continue to operate at a loss. Closure of the care home would result in both Unit 1 and 2 becoming derelict for an unknown period of time, and could potentially result in anti social behaviour and attracting crime to the area.

Consequently, the change of use application will benefit both Unit 1 and Unit 2. The proposal seeks demolishing the link corridor which connects Unit 1 and Unit 2 to create two separate dwellings

Unit 1 will continue to provide high level of care for its residents and Unit 2 will offer high quality housing which is easily accessible, fully inclusive with parking and outdoor courtyard and recreational space. The conversion of Unit 2 into ten self-contained one-bedroom apartments aimed at both the younger and elderly generation, with disabled access ramp and a lift to access each level.

There will be a consultation phase ensuring all stakeholders impacted are kept informed of the changes proposed and their needs carefully managed.

- **FIGURE 1:** The Location Map illustrates the development area known as Unit 2 identified in red shading below.



The Radcliffe, Unit 1 & Unit 2



Figure 1:1 Unit 1 & Unit 2

6. SCALE: AMOUNT OF DEVELOPMENT

The scheme is to provide accommodation for ten self-contained apartments. Each apartment aims to provide areas for assisted bathing, lounge with a kitchen area, an enclosed lobby area and a double sized bedroom.

The gross internal floor space is slightly over 500 sqm over three floors.

Each apartment has a floor space of between 54-46 sqm per bed space which is in line with the National Standards. The National Standard specifies the minimum floor space required for a one person one bedroom apartment as 37-39 SQM.

The variation in floor space per apartment is because the design has been developed around existing door and window openings as well as access points,. This has been done to limit external alternations to Unit 2 and to keep the impact of this development to a minimum.

- **FIGURE 1:2** -Table illustrating the internal floor space for each apartment.

NUMBER OF APARTMENTS	SIZE OF EACH APARTMENT	NUMBER OF BEDROOMS	NUMBER OF PARKING SPACES ASSIGNED
Apartment 1	50 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 2	50 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 3	50 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 4	46 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 5	54 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 6	54 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 7	46 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 8	54 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 9	54 Square Meters	1:1 bed	1:5 Per Apartment
Apartment 10	46 Square Meters	1:1 bed	1:5 Per Apartment
<i>Total Amount:</i>	<i>504 sqm</i>	<i>10 bedrooms</i>	<i>15 Parking Bays</i>

Figure 1:2 – Existing Internal Floor Space

7. PLANNING POLICY FOR APARTMENTS

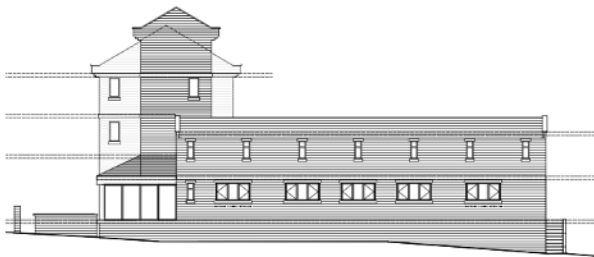
The proposal takes into consideration a number of factors to ensure it meets both national and local planning policies including:

- 1.1 **Accessibility:** All communal areas within the development will ensure easy access for wheel chairs users and/or pram users. The proposal will utilise the existing ramp and lift which are situated in the main entrance of Unit 2 providing access to Apartment 1, 4, 5 and 8.
- 1.2 **Space Standards:** The national requirements for a 1 bedroom 1 person apartment would require a shower room and the minimum floor area between 37m² 39m². The proposed apartments meet this requirement with the smallest apartments having 46m². Each apartment will consist of an enclosed lobby area, with a living and dining area, shower room and built in storage to allow a plant room or storage per apartment.
- 1.3 **Car Parking:** As part of the development allocated parking spaces will be assigned to each apartment. Parking requirements define 1 car parking space per apartment with an addition of 0.5 car parking space allocated for visitors per apartment. Hence parking space for 10 apartments equates to 15 spaces in total. The development also provides two additional parking spaces for disabled residents and/or visitors.
- 1.4 **Sustainable Transport Options:** Sustainable transport systems make a positive contribution to the environmental, social and economic sustainability. Transport systems exist to provide social and economic connections. The residents of the apartments have opportunities to reduce their environmental impact by walking, cycling and using public transport. The growth in electric vehicle utilisation may be accompanied by a change in demand for electric vehicle charging facilities installed. The location of the site is on main road close to local facilities and easily accessible without a car with frequent public transport services available.
- 1.5 **Fire Safety:** A fire statement will be supplied as part of building control regulations at a later stage and we will ensure the development complies with all fire safety regulations. This will address key areas such as fire risk assessments, escape routes, fire detection and alarm systems, and fire fighting equipment if and when required. All safety measures will be supplied once planning is approved.

8. APPEARANCE

The overall appearance will need to be of high quality and reflective of the surroundings. The main care home will remain as an independent building, and the proposed apartments will be developed in Unit 2 which was an extension to the original care home. The proposal is to create ten apartments in Unit 2 and to retain what is already existing and cause no harm to the built environment. The aim is apply for a change of use application from a care home to ten apartments. The development will result in minimum external alterations as summarised below:

- Widening of 2 existing windows on the lower ground floor to match the other existing windows on this elevation – identified on the proposed front elevation (Elevation A) within Apartment 1 and Apartment 2.



- Widening of 3 existing windows on ground floor identified on proposed side elevation (Elevation F) within Apartment 5 and Apartment 6.



- Creating of one new doorway with a new external steel staircase – identified on the proposed rear elevation (Elevation D) for Apartment 9.



As part of this development there are no other external alterations made to Unit 2.

- Refer to figure 1:3 – Existing Elevations
- Refer to figure 1:4 – Proposed Elevations

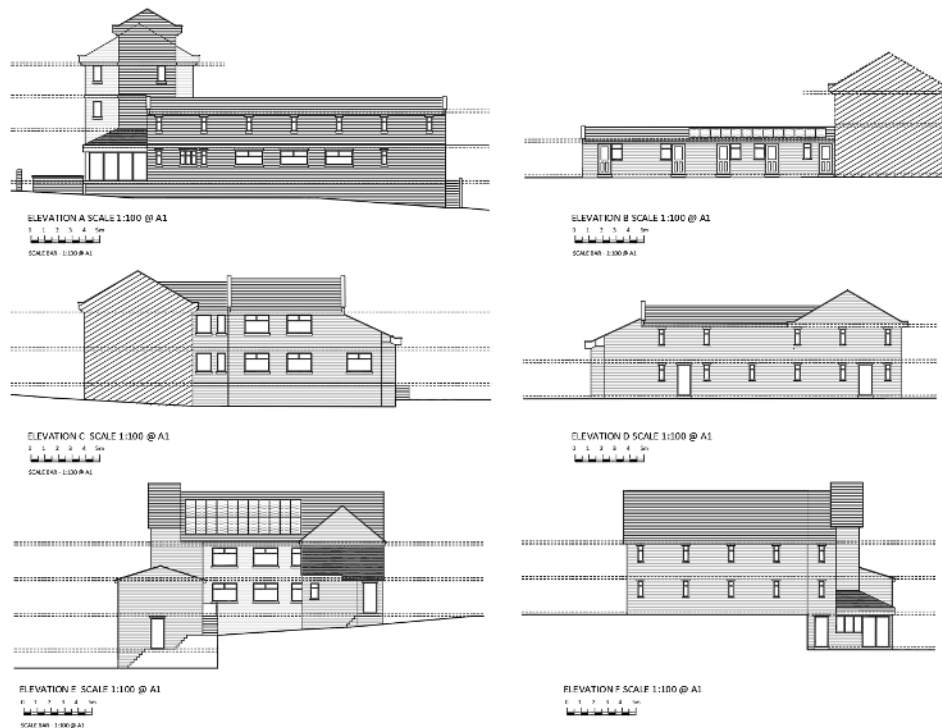


Figure 1:3 – Existing Elevations



Figure 1:4 – Proposed Elevations

9. LAYOUT AND MASSING

There are no additional buildings such as extensions being proposed of this development.

A change of use application for Unit 2, with internal alterations is being proposed with minimum external alteration as detailed in the section above.

The proposed floor plans are included below.

1.1 Proposed Lower Ground Floor –

Proposed lower floor will accommodate Apartment 1 and 2.

Both apartments are 50 sqm with one bedroom

Apartment 1 will be accessed from the existing lobby area and Apartment 2 will be accessed from an existing external doorway. *Please refer to figure 1:5 - Lower Ground Floor Plan*



Figure 1:5 – Lower Ground Floor Plan

1.2 Proposed Ground Floor

Proposed ground floor will accommodate Apartments 3,4,5,6 and 7.

Apartment 4 and 5 will have access from the lower ground floor using the existing staircase / lift / lobby area.

Apartment 3 will have access from the courtyard using an existing doorway.

Figure 1:5 – Lower Ground Floor Plan

Apartment 6 and 7 both have existing external access.

Existing lobby area which has a lift and stairwell will be used to access:

- Apartment 1 on Lower Ground Floor
- Apartment 4 and 5 on Ground Floor
- Apartment 8 on First Floor.

Please refer to figure 1:6 r Ground Floor Plan



Figure 1:6 - Ground Floor Plan

1.3 Proposed First Floor

Proposed first floor will have Apartment 8, 9 and 10.

Apartment 8 will be accessible from the main entrance at lower ground floor using the existing staircase/lift.

Apartment 9 will require a new access point to the rear of the property.

Apartment 10 will utilise an existing independent entrance to the side of Unit 2

Please refer to Figure 1:7 First Floor Plan

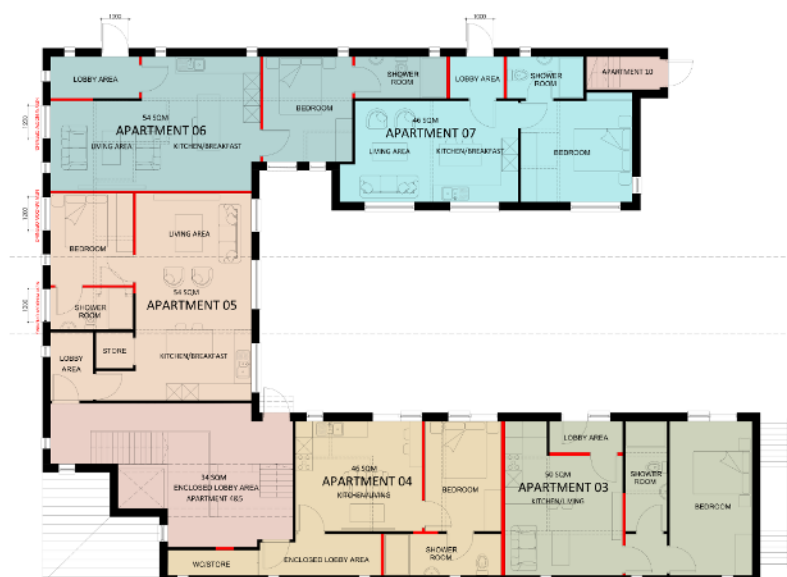


Figure 1:7 – First Floor Plan

All apartments are designed for the aging population, the elderly, the younger generation and people with access needs. The design proposal is accessible for all with access to ramps and lifts especially suit to elderly who still want to retain their independence.

NUMBER OF APARTMENTS	FLOOR LEVEL	ACCESS FROM MAIN ENTRANCE	EXTERNAL ENTRANCE
Apartment 1	Lower Ground Floor	YES	NO
Apartment 2	Lower Ground Floor	NO	YES – Existing
Apartment 3	Ground Floor Plan	NO	YES – Existing
Apartment 4	Ground Floor Plan	YES	YES – Existing
Apartment 5	Ground Floor Plan	YES	NO
Apartment 6	Ground Floor Plan	NO	YES – Existing
Apartment 7	Ground Floor Plan	NO	YES – Existing
Apartment 8	First Floor Plan	YES	NO
Apartment 9	First Floor Plan	NO	YES – New Door
Apartment 10	First Floor Plan	NO	YES – Existing

Figure 1:8 - Access to Apartments

10. ACCESS AND PARKING

Access to Unit 1 - the care home will remain the same and this development will ensure allocated parking spaces are clearly identified for Unit 1.

Under Class C3 dwellings the minimum standards for each apartment, the ratio of parking spaces is 1 car space per apartment, with 0.5 allocated for visitors per apartment. The change of use application is for Unit 2 and the allocated parking spaces per apartments is 1.5 per unit. Figure 1:8 is a detailed parking layout plan which identifies that the minimum parking requirement for the apartments is being met along with a secure bike storage facility. Allocated parking spaces will be clearly defined for each apartment. The development will ensure disabled car parking spaces are provided which further builds upon 'inclusive in design' principle this development is underpinned by.

Access to the site will continue to be from the main road and there are several bus routes within walking distance from the site. The site also provides easy access to the motorway. The majority of elderly residents will travel on public transport whereas other residents may choose to travel on trains, cars, motorbikes or cycles. The design considers sustainable transport system and therefore includes a secure bike shed.

Use of electric cars have been considered as part of this development and as such communal charging points for electric vehicles will be located within the development. The number of charging points and related parking bays, will be determined according to the charging infrastructure which will be provided and the likely number of electric vehicles requiring regular charging.

Refer to figure 1:9 - Parking layout plan.

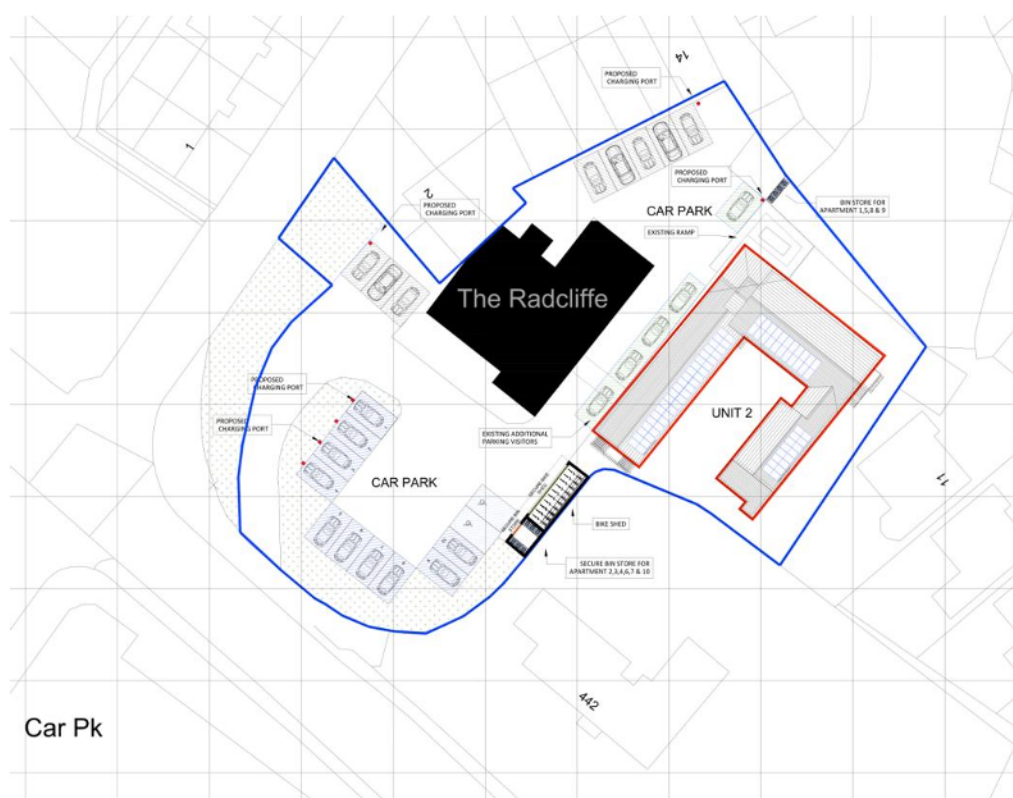


Figure 1:9 – Parking Layout Plan

II. LANDSCAPING & SUSTAINABILITY

Landscaping areas will be improved around the entrance and the courtyard area, with re-organization of parking spaces to the main carpark to accommodate parking per apartment. The existing landscaping areas will be replanned using native planting of an appropriate design. The development would want to request landscaping design be conditioned as part of any decision made against this proposal. The current building has solar panels to the front of the building, the developments seeks to build on this by proposing future solar panels and collection of rain water to recycle and used for the new landscaping areas and the courtyard.

The development aims to provide recreational space for residents at Unit 2. There is amply space available around Unit 2 plus there is a courtyard. All of these areas will be improved to provide outdoor space for occupants to enjoy.

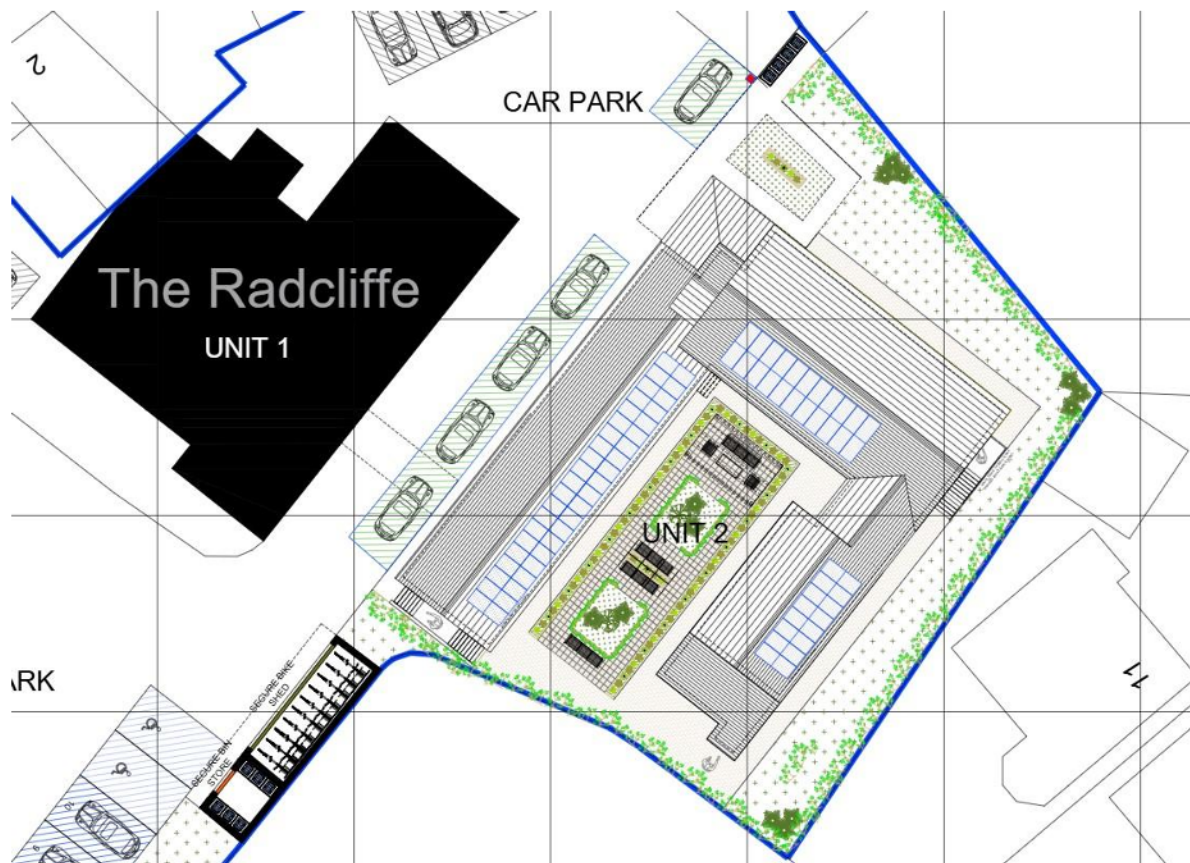


Figure 1:10 – Landscape Design

12. HERITAGE ASSETS & CONCLUSION

The Radcliffe does not have heritage assets on the property and doesn't meet the criteria for a designated heritage asset or non-designated heritage asset. Therefore, the change in use application for Unit 2 to be converted to apartments has no impact on heritage assets.

This proposal represents a sustainable form of development which requires minimal external work to the existing building known as Unit 2. The work will be carried out internally to convert Unit 2 from a care home into 10 self-contained apartments.

The proposed design will not impact the sites overall appearance. The change of use will have minimal impact on the residents of Unit 1, which will be reinstated as the original care home.

Overall, the plans are appropriate to the setting of the site with no impact. The proposal provides for 10 high quality apartments with parking and outdoor courtyard for younger and elderly to meet local housing needs, in a sustainable location and will significantly contribute to the housing supply in the local area of Mirfield. It is considered therefore, that the proposed development accords with the Kirklees Local Plan and National Planning Policy Framework policies on design and access.