

DESIGN & ACCESS STATEMENT

Demolition of Former Hostel and
Construction of 34 Residential Units

At

Former Combs Hostel,
Hall Lane,
WF12 0PL



Site As Existing

Introduction:

This statement forms part of the Full Planning Application submitted by Code L6 Architecture Ltd on behalf of the applicant.

The drawings to which this statement and the planning application relate lists as follows:-

20-095-100- Site Plan As Proposed

20-095-101- Plans As Proposed - Type A

20-095-101- Plans As Proposed - Type B

20-095-101- Plans As Proposed - Type C

20-095-101- Plans As Proposed - Type D

20-095-101- Plans As Proposed - Type E

This report will explain how the scheme design has addressed National and local Planning

Site Location:

The application site is located on the former Combs Hostel on Hall Lane, Thornhill, Dewsbury. The existing building is now disused and has fallen into disrepair and damaged by fire. The overall site area amounts to around 1.05ha.

Proposal:

This Design & Access statement has been prepared as part of the planning application for the development of 34no. 3,4 and 5 bed residential units.

Layout:

The scheme is laid out with a pair 3 unit terraces the west 24 semi-detached units leading to 4 detached units at the east of the site, all with parking, served by access onto Hall Lane. All dwellings will have private gardens to the rear and bin collection points to the front.

Design:

The proposed dwelling houses are envisaged as well proportioned family homes, which step down the site to match the natural site contours. Accommodation is spread across three levels, with room in the roof space maximising the floor area and visually linking the prominent terrace to Church Lane with the more demure properties around Thornhill Farm. The dwellings have been conceived as simple block forms with projecting gables linking through sites to create a notional ridge line stepping from West to East to suit the natural contours. The properties will be constructed of brick, stone and render walling with stone window surrounds. Overhanging artificial slate roofing features propriety roof-lights. External hardstanding will be formed in permeable paving with wraparound paths leading to areas of external patios located to suit the individual house layouts.

Landscaping:

A structural landscaping scheme is included as part of this application and consists of native trees and hedges designed to provide a framework to the boundaries of the plot - the surrounding and access roads - allowing freedom for individual plots to be developed independently.

Access & Parking:

The proposal has been designed to respond to the existing levels. Dwellings are accessed either directly off Hall Lane or via the new access road. The relevant number of 2/3 car parking spaces have been provided per dwelling as there are 3,4&5 bedrooms properties as well as 7 visitor parking spaces. All works are to be in accordance with Part M of the building regulations where applicable.

Flood Risk Assessment:

The site is not within an area at risk of flooding.

Tree Survey:

There are no trees of any significance on the site and no rare or protected species.

Bats:

A Bat survey has been conducted as part of the application.

Environmental Impact Statement:

The proposed new houses have been designed to incorporate Climate Change Mitigation measures as follows:

Built to exceed current building regulations.

Highly insulated.

Heated using high efficiency boilers.

High performance windows and doors will be used.

Sanitary ware will have low water usage with aerated taps used throughout.

Water usage to be less than, a 125 litres per person, per day.

Where appliances are supplied, they will be A+ rated for power and water usage.

The site has all shops and general facilities in close proximity.

The site is located on a major bus and rail routes.

All construction materials will be locally sourced wherever possible.

All timber will be from sustainable sources wherever possible.

All contractors and tradesmen will be based locally.

The sum total of the above points will create a very efficient building, with a low carbon footprint, which is responsibly built in a sustainable location.

Conclusion:

The proposed dwellings will be constructed to current standards and will be modern family homes using materials which complement the site and surrounding area and taking into account comments from planning and conservation officers. Therefore, the visual impact on neighbouring properties from the new development will be minimised.