

Wilson/GLC/7147/C  
18<sup>th</sup> June 2014

- Architects ■
- Masterplanners ■
- BREEAM Assessors ■
- Code for Sustainable ■
- Homes Assessors ■
- Building Surveyors ■
- Party Wall Surveyors ■
- Project Managers ■
- CDM Co-ordinators ■
- Access Consultants ■

**Reserved Matters application for approved application 2012/60/92614/E, Batley Mortar Site, land situated between Smithies Moor Lane, Bridge Street, & Mill Street, Birstall, Batley, WF17 9AU, Outline application for the erection of residential development for upto 21 dwellings**

**Addendum to Design and Access Statement**

Please find enclosed the following drawings which provide details of the 'Reserved Matters'

Drawing number	Title
7428 P(0)001	Proposed site layout
7428 P(0)002	House type 1
7428 P(0)003	House type 2
7428 P(0)004	Site sections
14141/103 P3	External works
14141/104 P2	Proposed drainage layout
MR14-040/101	Soft landscape general layout

The Reserved Matters include:

**Scale**

- The highest units are concentrated to the north of the site as this area is considerably lower than the south.
- The units to the south are comparable in footprint and height to those on Mill Street in order to contribute positively to the streetscape.
- Scale of the proposed development is within those set out on drawing 200-100 Parameters Plan which forms part of the outline planning permission.
- The development comprises of 2 and 2 ½ storey properties.

**Appearance**

- 2no. house types offer visual interest.
- The proposed building materials complement those of surrounding buildings.

**Layout**

- Community heart of public open space.
- Mix of dwelling types.

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- Fingers of development that respond positively to the topography of the site.

**Landscaping**

- Soft landscaping incorporated both to the proposed public open space and private gardens. There is approximately 641 sq. m of public open space above the minimum rate of 30 sq. m per unit as set out by UDP policy H18.
- Mature trees retained to the north of the site as illustrated within the arboricultural report, existing low quality trees within the site removed and replaced (please refer to Soft landscaping general layout).
- Landscaping to increase bio-diversity particularly around the open Brook.

Should you have any queries or require further information please do not hesitate to contact us.

Yours faithfully

Signed:  .....  
Roy Wilson  
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**Skipton Office**

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