



Design and Access Statement Reserved Matters Planning Application

Black Rock Mills, Linthwaite, Huddersfield



Black Rock Mills, Linthwaite, Huddersfield



Design and Access Statement

Black Rock Mills, Linthwaite, Huddersfield

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1.0

Introduction & Planning Policy



Black Rock Mills, Linthwaite, Huddersfield

1.0 Introduction

This Design and Access Statement has been prepared on behalf of Kier Living Ltd. It supports a Reserved Matters Planning Application for a prospective residential development of 113 dwellings. This is in place of open fields, industrial buildings and some domestic properties. (See *Aerial View adjacent*).

Following thorough assessments of the site and its inherent surroundings, the aim is to evolve a scheme which will establish key design principles such as Use, Amount, Access, Layout, Scale,

Appearance and Landscaping. Through working with the Local Authority and making reference to Supplementary Design Guidance; the development will seek to provide a new bespoke housing estate.

The purpose of this document is to :

- Provide an assessment of the proposed development site and its surrounding context.
- To identify the opportunities and constraints of the site leading to the evolution of the

design proposal.

- To explain the design rationale, evolution of the scheme following negotiations with the Local Authority and consulting bodies to the submitted proposals.
- To distinguish the key elements of the design proposals – urban design, access, connectivity & juxtaposition of the built form with its surroundings.



1.1 National Planning Policy

National Planning Policy Framework (2012)

1. National planning policy is provided in the National Planning Policy Framework (NPPF), which was published in March 2012. This sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

2. The Ministerial Foreword to the NPPF explains that *'the purpose of planning is to help achieve sustainable development... sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations...development means growth...including housing a rising population which is living longer.'*

Achieving Sustainable Development

3. The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. At the heart of the NPPF, is

a presumption in favour of sustainable development (paragraph 14).

4. The NPPF contains 12 core principles for plan-making and decision-taking, which include the need for planning to be:

- Genuinely plan-led, empowering local people to shape their surrounding.
- A creative exercise in finding ways to enhance and improve the places in which people live their lives
- Identifying and meeting the housing, business and other development needs of an area
- Always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Taking account of the different roles and character of different areas, including promoting the vitality of our main urban areas and protecting the Green Belts around them
- Supporting the transition to a low carbon future in a changing climate
- Contributing to conserving and enhancing the natural environment and reducing pollution



National Planning Policy Framework



Documents referenced

1.1 National Planning Policy Continued...

- Encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Promoting mixed use developments and encouraging multiple benefits from the use of land
- Conserving heritage assets in a manner appropriate to their significance
- Actively managing 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
- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5. The NPPF also identifies that there is a requirement for housing applications to be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

1.2 Local Planning Policy

Documents referenced

1.3 Other Documents referred to

Building for Life – Delivering Great Places to live (CABE, 2012)

- Connections
- Facilities and services
- Public transport
- Meeting local housing requirements
- Character
- Working with the site and its context
- Creating well defined streets and spaces
- Easy to find your way around
- Streets for all
- Car parking
- Public and private spaces
- External storage and amenity space

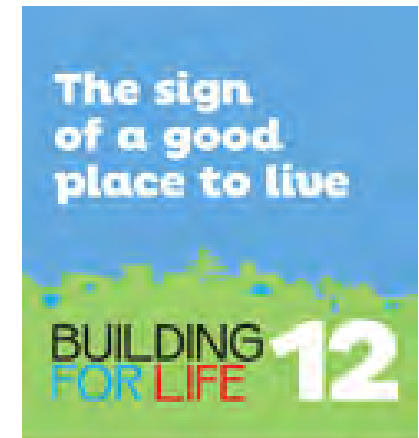
Design and access statements and how to write, read and use them (CABE, 2006)

Design

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

Access

- Vehicular and transport links
- Inclusive access



Documents referenced



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2.0

The Site, Description, Photos &
Transport Context



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2.0 Site Description – Use & Transport Links

The site is located within the Colne valley in Linthwaite, lying circa 6.5 km (4 miles) to the west of Huddersfield town centre and is just less than 4 km to the South of Junction 23 of the M62.

It lies within a Conservation Area and is characterised by a mix of older and more modern industrial buildings, together with one or two former domestic properties. The area further to the North of the site and to the South of the Linthwaite settlement is largely rural in nature.

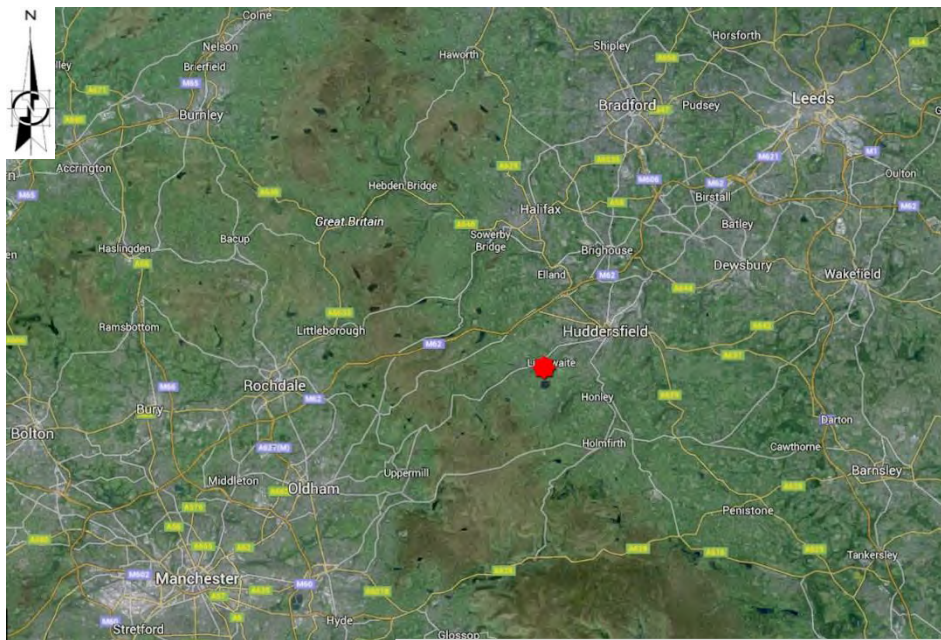
The site is discreetly located in the floor of a small tributary valley to the main Colne Valley, above the village of Linthwaite.

The site falls over 35 metres from back to front and covers an area of approximately 6.22 hectares (15.38 acres). Comprising a series of buildings constructed mainly from the mid 19th century onwards, the site was originally used as a mill processing and finishing wools and cloth. The main mill building sits in the middle of the site and comprises a mixture of differing structures at

differing heights and levels. Two Grade II listed houses are located towards the Northern boundary of the site along with Black Rock Works, a multi storey industrial building accessed off Waingate.

The nearest train station is TransPennine Express Huddersfield Station, 4.1 miles away from the site.

The nearest airport is Leeds Bradford Airport, 27.6 miles away.



Site Location Plan 1  denotes site location



Site Location Plan 2  denotes site location

2.1 Site Photos – Current Site Photos

The following diagram illustrates photographic viewpoints taken in the immediate site context. Careful consideration will be given to the existing surrounding dwellings upon Stones Lane, Upper Clough Road and Waingate to minimise any overlooking and loss of any privacy. It is envisaged that the proposals will benefit these properties.





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3.0

**Historical Context, Locality Photos &
Local Facilities**



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3.0 Context – Historical Context, Locality Photos & Local Facilities

Linthwaite (branded as *Linfit* in the local community) is a village in Kirklees, West Yorkshire. Historically part of the West Riding of Yorkshire, it is situated 4 miles west of Huddersfield, on the A62 in the Colne Valley. The village together with Blackmoorfoot had a population of 3,835 according to the 2001 census.

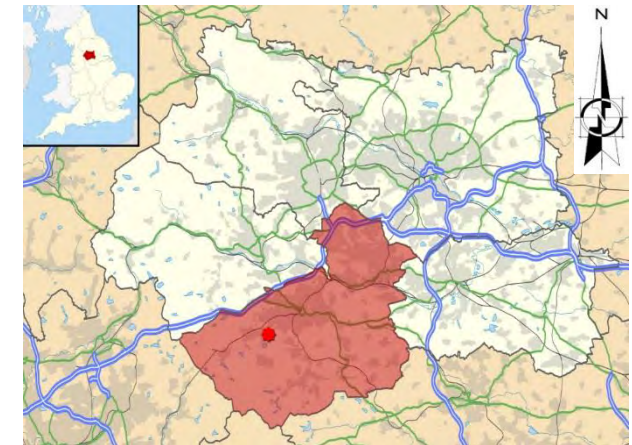
The River Colne, Huddersfield Narrow Canal, the Huddersfield to Manchester railway line and A62 main road all pass near to the village. After they were constructed, textile mills were then built to produce cloth making use of the river. This led to the growth of the village. Linthwaite Hall on Linfit Fold was built around 1600.

Currently, it is a busy village with five pubs, including the *Sair Inn*. This olde style pub was formerly known as the 'New Inn' It is now one of the few 'own brew' pubs still in the country. The Sair Inn won the CAMRA National Pub of the Year Award in 1997.

Linthwaite is believed to be the place where the "Dyson" surname was founded in 1316.

Blackmoorfoot Reservoir, at the top of Gilroyd Lane, is a wintering site for migrating wildfowl and wading birds.

There are two primary schools and a secondary in the village: Linthwaite Ardrion Memorial Junior School and the Linthwaite Clough Junior Infant and Early Years School for local children; and Colne Valley High School, whose catchment area is described in the name.



Site Location Plan 4 ★ denotes site location



Linthwaite Hall

3.1 Locality Photos – Photographic Viewpoints

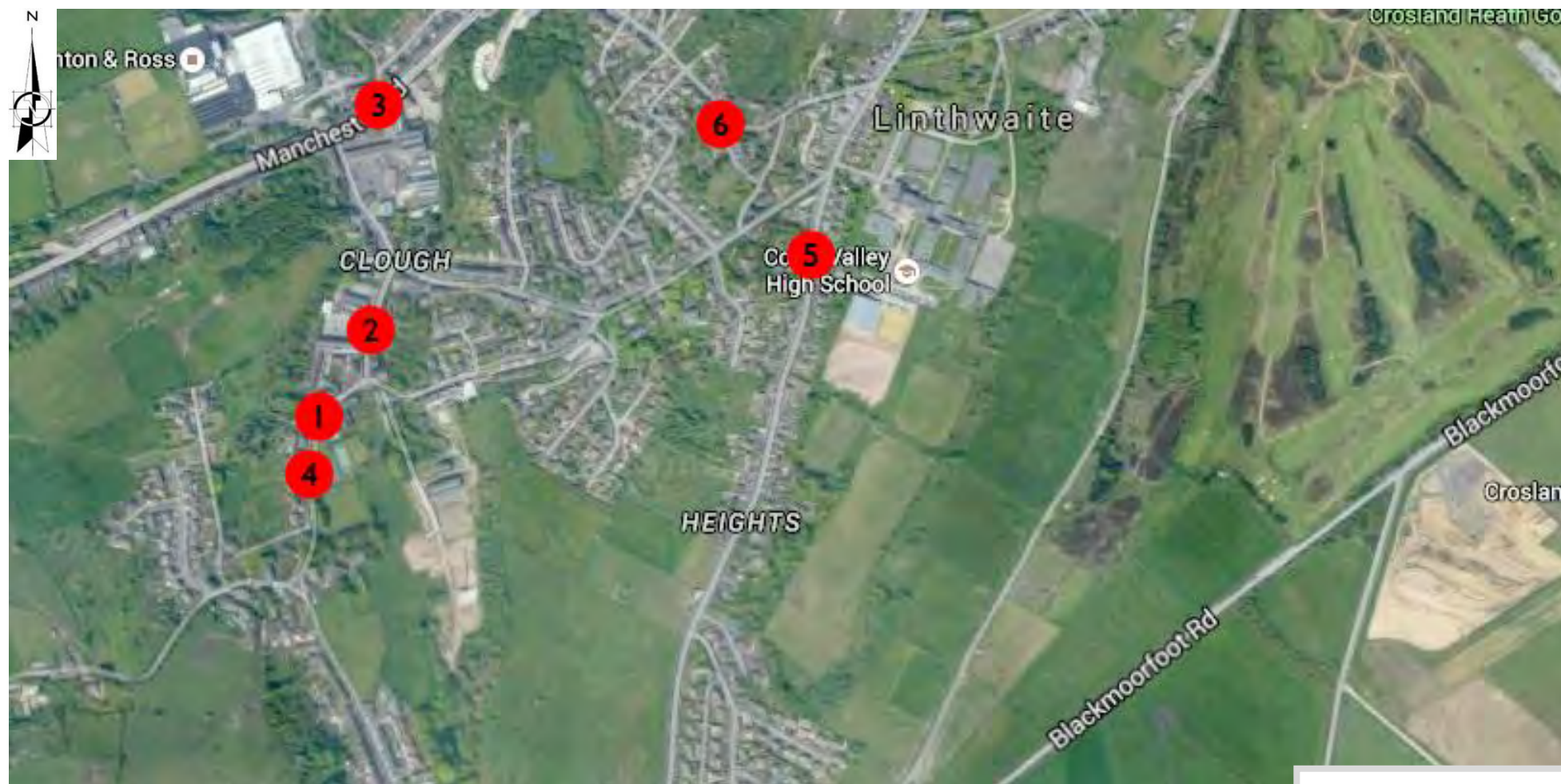
The following diagram illustrates photographic viewpoints taken, to be read in conjunction with following analysis of the local amenities and facilities within the context of Black Rock Mills.

Our development will be compliant with Kirklees

Councils requirements and is consistent with the aims and objectives of current Government Planning Policy in providing homes in sustainable locations.

The development will be a positive regeneration

of an area which is currently misused. It will also bring needed housing, built from quality materials and to a high specification, of varying accommodation sizes to necessitate future occupants, *(refer to separate House Types)*.



Photographic Viewpoints

3.2 Locality Photos





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4.0

Character Evaluation –
Local Vernacular



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4.0 Character Evaluation

This section provides a visual summary of the residential areas within the immediate and wider

area in terms of era, architectural design, detailing and materials palette applied. The aim is

to demonstrate how growth over time has led to an eclectic mix of properties.



Character Area Plan

4.0 Character Evaluation - Photos



4.1 Character Evaluation Blue

Materials Palette :

- Stone and pebble dash render facing material
- Mostly white Front Door
- Stone Window Surround
- Stone verge or White and black fascia
- Black RWP
- Array of colour windows (timber/UPVC (replaced over time)
- Horizontal bar casement windows
- Slate roof tiles
- Chimneys

Defining Characteristics :

- predominately two storey terraced units.
- Some flat canopy entrances

Boundary Treatments :

- Some dwellings sit back from road with small brick walls, grass and hedges.
- Some terrace houses built right up to the street



4.2 Character Evaluation Yellow

Materials Palette :

- Stone facing material
- Mostly white Front Door
- Stone Window Surround
- Stone verge or White and black fascia
- Black RWP
- Black and White UPVC Windows
- Plain/ diamond lead casement windows
- Slate roof tiles

Defining Characteristics :

- predominately two storey detached and semi-detached units.
- Some gable canopy entrances

Boundary Treatments :

- Dwellings sit back from road with tarmac drives, grass and small shrubs and hedges.



4.3 Character Evaluation Green

Materials Palette :

- Stone facing material
- Mostly white Front Door
- Stone cills
- Stone verges
- Black RWP
- Brown and white Windows (timber/UPVC (replaced over time)
- Horizontal bar casement windows
- Mostly red roof tiles
- Chimneys

Defining Characteristics :

- predominately two storey detached and semi-detached units.

Boundary Treatments :

- Some dwellings sit back from road with small brick walls, grass, hedges and drives leading to garages.



4.3 Character Evaluation Red

Materials Palette :

- Stone facing material
- An array of Front Door colours
- Stone Window Surround
- Stone verge
- Black RWP
- White or brown Windows (timber/UPVC (replaced over time)
- Plain casement windows
- Red or grey roof tiles
- Chimneys

Defining Characteristics :

- predominately two storey semi-detached units.
- Some extended porch entrances

Boundary Treatments :

- Some dwellings sit back from road with small brick walls, grass, hedges and tarmac drives.



4.5 Character Evaluation Summary

Local Vernacular and Built Form

It can be seen from previous pages of analysis that the local vernacular / character of Linthwaite traditionally uses stone facing material and in some areas a pebble dash render.

Elevational detailing consists of Stone window surrounds, Stone verges or white facia with predominantly white or brown UPVC windows with horizontal bars. Black rainwater goods and

for the most part white front doors are seen.

This style is consistent with older and newer housing estates.

The choice of house types have been carefully considered to deliver a mix that will meet local housing needs. A range of units including terraced, semi-detached and detached will collate to form a built form suitable and appropriate for the area.

A complimentary material palette has been chosen for the scheme, as detailed in the Design element of this report, sympathetic and complimentary to the area of Linthwaite. We therefore consider house types to be compatible to the traditional village of Linthwaite. (*See Street Scene below*).



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5.0

Site Analysis, Constraints & Key Factors



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5.0 Site Analysis

The following constraints plan identifies the immediate application site within its context. As can be seen the site is situated off Waingate, Linthwaite.

It lies within a Conservation Area and is characterised by a mix of older and more modern industrial buildings, together with one or two former domestic properties. The area further to the North of the site and to the South of the Linthwaite settlement is largely rural in nature.

Many factors have influenced the layout and density of the design.

- Existing Listed structures occupy positions towards the Northern end of the site. These buildings will need to be renovated and afforded respect with a buffer zone provided between any neighbouring developments.
- The Black Rock Mills site falls within the designated Linthwaite Conservation Area which requires that buildings significant to the area are retained if possible, and that new development preserves or enhances the character or appearance of the area. To this end a more detailed appraisal of the buildings has been prepared by a conservation specialist. (Refer to accompanying PPG15 Conservation Assessment)
- A portion of the site is taken up by land which is Green Belt land. Obviously this land is unsuitable for development but it could be further enhanced with sympathetic landscaping and the encouragement of ecology. The development of existing footpath links could be provided which further integrate the Green Belt area into the site and reinforce its relationship to the development.
- Existing trees near the entrance of the site are protected with tree preservation orders. There are a small number of trees which require removal. These are annotated on our drawing 08231 AD (00) 003 Proposed Site Plan.
- An existing culvert runs the full length of the site, fed from Blackmoorfoot Reservoir and opening up at the lower end of the site near the site entrances. This will need to be rebuilt / repaired and avoid passing under any built space including residential gardens. The Environment Agency have requested that a 10m (total width) easement zone be left free along the length of the culvert for maintenance, which in turn greatly impacts on the potential forms the site can take.
- The majority of the site has steep gradients across it. Any new development will need to be carefully integrated into the existing landscape and hardscape to make the changes in levels work for the development, rather than against it. The existing estate road and its relationship to the internal floor levels within the existing units varies greatly, and together with the additional factors attributed from the culvert, reinforces the need for a coherent approach and strategy for the site. This will be achieved by splitting the site into east and west sectors, reinforcing the historic forms to the east by locating dwellings behind the “northlight” spine wall, siting the units on plateaus with stepped garden areas and enclosed parking courtyards, both of which refer back to the wall, connecting the spaces together both historically and physically over the site. The west will take on a courtyard style approach to development, differentiating between solid mass and open vistas to define “living zones” in a less formal manner.

5.0 Site Analysis - Continued

- Condition reports and detailed structural surveys have been carried out on all existing buildings within the site. The majority of the buildings are either in very poor, poor or at best fair condition. The survey also made note that the retaining walls to the valley side are in poor condition.
- Parts of the site have such steep gradients that they are unsuitable for development. These slopes will however be used to provide informal public amenity space where practical, areas of enhanced landscaping, a reinforcement to the site boundary lines and will also act as a frame to the development and its wider context.
- Separate vehicle and pedestrian access points into the site are currently provided and should be maintained to segregate the flow of activity through the site and to afford safe pedestrian movement through a defined route across the development.
- Existing areas of open space and local areas for play exist towards the North West of the site (playing fields, tennis courts) New visual and physical links should be provided through the development to these existing open spaces, and further on-site formal public amenity space and structured pedestrian links should be provided. A close dialogue between the Client, Architect,

Planning Authority, Conservation, Economic Development and Highways has been in place from an early stage to ensure the evolution of the scheme respects the opinions of all members of the development team. The development of the site hinges on key relationships between these parties, so that the scheme can be taken forward in an agreed and controlled manner.

5.1 Summary Of Analysis

The findings of the topographical survey, appraisal and technical work completed to date have established that the site is a suitable location for a residential development which could be brought forward without giving rise to significant environmental effects. The site provides a sustainable location within the existing settlement boundary which is accessible to local centre, transport infrastructure and is within walking and cycling distance of a range of local schools, shops and public transport connections.

The surveys undertaken to date indicate that the site is relatively unconstrained with regard to nature conservation and ecology, with little diversity of species or habitat present. Such nature conservation and ecological value as there is will be protected if the majority of hedgerows are retained, and a proposed programme of habitat enhancement and creation should result in a small positive impact for nature conservation and ecological value at the local level, when implemented through an appropriate management regime.

It is considered there are no significant constraints associated with providing access to the site by private vehicle, it is proposed that we utilize access off the Northern boundary, off Waingate.

The design evolution of the scheme has taken into consideration all of the opportunities presented by the site to create a high quality sustainable residential development. These opportunities are summarised below:

- Provide a range of well built houses of varying sizes for an array of couples / families.
- Extend the urban grain and create a new development which reflects the scale and pattern of the existing residential neighbourhood.
- Create a development which positively interacts with the existing residential neighbourhood.

- Create a development which has identity, character and an overall common theme that ties in with the local vernacular.
- Create a rich and diverse landscape within the site, creating a softened access route into the development.
- To retain hedgerows and trees along the site development boundaries and reinforce with new native planting.
- Provide local craftsmen, trades, businesses and manufacturers with jobs.



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6.0

Design Evolution



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6.0 Design Evolution – Access, Amount & Layout

In the original outline application, the Black Rock Mills site covers an area of approximately 6.22 hectares (15.38 acres).

Of this area, approximately 1.65 hectares (4 acres) is classed as Greenbelt land and another 0.6 hectares (1.48 acres) has gradients which, whilst being suitable for use as Informal Public Amenity Space, are not suitable for use as developable land. This results in a developable site area of approximately 3.44 hectares (8.5 acres)

The split of residential and employment use has been established through the preparation of a commercial property market report and employment land study. Knight Frank LLP has undertaken studies specifically relating to the commercial viability of existing occupiers and future employment potential.

Existing mature trees near the site entrance will be retained, with the exception of a minimal number of trees to be removed to allow unrestricted access through the site and allow development appropriate for the site in key

locations. This brings a more open, leafy feel to the development, supplemented by a varied mixture of on site and off site public open space.

A full mix of house types and sizes are provided ranging from 1 bedroom apartments @ 450 sq.ft to 4 bedroom dwellings @ 1100 sq.ft.

The design within all sectors of the site endeavours to create small clusters of dwellings that encourage neighbourliness and natural surveillance of communal and private areas. Side or rear gardens which adjoin land with unrestricted access will be defined.

This site has become a stalled site due to the last economic downturn.

The previous mix of development as indicated by the original outline scheme shown on the layout adjacent, is now unsuitable due to the current economic climate. After market research has been undertaken, the layout has evolved into the proposed layouts on the following pages.



6.0 Design Evolution – Access, Amount & Layout

This schematic design has evolved following the outline application.

We have provided a greater mix of units regarding size, occupancy, storey height and unit type i.e. terrace, semi-detached and detached.

A new vehicular access is proposed off the Northern boundary, off Waingate. This will be a main estate road. General arrangement and orientation of units is shown, nodal buildings will be utilised as points of interest and aid manoeuvrability within the site.

Bespoke dwelling and corner turners have been designed and utilised to create a sense of place, along with reconstituted and natural stone, in keeping with the local vernacular.

Mature existing trees that currently occupy the site will be retained where possible and reinforced with new native planting.



6.1 Design Evolution – Access, Amount & Layout

The site is a stalled site due to the previous mix now being unsuitable. For example, after market research undertaken, the layout illustrates that apartments are now unsuitable.

The site has been designed with a specific road hierarchy. The Primary spine road will be a traditional road with kerbs. Secondary roads will branch off from this and will be shared surface roads designed to the local authority standards. And Tertiary roads will be in the form of private drives.

A bespoke range of houses have been designed to suite the needs of the site. This has included a mix of semi-detached, detached, terrace and corner turners.

Plot numbers 67, 96-101 and 104-113 have been designed to coincide with the ridge heights of the previous heights of the former warehouses/mill buildings on the layout.

Existing listed buildings to be retained and converted under a separate reserved matters application are to follow.



6.2 Design Evolution – Access, Amount & Layout

The site has been reviewed and refined due to the site being greatly engineered as a result of issues regarding drainage, flooding and slab levels because of the topography of the site.

This in turn has dictated to some degree the form and function of the streetscape.

A structural linear design has been created which reflects the street pattern of the original outline scheme. But the make up of dwelling types has been dictated by the ever changing market conditions. The finalised scheme which is proposed in this reserved matters application offers a varied type, size and form of dwellings which help to create a more varied and sustainable development.



6.5 Design Evolution - Appearance

Careful consideration has been given to the application of materials in order to reflect the traditional character of Linthwaite.

As shown below a traditional mix of reconstituted stone, black rainwater goods, white fascia, grey roof tiles collate to form the material palette.

Materials Palette



Windows
and doors to
to rear to be
White UPVC



All
rainwater
goods to
be black



All
garage doors
to be black

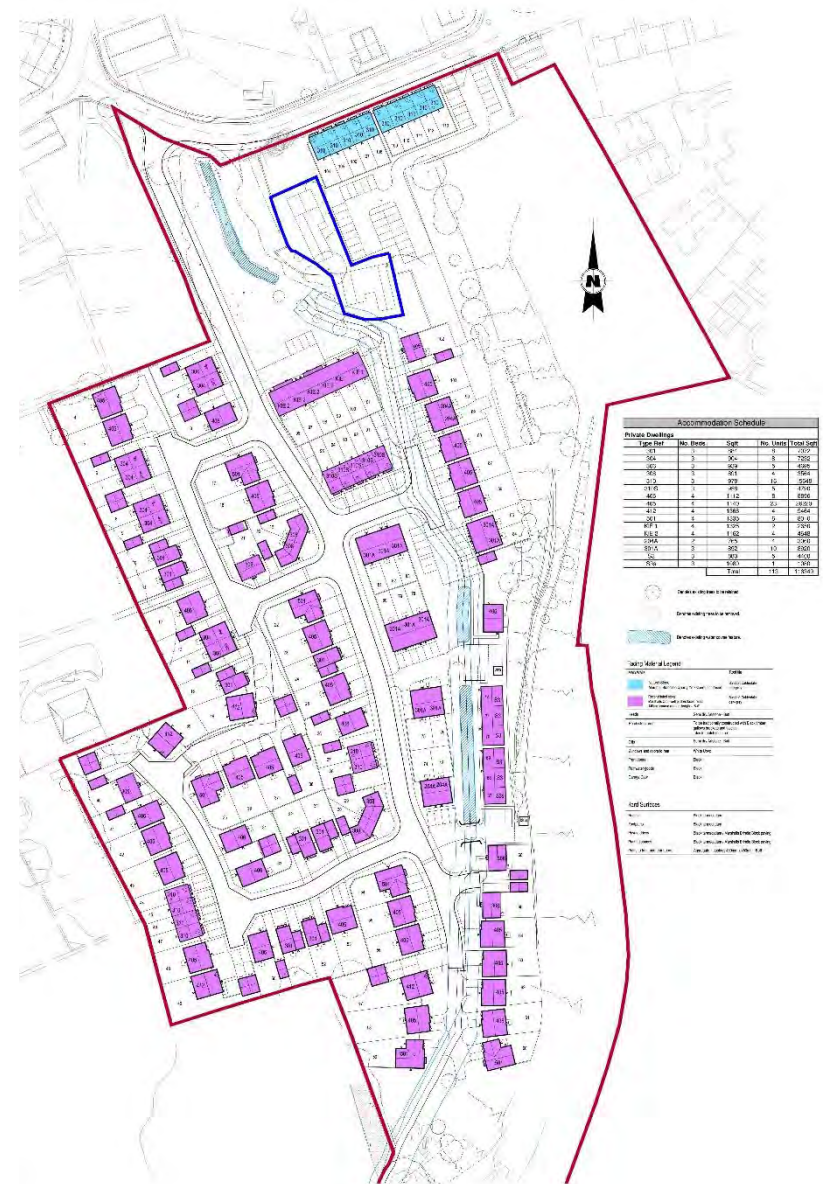
Heads and
cills to be
semi dry
Artstone

All
front doors
to be black

Black timber
used for
porch
structures

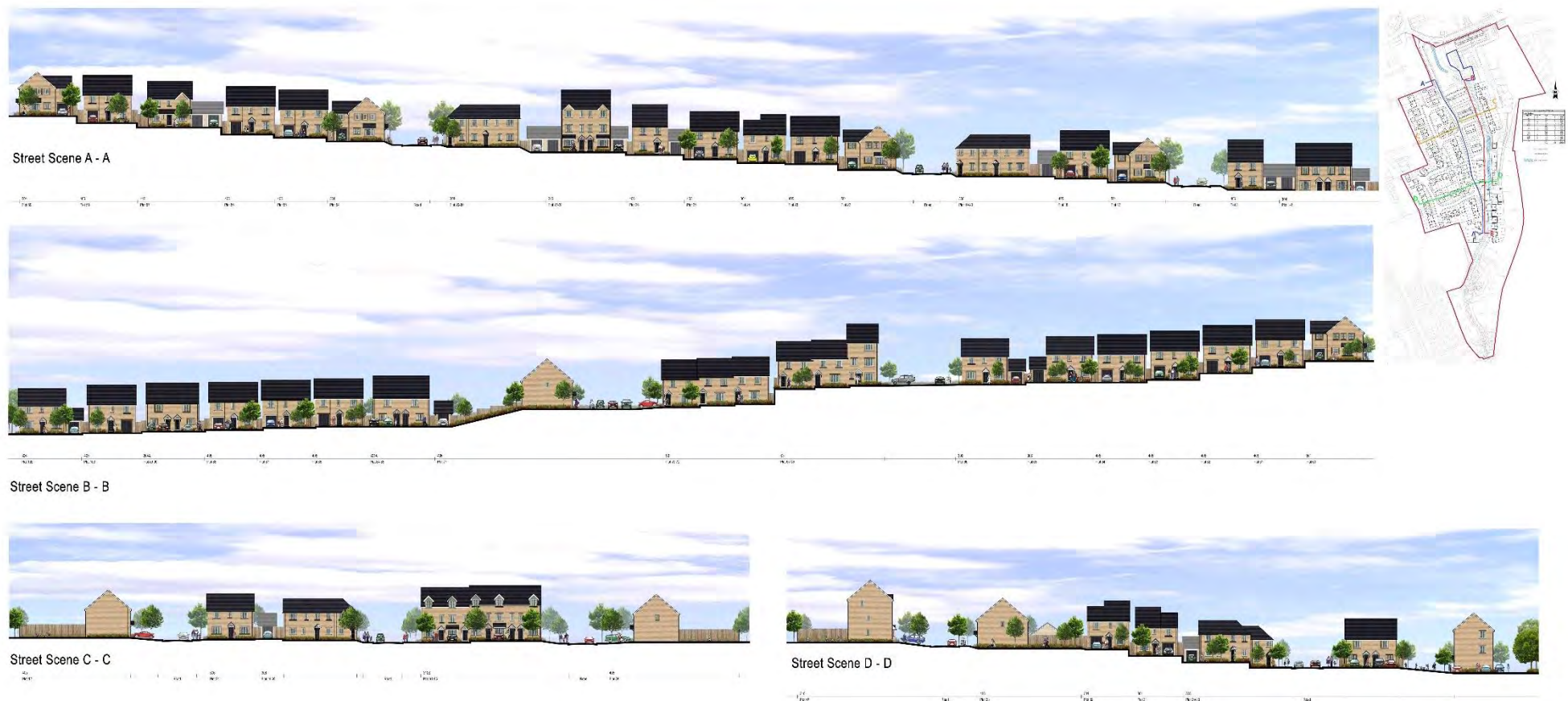
6.6 Design Evolution - Materials

The following Materials plan shows the disbursement of aforementioned materials across the site.



6.7 Design Evolution – Street Scenes

The following street scenes show the mix of proposed dwellings, with varying built form, roof configurations and elevation treatments creating a varied streetscape with interest and character.



6.9 Design Evolution – Scale

This plan indicates the massing of the proposed development. As can be seen the scheme will be predominantly two storeys, with feature 2.5 and 3 storey units where the existing mill was and to create vista views.

Dual aspect dwellings will be designed on prominent corners as nodal buildings.

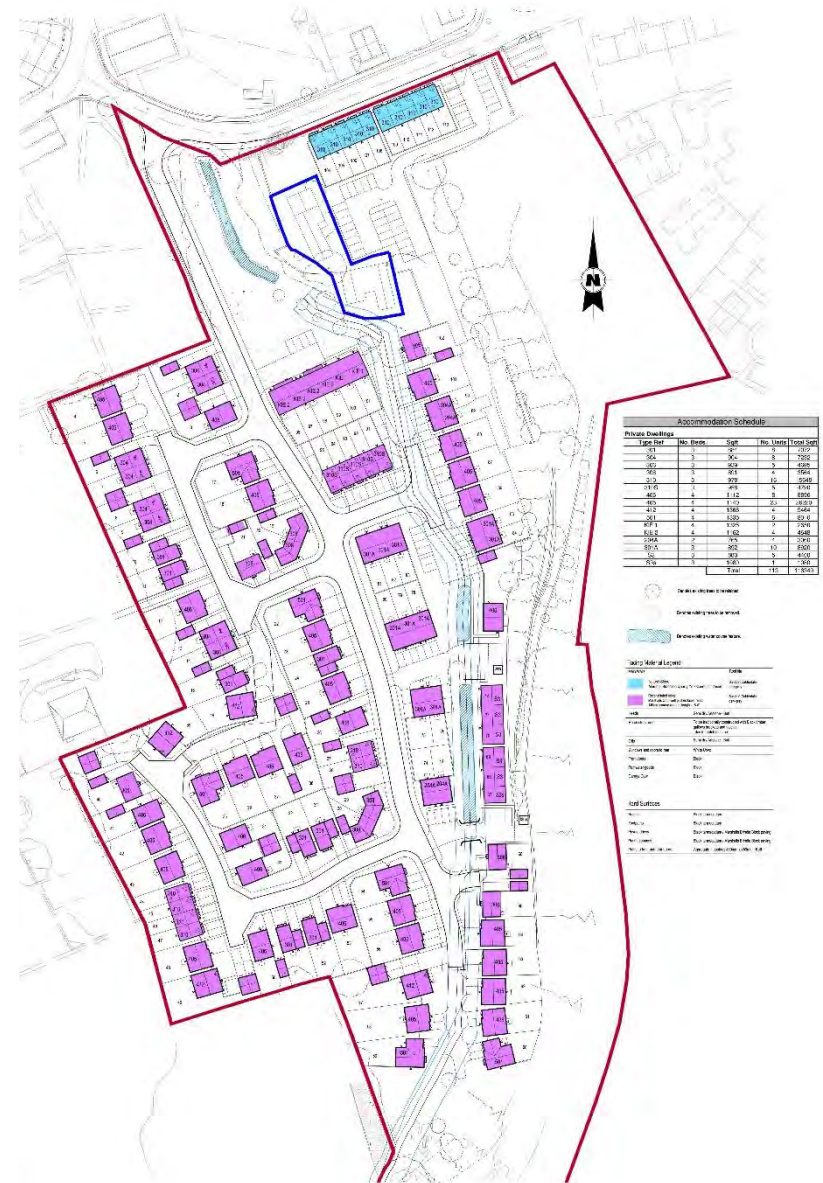
The arrangement and orientation of dwellings has been carefully considered, this will limit the impact upon existing surrounding dwellings. Thus avoiding any undue effects of overlooking and loss of privacy of adjacent properties / gardens.



6.10 Design Evolution – Amount / Occupancy Plan

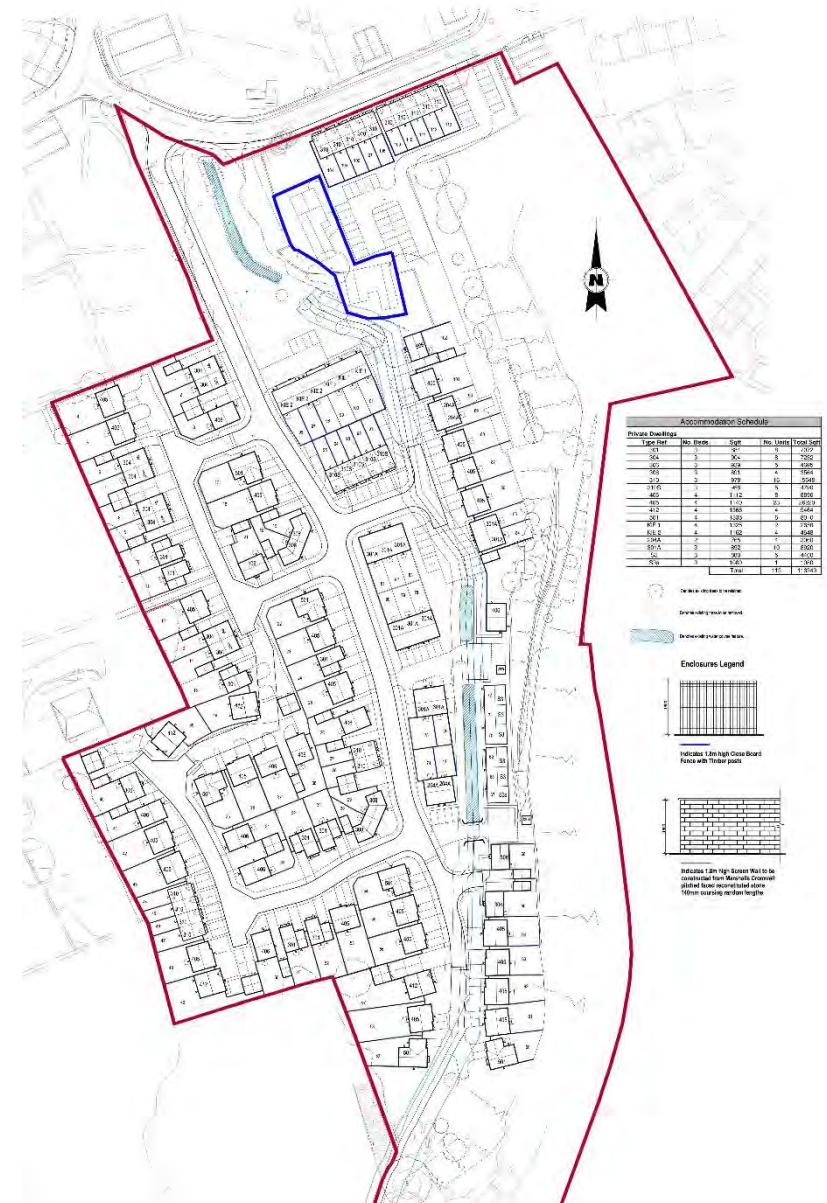
The following occupancy plan shows the envisaged mix of dwellings spread across the site.

As can be seen the scheme will provide a mixture of 2, 3 and 4 bed houses. The houses will be an array of terraced, semi-detached and detached dwellings, with associated garaging / car parking, front and rear gardens.



6.12 Design Evolution – Enclosures Plan

The following Enclosures Plan shows the proposed boundary treatments, as illustrated rear gardens have 1.8 meters close boarded fencing with 1.8 meter high screed wall to be constructed from Marshalls Cromwell pitched faced reconstituted stone 140mm coursing random lengths.



6.13 Sustainability

The development will achieve sustainability building construction in line with current Building Regulations. The development will also seek to:

- Enhance the existing habitat and create new habitat through the retention of and supplementation of existing trees / hedgerows (where possible) and the provision of new native planting throughout.
- Improve energy efficiency through siting, design and orientation of buildings.
- Use simple traditional construction detailing and materials to achieve a robust and high quality build.
- Use of building materials where possible capable of being recycled.
- An element of construction waste reduction or recycling.



6.14 Community Safety

Government policy makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. This policy is set out in the document 'Safer Places: The Planning System and Crime Prevention' (February 2004, ODPM and the Home Office) and Manual for Streets.

The guidance is based on seven attributes of sustainable communities particularly relevant to crime prevention. These attributes have emerged from in-depth research into crime prevention and urban design practice and theory. The seven attributes of sustainable communities relevant to crime prevention are:

- Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;
- Structure: places that are structured so that different uses do not cause conflict;
- Surveillance: places where all publicly accessible spaces are overlooked;
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community;
- Physical protection: places that include necessary, well-designed security features;
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

A key aspect of creating a safe and secure development will be to look at detailed areas with the Local Authority's Crime Prevention Design Adviser as the development is progressed through the application. At this stage the specific ways in which the proposals accord with six attributes relevant to crime prevention are as follows:

Access and Movement

All routes are designed to be well defined and overlooked by new development and active frontages. All routes are proposed to be direct and necessary allowing access to properties, public open spaces and leading to facilities and residential areas in the wider context.

Structure

The development will sit adjacent to the existing properties. Our proposal promotes social interaction with this scheme via utilization of an access road off this site, together with pedestrian connection. The built form and material palette will be similar to maintain the distinct character.

Surveillance

The movement network (vehicular, pedestrian and cycle routes) and all public spaces will be well defined and overlooked by surrounding development. Parking areas for private houses will be located predominantly to the front and side or rear of dwellings. No rear parking courts are proposed. Parking spaces will be visible from

the dwellings that they belong to or overlooked by others, increasing opportunities for passive surveillance.

Ownership

The distinction between public and private space will be clearly defined by physical means such as boundary walls, fences, railings, hedges/ low level planting and surface treatments. Properties will face into streets allowing residents to get to know their neighbours and recognise their cars etc. – engendering a sense of personalization and community spirit. Locating parking within the curtilage of the plot helps private parking to be defined. Where groups of on-street parking spaces are proposed, private and visitor car parking will be more clearly defined. Areas where parking is not permitted will be protected by physical means such as level changes, grassed or landscaped verges, changes in hard surfaces, timber bollards or knee rails.

Physical Protection

All buildings will be secured to the relevant standards as set out in Building Regulations or by the LPA. The option to exceed these standards will remain open to the applicants.

Management and Maintenance

A good quality public realm will be provided, stimulating human activity and influencing the behaviour of users. Dwellings within the site that are privately owned will be maintained by the individuals who own or occupy them. Affordable dwellings will be managed by public or private companies. Roads and footways will be designed to adoptable standards (based on Manual for Streets and Borough Guidance).



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Conclusion



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7.0 Conclusion

This document demonstrates that proposed development on this site can address the site constraints and be sustainable. It can successfully integrate with the existing rural area and local community in a positive way.

Character

The development will create its own identity within the area, respecting the character of its surroundings.

Continuity and enclosure

Public and private realm will be clearly defined with the use of landscaping and external materials. The development will connect to the existing movement network, improve connectivity and provide new linkages to promote sustainable modes of transport.

Ease of movement

The development will have a clear and simple road hierarchy which will give ease of movement.

Legibility

The development will have its own sense of place defined by the architectural detailing and visual form.

Focal point features will address key locations, create identity and assist people to navigate through the development.

Diversity

The development will have variety and choice of style and type of dwellings with a common unifying theme.

This Design and Access Statement has been prepared on behalf of Kier Living LTD. It supports a Reserved Matters Planning Application for a prospective residential development of 113 dwellings total of which (93 private and 20 affordable). This is in place of open fields, industrial buildings and some domestic properties.

Through working with the Local Authority, making reference to Supplementary Design Guidance; the development will seek to provide a new residential development in keeping with the rural locality.



Geoff Perry Associates Limited

comprehensive architectural design service



The Shrubbery, 28 Erdington Road,
Aldridge, Walsall, WS9 8UH

t: 01922 744 900

f: 01922 744 901

www.geoffperryassoc.co.uk