The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

Design & Access Statement



January 2025

Highstone

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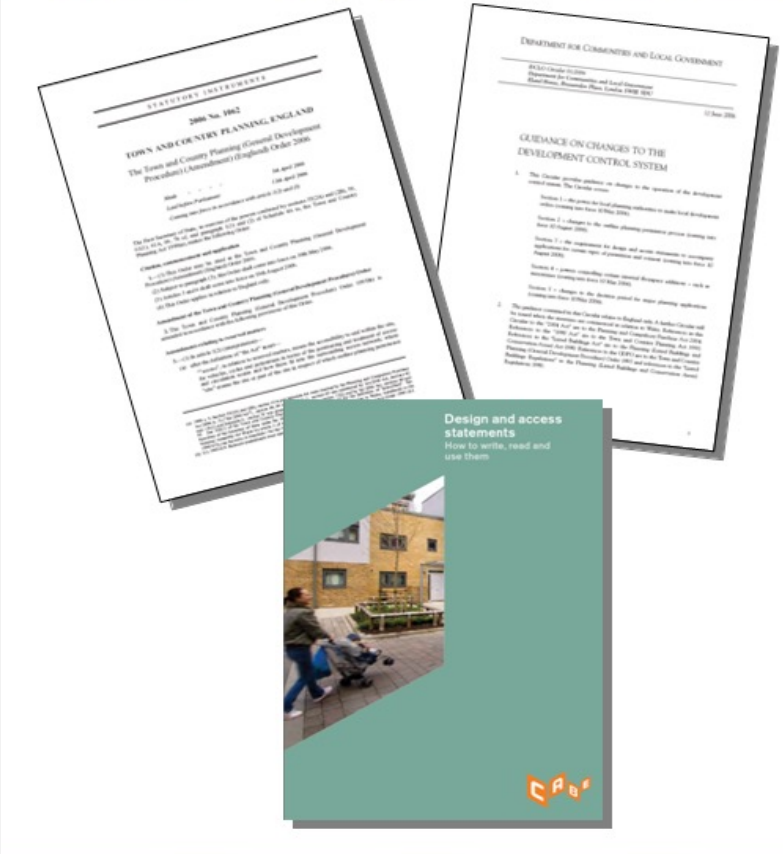
INTRODUCTION

This Design and Access Statement is submitted to support a full application to provide 8 supported living apartments at The Priory, Whitechapel Road, Cleckheaton, BD19 6HR.

The development has been designed in partnership with Kirklees Council's Learning Disability Commissioning team. As a specialist accommodation scheme, the development has been designed to meet Kirklees' Specialist Accommodation Strategy 2022-2030 and provide sustainable homes to meet individuals needs.

The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice set out in DCLG Circular 01/2006.

It meets the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2010' and the guidance provided in 'Design and Access Statements How to Write, Read and Use Them' CABE 2006.



The application is supported by the following:

Location Plan

Floor Plans and Elevations

Landscaping and Boundary Treatment

Site investigation

Ecological Surveys

Noise Assessment

BACKGROUND



The application site and surrounding area

The subject brownfield site was formerly a local pub off Whitechapel Road. Unfortunately, over the past 10 years the pub has fallen into disrepair.

The site is nestled in between a new housing development, church and primary school off Whitechapel Road. The supported accommodation scheme will benefit from great transport links in and out of local towns and cities such as Leeds, Huddersfield and Halifax.

The proposed development is considered to be a suitable use of brownfield land and will ensure adults in need will have secure and sustainable homes for the future.







DEVELOPMENT PROPOSAL

This application seeks consent for the development of 8 apartments, including management and communal space. The 8 apartments are all approx. 60m2, the floor plans of each have been designed in collaboration with Kirklees' commissioning team to meet the specific needs of the development.

Four of the apartments are located on the ground floor and will have access to their own private gardens, with an additional communal garden and summer house providing a safe, communal outdoor space for residents to enjoy.

Access to the development site is proposed off the existing adopted highway Whitechapel Road, which is a highly sustainable location, within close proximity to necessary local services and is well connected through public transport links.

Standard 'Secured by Design' measures will be followed in order to protect future residents. Natural surveillance over the car parking area can be undertaken through the property windows and the building will also be fitted with appropriate unobtrusive external lighting and CCTV security cameras to provide security to residents, visitors and support teams.

The design and appearance of the building has evolved from the character of the former pub, local area and the existing buildings such as the Church which surrounds the proposed site.

The development proposals will ensure the sustained future use of a currently vacant piece of brownfield land which has the potential to provide specialist accommodating people with learning and physical disabilities.



DESIGN PRINCIPLES

The design has been developed with careful consideration of the surrounding architectural character, aiming to create a development that is sympathetic to its context. The key design principles include:

Respecting the Site's History: The proposed layout acknowledges the former use of the site by maintaining a similar frontage, ensuring continuity with the previous structure.

Enhancing the Streetscape: The building's design and material selection have been chosen to complement the character of the area while providing a modern and visually appealing façade.

Promoting Sustainability: The development incorporates energy-efficient features, including high-performance insulation, and electric vehicle charging points to ensure, reducing energy consumption and cost for the residents.

Encouraging Community Living: The inclusion of shared outdoor spaces, such as landscaped communal gardens and a summer house, fosters social interaction among residents while maintaining independent living arrangements.







CONSERVATION OF HERITAGE

The site was previously home to the Priory pub and neighbours Whitechapel Church , associated with over nine centuries of worship built in the 1820s.

A comprehensive Heritage Assessment has been conducted by Pegasus consultancy referenced 24-28888 .

The report determined that the former Priory pub, originally the Brown Cow Inn, dates back to the late 18th or early 19th century but does not hold listed status or reside within a conservation area. While it has some historical context due to its proximity to the Grade II listed Whitechapel Church, there is no direct historical association between the two structures. The building has undergone significant modifications over time, diminishing its architectural significance.

The proposed development respects the local heritage setting while enhancing the site's overall functionality and aesthetic appeal. Using locally sourced materials which complements the character of the local area whilst





PLANNING POLICY CONSIDERATIONS

Local Planning Policy

Kirklees Council's Local Plan states that within Linthwaite there is a target of 230 new dwellings to meet local housing needs by 2031. The plan also states that the priority sites to meet these allocations are brownfield sites which can provide sustainable solutions. This proposal is also 100% affordable housing which as mentioned in the Local Plan can contribute to making up the affordable shortfall within Kirklees.

Below is a summary of all policy which is relevant to the proposed application. It is considered that this application is wholly conformant to all Local and National planning policy requirements.

Kirklees Council's Local Policies

- Policy LP1: Presumption in favour of sustainable development
- Policy LP2: Place Shaping
- Policy LP3: Location of new development
- Policy LP7: Effective and efficient use of land and buildings
- Policy LP11: Housing Mix and affordable housing
- Policy LP20: Sustainable travel
- Policy LP21: Highway Safety and access
- Policy LP22: Parking
- Policy LP24: Design
- Policy LP26: Renewable and low carbon energy
- Policy LP27: Flood Risk
- Policy LP28: Drainage
- Policy LP30: Ecology and geodiversity
- Policy LP33: Trees
- Policy LP35: Historic environment
- Policy LP38: Mineral Extraction
- Policy LP47: Healthy, active and safe styles
- Policy LP51: Protection and improvement od local air quality
- Policy LP52: Protection and improvement of environmental quality

The proposed development has been prepared to account for all of the policies listed.

It is considered that the proposed development would make beneficial use of a currently vacant brownfield site. The proposals will ensure the site has a sustained future use whilst providing much needed specialist accommodation.

The development proposals will also ensure the revitalisation and regeneration of a prominent site within the locality of Cleckheaton.

KIRKLEES SPECIALIST ACCOMMODATION STRATEGY

The vision for the 2022-2030 specialist accommodation strategy is clear, to build sustainable, strong homes and therefore provide a better quality of life to the residents within them. The five strategic objectives are listed below;

Short Term Issues: Our proposal contributes 8 newbuild supported living accommodation, addressing individuals needs to create a safe and secure environment.

Appropriate: The scheme layout and floor plans have been developed with the Learning Disabilities commissioning team, ensuring it meets the needs of the end user.

Local: This development will provide a private home for 8 residents, whilst benefitting from bus, train and major transport links such as the m62 into the local town and city centres throughout Kirklees.

Affordable: The specialist supported accommodation will provide 8 affordable homes, in partnership with a leading Housing Association to support the development. Secure homes for the residents for as long as it meets their needs.

Sustainable: The development will benefit from renewable energy sources as well as using a timber framed construction, insulated and ventilated to go above and beyond the building regulations. This will reduce bills and provide long lasting homes.



Adaptations

Highstone are experts in specialist accommodation and have experience in a variety of different needs for both physical and learning disabilities. We work with technology such as nurse call and staff attack systems and hoists.

Demand

The Strategy outlines a large increase in future demands for specialist supported accommodation for adults with mental health, physical or sensory impairment and vulnerable adults in need to specialist supported accommodation.

Our proposals will contribute towards increasing the supply of specialist accommodation to meet the 2030 targets with 8 private apartments with communal space and access to 24/7 support.

CABE CONSIDERATIONS

Use

The principle of residential development is established within the locality of the site. It is considered that the development will make use of a currently vacant brownfield site, which ensures its sustained future use and condition.

Amount

The application seeks consent for 8 dwellings. Plans of the proposed works have been designed to fully accommodate the intended use of the site and it is therefore considered that the development proposals are wholly acceptable.

Layout

Careful consideration has been given to the layout of the proposed development. The design considerations of which have reflected the relationship with surrounding land uses, the relationship between adjacent properties and the use of the access off Whitechapel Road and through consultation with Kirklees Council.

The proposals also account for a bin store within the site and a secure cycle store, to further encourage sustainable modes of travel and promote the sites sustainable location.

Scale

The proposed built form has been developed following pre application discussions with the commissioning team and our consultants. It is considered that the development proposals will have no adverse impact on the scale and mass of adjacent properties. The overall scale and massing respects the predominant nature and character of the area and follows that of the extant residential approval on the site.

Landscaping

The application site at present has few landscaping features. Landscaping will be in the form of green spaces planting and feature borders within the parking and garden areas.

Access

Safe, level and well lit access is provided throughout the site for vehicles and pedestrians from the existing highway off Whitechapel Road.

Appearance

The appearance of the buildings will compliment the history of the local area and former pub. It is considered that the proposed works will improve the external condition of the site and improve the character and amenity of the locality.



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