
Design and Access Statement

At: South Park Mills, Pudsey

For: Acrivarn Ltd

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DOMUS architecture

Unit 1 Spence Mills

Leeds LS13 3HE

T: 0845 519 5651

E: info@domusarchitecture.co.uk

W: www.domusarchitecture.co.uk

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Design and Access Statements

In May 2006, the government introduced changes to the planning applications process. The circular '*Guidance on Changes to the Development Control System*', effective from 10 August 2006, sets out the formal requirements. Design and Access Statements (D&A) were introduced to contribute to the smooth running of the applications process.

D&A's explain the design rationale behind a planning application and illustrate that the applicant has thought carefully about how everyone, including disabled people, older people and very young children, will be able to use the places they want to build. D&A's usually consist of a written description and justification of the planning application, however photos, maps and drawings are normally required to further illustrate the points made. It is important that they are written specifically for the application they accompany. They need not be very long, but the amount of detail they contain should reflect how complex the application is. So, a statement for a major development is likely to be much longer than one for a single building.

In summary, statements:

- accompany a planning application, but are not part of it
- are needed with most types of application, but not householder applications (except in designated areas) or material change of use (unless it also involves operational development)
- are also required for applications for listed building consent
- need to explain and justify what is being applied for, and can be linked to planning decisions by conditions if developers are to be required to follow them
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The D&A will contain both design and an access components, however the D&A should not be considered as two separate documents. Much of the preliminary work that needs to be done for the design component will help inform the access component and vice versa. Additionally, the approach to inclusive access should not be limited to the access part of the statement – it should infuse the whole document.

The Design component needs to demonstrate how the physical characteristics of the scheme have been informed by a rigorous process which should include assessment, involvement, evaluation and design.

Subtopics of the Design component need to assess and explain:

- **Use:** What buildings and spaces will be used for.
- **Amount:** How much would be built on the site.
- **Layout:** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- **Scale:** How big the buildings and spaces would be (their height, width and length).
- **Landscaping:** How open spaces will be treated to enhance and protect the character of a place.
- **Appearance:** What the building and spaces will look like, for example, building materials and architectural details.

The Access Component needs to include two potential aspects of access:

- **Vehicular and transport links:** Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
- **Inclusive access:** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

D&A's can include other information as well, usually because it is relevant to the application or if a requirement of a Local Authority. For example, they may need to explain the energy performance of buildings or whether they meet design standards such as Lifetime Homes or Building for Life Standards, or they may explain how public consultation or specific planning policies has influenced the plan.

Introduction

The site at South Park Mills is situated on the edge of Pudsey Beck Valley to the South of the settlement. The existing site consists of a collection of one to three storey buildings used for industrial and manufacturing purposes.

This Design and Access Statement accompanies an outline planning application in support of demolishing the existing buildings and replacing with 21 no. new family homes. This underused site is currently partly used by Acrivarn Ltd for the manufacture of commercial kitchen equipment but who wish to relocate to more appropriate premises. The site is located within the green belt and is adjacent to the 'Leeds Country Way' footpath and existing housing on South Park Terrace.

The site was identified as being possible for housing in 'very special circumstances' due to its location within the green belt, within the SHLAA Report 2012 produced by Leeds City Council.

Design Component

Assessment

This section demonstrates that the context of the site and its surroundings have been considered. The size of the surrounding area to be surveyed and the detail with which this is done depends on the sensitivity and scale of the development. Local context includes the physical, social and economic characteristics of the site and surroundings, as well as any existing planning policies:

Physical Context The site is located within the greenbelt and lies to the south of Pudsey centre. The site is visually detached from surrounding residential settlement of Fulneck due to the site topography.

Topography

The site is rectangular in shape and is accessed in the North East corner off Hare Lane. The site is situated in the valley of Pudsey Beck and slopes north to south. On the eastern edge the site abuts terraced housing along South Park Terrace, the northern and western boundaries are adjacent to open fields, whilst the 'Leeds Country Way' footpath forms the southern boundary of the site.

Water

Pudsey Beck runs along the southern edge of the site and approximately the lower third of the site is within Flood zone 2/3.

Existing Buildings

There are a collection of load bearing masonry and framed constructions which have been altered and extended over time without regard to the sensitive nature of the site situated within the greenbelt. Predominantly brick built with render to the exterior and metal sheeting to the roof, and generally in poor condition and evidence of vandalism across the site. The existing buildings use and appearance have little contextual or landmark value within the greenbelt.

Urban Structure and Grain

Adjacent South Park Terrace consists of nine terraced houses finished in render, with stone detailing and slate roofs. To the North 2/3 storey residential properties in Fulneck particularly compliment the sensitive nature of the area with the use of natural materials and appropriate architectural form and scale.

Enclosure

The site curtilage is well defined with a combination of trees and planting to the north, east and western edges and Pudsey beck along the Southern edge.

Access

The site is situated at the end of Hare Lane, which is accessed off Roker Lane which lead to the major routes through and around Pudsey. This road links Pudsey's Town Centre with the A647 which connects Leeds and Bradford.

Public Transport

The site is approximately 600–700m from the nearest bus stops, just over 2 km from Pudsey's Bus Station and 3.5km from New Pudsey train station.

Rights of Way

'Leeds Country Way' footpath runs along the Southern edge of the site.

Overlooking

The site is partly overlooked by housing on South Park Terrace

Noise

The current site is used for manufacturing of commercial kitchen equipment and typical noise from manufacturing processing is present.

Social context

The isolated location of the existing site makes the existing buildings a target for vandalism and graffiti during out of hours periods. Subsequently this impacts on the users of the Leeds Country Way which bypasses the buildings.

Economic context

On redevelopment, the local economy will benefit from the spending power of residents and the increase council tax receipts, plus relocation of the existing business to more appropriate premises.

Photographs

Aerial Photograph of
South Park Mills. (Site
shown shaded red)

*Image courtesy of Bing
Maps*



Photographs

Street Views

Top: Entrance to site
from Hare Lane



Bottom: Typical
existing building on the
site



Photographs

Clockwise from top left:

Existing building on the site; View along southern edge of site with beck on right hand side; Existing housing on South Park Terrace; Example of residential dwellings in nearby Fulneck.



Planning Policy & History

Planning policy context means what policies and guidance exist to affect and shape the development of the site. The government published the National Planning Policy Framework (NPPF) in March 2012, which replaces all previous national planning guidance. The document confirms that it should be a material consideration in the determination of planning applications. The NPPF sets out 12 key principles which local authorities should seek to adhere to. These include:

- Proactively drive and support sustainable economic development to deliver the homes and thriving places the country needs
- Seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings
- Encourage the effective use of land by reusing land which has previously been developed
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable.

At local level, the council will be mindful of a number of saved policies from the Leeds Unitary Development Plan, adopted in 2006. Of particular relevance to this application is:

- Policy N33 which will only allow development in Greenbelt in very special circumstances including limited infilling and redevelopment of identified major existing developed sites.
- Policy GP5 which seeks to ensure the avoidance of problems such as loss of amenity, pollution, congestion and crime
- Policies N12 and N13 which require proposals to be of high quality and to have regard to the character and appearance of their surroundings
- Policy N37 which requires development in special landscape areas to not harm the character and appearance of the landscape

Planning history

Two previous planning applications to construct new housing on the site have been submitted in recent years.

Planning app 13/04986/FU Laying out of access road and erection of 14 dwellings. Planning approved

Planning app 06/01882/FU Laying out of access road and erection of 24 dwellings. Planning refused.

Both of these applications have been reviewed in preparation of this outline application

Evaluation

This section evaluates the previous section and analyses opportunities and constraints that will inform the design.

Opportunities

- Well designed modern family homes on a underused vandalised site.
- Removal of existing industrial buildings which harm the character of the greenbelt.
- Improve the visual nature of the site.
- Improved use of existing developed site within greenbelt
- Improve pedestrian links to Leeds Country Way/Pudsey Beck and Hare Lane
- Create better public amenity space adjacent to Pudsey Beck

Constraints

- Need to consider the visual impact upon the greenbelt
- Need to consider improvement to vehicle access along Hare Lane.



Use, Amount & Layout

This outline application is for the removal of the existing industrial buildings and erection of 21 no. new family homes, consisting of a mixture of 3–4 bed detached and semi-detached dwellings. The proposals endeavour to positively enhance the greenbelt setting.

In the interests of minimising the developments impact the proposals limit the number of new dwellings to 21 with a total building footprint of 1530sqm. This is a 45% reduction in building footprint in comparison to the 2805sqm footprint of the existing industrial buildings. Furthermore the proposed dwellings have been designed to be predominately located on the footprint of the existing building and/or hard standing areas. Therefore the proposed 2-3 storey dwellings will have less impact on the surrounding area than the existing buildings and subsequently will help enhance the character of the greenbelt.

This will be further enhanced with the introduction of family homes laid out to create a sense of place and community, which will replace the existing environment which is subject to vandalism and anti-social behaviour. The residential use will create a more permanent presence on the site and help reduce crime and promote social and recreational use of the neighbouring Leeds Country Way and surrounding greenbelt.

In order to complement the surrounding area and create a strong sense of community, the proposals are laid out around two 'pedestrian friendly' access roads off a central greenspace. This creates an inward looking settlement, that serves to conceal vehicles and associated parking facilities and creates a visual link between the simple lawned gardens around the boundary of the site and the surrounding countryside. Furthermore, the central greenspace creates strong vistas across the site creating visual links between the properties helping to develop a sense of community.

The new central greenspace plus 'pedestrian friendly' access roads have been designed to avoid traditional suburban residential patterns and create a more rural appearance to the settlement, to enhance the character of the special landscape area and the greenbelt in accordance with planning policy N33 and N37

The existing vehicular access to the site will be retained but upgraded to accord with current highways standards. New physical and visual connections and pathways have been incorporated to link the development with the Leeds Country Way and nearby Fulneck.

Use, Amount & Layout

The design intentionally has not overdeveloped the site, in order to produce the opportunity to create a landscaped public amenity space adjacent to Pudsey beck and Leeds Country Way. This will enable the site to have an improved connection with the surrounding area whilst forming a useful social amenity space for the local community.

Furthermore, keeping development solely around the footprint of the existing building, results in all new dwellings not being constructed within the flood risks zones which cut across the southern edge of the site.

The proposed dwellings will be designed to reflect the style and appearance of the local rural vernacular. Natural materials will be used for both the dwellings and hard landscaping, in order to preserve the character of the greenbelt.

The proposals will also include new appropriate landscaping, to integrate the development into the wider special landscape area.



Proposed Layout

Access Component

Vehicular and Transport Links

Public Transport

The site is approximately 2.5km from Pudsey Bus Station and 3.5km from New Pudsey Train Station. There are also bus stops along Roker Lane including at the junction of Hare lane and Roker Lane.

Vehicular Access

Hare Lane can be accessed via Roker Lane or through Fulneck. In either direction there are connections to Pudsey town centre and to the A647 Leeds Bradford Road.

Refuse and Deliveries

Delivery and Refuse vehicles will be able to access the site.

Emergency Access

Emergency Vehicles will be able to access the site via the improved access. The central 'Y' junction has been designed to allow for turning of such vehicles.

Cycle Parking

Residents have sufficient space within their curtilage for a shed to store cycles.

Parking

2 no. spaces per dwelling has been provided.

Conclusion

This Design and Access Statement has explained the rationale behind an inclusive design solution, demonstrated that the site and immediate context has been appropriately assessed and the area's unique opportunities and constraints have been taken into account.

The proposal seeks to develop an existing brownfield site within the greenbelt for residential use. In permitting the scheme, the council will assist in the creation of high quality family housing which in turn will positively contribute to the Green Belt and Leeds Country Way

The applicant has employed a professional team of consultants and taken appropriate advice. This includes specialist advice from planning consultants.