Jade3 Architecture Ltd

Job reference: 2016 enquiry 16

Address: **vacant garden land at rear of no2, Peats Pond, Salendine Nook, Huddersfield**

Date: 5-4-2016

Extra notes: **Outline planning design and access statement**



Aerial view of existing site vacant rear garden land



Aerial view of development (illustrative 3D image only)

Jade3 Architecture Ltd, Studio 67, Second Floor, Bowers Mill ,Branch Road, Barkisland, Halifax, HX4 0AD
Landline/Facsimile: 01422 371400 Registered in England. Company Registration no: 7218042 VAT registration no:990370800
www.jade3architecture.co.uk

Jade3 Architecture Ltd

Introduction

Jade3 Architecture have been appointed by Mr Balbir Dawett to advise on an Outline planning application for the sketch design of 6no executive detached dwellings to regenerate the vacant rear garden land on no2 Peats Pond, Salendine Nook, Huddersfield. Jade3 pride themselves as creative designers for one off innovative and sustainable homes with a difference. The rear garden plot is considered as a brownfield site. Only the site access and use classification under Class C3 residential dwellings with number of units are applied for at this early stage and the remaining design, architecture, landscape,,,,,,,,etc are to be dealt with at a later stage under reserved matters. All 3D images are illustrative only.

The rear garden land is not effectively used and as a result, has been inspired by the recent applications along the rear of no120 and no152 Laund Road. The vacant garden land is virtually flat and ideal to accommodate new dwellings. No2 Peats Pond is currently access via a private un-adopted narrow road that also serves a small bungalow and a 2 storey building at the end of the Peats Pond cul de sac. Peats Pond is too narrow and not adequate to serve the new dwellings. The rear garden land is situated on a generous plot. Generally, the area is of several modern houses dated back in the 1980's and several new plots has also emerged recently of 2-3 storey modern houses with small garden at the rear of these units.

No176 Laund Road has recently submitted planning application for extending their bungalow under a separate application. However, a strip of their side garden plot has been reserved for a shared vehicular and pedestrian access into the site to serve the rear garden plot of no2 Peats Pond. The vehicular access has 2400x45000 visibility splays across Laund Road. The existing boundary walls of the neighbours are less than 1000 high and therefore adequate visibility splays can be achieved. Similar vehicular access has been formed on the other 2 sites on rear of no120 and no152 Laund Road.



View from Laund Road showing new vehicular access into development

Jade3 Architecture Ltd

Due to no2 Peats Pond being a large house and now that no 176 Laund Road also has a large extension, it is evident that large executive homes are not available in the market. Therefore, it is an opportunity to break the mould and be market leaders for providing large executive and smart looking homes that people are proud to own rather than the norm as offered by the volume house builders. Market researches has been carried out and there are in need for large executive homes. The Delamere Gardens in Fixby is a prime example of large executive homes in demand. Although they appeared to be large, they are still tightly squeezed together with small gardens. As you can see from the recent approvals along Laund Road has the norm small tight internal space units which are not really practical in today's rural living ethos. Our clients are keen to promote the **'less is more'** attitude.



Aerial view of vacant garden land

The Laund Road area has various architecture styles, mixed massing and the varied palette of building materials that have been used. The buildings are mainly pitched roof configuration. The building materials around the area are bricks, stone and rendered with UPVC windows and doors, with feature stone sill's and heads and some have dentils supporting the gutters which have set the design precedent for this redevelopment. The sketch 3D images are illustrative (for information only) at this early stage and basically to give a flavour of what can be achieved. Adequate landscape buffer zones has been provided with privacy distances respected to the adjacent neighbours.

The precedent of 2 storey massing with architectural style is of stone and rendered which have been used to inspire this illustrative outline planning design. It is to use

the same materials where possible to create the new dwellings. The new dwellings will create a fresh modern and contemporary aesthetic feel but still retain the original character of the area. Rather than cramping and creating many small units on the rear garden land, it is a strategic intension to be bold and building large executive homes so that it will assist to complement the adjacent no2 Peats Pond and no176 Laund Road houses. To minimise the number of dwellings on the rear garden land will also minimise the traffic generation.

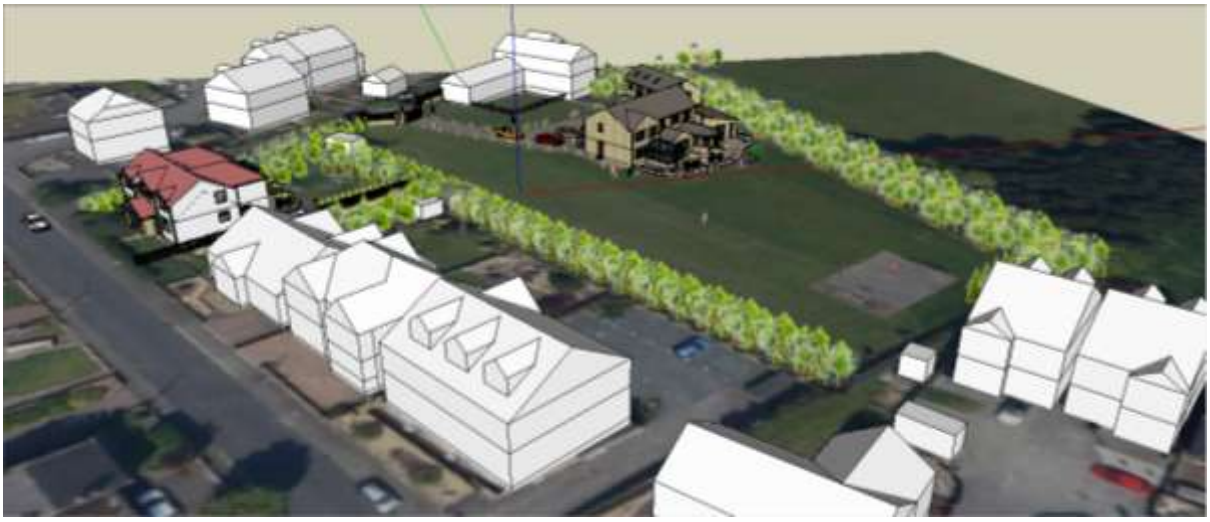


Aerial view of new development at rear garden of no2 Peats Pond

There are 2 types of detached dwellings intended so that it will provide character and also individuality to owners. The internal layout of the dwelling has been designed to create a modern open plan kitchen, dining and living space on the ground floor. Four to five generously sized bedrooms and family bathroom are situated on the first floor. A double height space has been created at the main entrance foyer for the property it deserves. These new dwellings are also to accommodate photovoltaics solar and thermal panels to assist with sustainable design approach and keeping the daily running cost low. These building types has been designed to meet with 21st century rural living ethos.

As you can see from the 3D images, the illustrative proposals has been strategically designed so that they blends in with massing and architecture with the surrounding areas and they respect the privacy distances and are not over-bearing. Our clients, have taken this vacant garden land to the rear of their property and with a new access taken off Land Road next to no 176 Laund Road will provide the opportunity for an iconic redevelopment for large detached executive homes in today's

challenging and dim economic climate should be applaudable. This regeneration of this vacant garden land will provide 6no families to create a proper modern **HOMES** for themselves. Therefore, on behalf of our client and Jade3, we seek Kirklees Metropolitan Borough Council planners for a positive Outline planning outcome. Our clients are keen to start the building works for these detached executive dwellings as soon possible. Since they owned the land and do not need any bank loans, these dwellings will be built which will assist to contribute towards the government's and local housing targets. There are already a few keen interest on these outline proposals and our client do not want to miss this great opportunity.



Aerial view of existing vacant garden land



Aerial view from Laund Road

Jade3 Architecture Ltd



Aerial view of development (3D illustrative image only)

Design statement

The design statement is prepared in accordance with the CABE's publication 'design and access statements – how to write, read and use them' (2006) headings.

The proposals

The proposal is for an **Outline planning application** for the erection of 6no large executive detached dwellings with 4-5 bedrooms at the rear of garden land on no2. Peats Pond with new vehicular access off Laund Road adjacent to no176 Laund Road. These new dwellings are aimed at the executive markets which is high in demand because there is not many available. The site location is ideal with close M62 motorways link to both junctions 23 and 24 within 5 minutes drive. it also assist to bring fresh use to otherwise a vacant rear garden plot and helps to regenerate the area and massively improves the Laund Road area visually as a whole and meeting the government's and local council's housing targets.

Site and area assessment

Physical, social and economic characteristics

The area as a whole consists of terraced, semi-detached and detached units. This is a thriving neighbourhood with close proximity to shops and schools with easy transportation access. The wide Laund Road itself has mainly 2 storey properties and the proposal for executive homes will help to completes the housing agenda. In

this dim and challenging economic climate, it is applaudable for our clients to seek a grand vision and act upon it by making it a reality and hopefully providing a great executive **HOMES**. The new dwellings will provide a physical contribution back to the local area and creates a social vibrancy but most importantly will enhance the area visually and assist with the local economy boost.

Planning history and policies statement

A site assessment of the surrounding areas and neighbouring properties has been carried out and observations listed below. The area has generally a 2 storey massing terraced, semi-detached, detached properties and are built with mainly bricks and stone gabled end pitched roofs with slate or concrete tiles building materials. Simple architecture form but varied in massing and aesthetics styles.

The following are extracts from Kirklees planning portal illustrating some but not all of the planning history of Laund Road.

Application 2015/92387

Erection of detached dwelling

adj 208, Laund Road, Salendine Nook, Huddersfield, HD3 3UD

Received on 28-Jul-2015

✔ Application approved, comment period has ended

Application 2015/92090

Discharge of conditions 3, 4, 9, 10, 12, 13, 15, 16, 17, 19, 20, 21, 25 on previous permission 2012/92070 for erection of 21 dwellings

156, Laund Road, Salendine Nook, Huddersfield, HD3 3TY

Received on 02-Jul-2015

↴ Application withdrawn

Jade3 Architecture Ltd

Application 2014/93584

Demoliton of dwelling and erection of 10 dwellings

120, Laund Road, Salendine Nook, Huddersfield, HD3 3TY

Received on 17-Nov-2014

✔ Application approved, comment period has ended

Application 2014/93543

Erection of semi submerged garage

Gosling Green Farm, Laund Road, Slaithwaite, Huddersfield, HD7 5UZ

Received on 12-Nov-2014

✔ Application approved, comment period has ended

Application 2014/93537

The proposal is for erection of single storey rear extension. The extension projects 8m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 2.4m

Gosling Green Farm, Laund Road, Slaithwaite, Huddersfield, HD7 5UZ

Received on 12-Nov-2014

✖ Application refused, comment period has ended

Application 2013/93429

Outline application for erection of 1 detached dwelling

208, Laund Road, Salendine Nook, Huddersfield, HD3 3UD

Received on 24-Oct-2013

✔ Application approved, comment period has ended

Application 2012/92931

Erection of agricultural shed

Gosling Green Farm, Laund Road, Slaithwaite, Huddersfield, HD7 5UZ

Received on 17-Sep-2012

✔ Application approved, comment period has ended

Jade3 Architecture Ltd



Planning statement

The proposal for the 6 new executive detached dwellings meet with the following

Kirklees Unitary Development Plan Policies

- BE1,
- BE2,
- BE11,
- BE12,
- BE13,
- BE14,
- BE22,
- BE23,
- D2
- EP10
- H1,
- H18,
- T1,
- T2
- T10
- T14
- T16
- T17
- T19 and

National Planning Policies Framework

- section 1, (delivering sustainable development) and
- section 7(requiring Good design).



Aerial view

BE1

ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:

i CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;
ii IS VISUALLY ATTRACTIVE;
iii PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;
iv PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;
v IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.

As you can see from the site plan, the layout is strategically laid out so that decent sized plots are achieved and the illustrative 3D images showed that the site will be of good design quality. As such the proposals will meet with Policy BE1.

BE2

NEW DEVELOPMENT SHOULD BE DESIGNED SO THAT:

i IT IS IN KEEPING WITH ANY SURROUNDING DEVELOPMENT IN RESPECT OF DESIGN, MATERIALS, SCALE, DENSITY,LAYOUT, BUILDING HEIGHT OR MASS;
ii THE TOPOGRAPHY OF THE SITE (PARTICULARLY CHANGES IN LEVEL) IS TAKEN INTO ACCOUNT;
iii SATISFACTORY ACCESS TO EXISTING HIGHWAYS CAN BE ACHIEVED; AND

iv EXISTING AND PROPOSED LANDSCAPE FEATURES (INCLUDING TREES) ARE INCORPORATED AS AN INTEGRAL PART OF THE PROPOSAL.

As you can see from the site plan, the layout is strategically laid out so that decent sized plots are achieved and the illustrative 3D images showed that the site and the architecture to be in keeping with massing which will be of good design quality. The building materials used are in keeping with the surrounding. The scale and massing is of 2 storey and is not over dominant. The layout is not cramp where adequate gardens are achieved for the dwellings. Privacy distances has been achieved and respect the neighbours. The density is low and not cramped. Satisfactory vehicular and pedestrian access has been achieved off Laund Road. Landscape buffer zones are to be provided so that it assist to screen the neighbours. As such the proposals will meet with Policy BE2.

BE11

NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED:

i IN AREAS WITHIN WHICH STONE HAS BEEN THE PREDOMINANT MATERIAL OF CONSTRUCTION;

ii WITHIN CONSERVATION AREAS; AND

iii WITHIN TOWN AND LOCAL CENTRES. OUTSIDE SUCH AREAS, PROPOSED MATERIALS OF CONSTRUCTION SHOULD REFLECT THE PREDOMINANT MATERIALS ADJACENT TO AND SURROUNDING THE SITE, PROVIDED THAT SUCH MATERIALS ARE NOT DETRIMENTAL TO VISUAL AMENITY.

As you can see from the illustrative 3D images showed that the intention for the building materials such as bricks, stones or rendered façade to be in keeping and blends in sympathetically and holistically with the surrounding which will be of good design quality. As such the proposals will meet with Policy BE11.

BE12

NEW DWELLINGS SHOULD BE DESIGNED TO PROVIDE PRIVACY AND OPEN SPACE FOR THEIR OCCUPANTS, AND PHYSICAL SEPARATION FROM ADJACENT PROPERTY AND LAND. THE MINIMUM ACCEPTABLE DISTANCES WILL NORMALLY BE:

i 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A HABITABLE ROOM WINDOW OF A FACING DWELLING;

ii 12.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A BLANK WALL OR A WALL CONTAINING THE WINDOW OF A NON HABITABLE

ROOM;
iii 10.5M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND THE BOUNDARY OF ANY ADJACENT UNDEVELOPED LAND; AND
iv 1.5M BETWEEN ANY WALL OF A NEW DWELLING AND THE BOUNDARY OF ANY ADJACENT LAND (OTHER THAN A HIGHWAY). DISTANCES LESS THAN THESE WILL BE ACCEPTABLE IF IT CAN BE SHOWN THAT, BY REASON OF PERMANENT SCREENING, CHANGES INLEVEL, OR INNOVATIVE DESIGN, NO DETRIMENT WOULD BE CAUSED TO EXISTING OR FUTURE OCCUPIERS OF THE DWELLINGS OR ANY ADJACENT PREMISES OR POTENTIAL DEVELOPMENT LAND WHICH MAY BE AFFECTED.

As you can see from the site plan, the layout is strategically laid out so that decent sized plots are achieved and the illustrative 3D images showed that the site will be of good design quality with privacy distances achieved. Frosted glass are to be used in bathrooms and ensuites. Also should privacy distance not be achievable, then angle windows are to be proposed. As such the proposals will meet with Policy BE12.

BE14

UNLESS THE PROPOSAL WOULD HAVE A DETRIMENTAL EFFECT ON VISUAL AMENITY, ADJOINING DWELLINGS OR ANY OCCUPIER OF ADJACENT LAND, EXTENSIONS TO TERRACED, SEMI-DETACHED OR CLOSELY SPACED DETACHED DWELLINGS WILL NORMALLY BE PERMITTED WHERE THE PROPOSAL:

i IS TO THE FRONT OR MAIN ELEVATION OF THE PREMISES AND IS RELATIVELY SMALL IN SCALE;
ii IS TO THE REAR AND DOES NOT EXCEED 3.0M IN OVERALL PROJECTION; OR
iii DOES NOT RESULT IN AN UNDESIRABLE TERRACING EFFECT BEING ESTABLISHED IN RELATION TO ADJOINING DWELLINGS.

As you can see from the site plan, the layout is strategically laid out so that decent sized plots are achieved and the illustrative 3D images showed that the site will be of good design quality and will enhance the area physically and visually. As such the proposals will meet with Policy BE14.

BE22

DEVELOPMENT WHICH INCLUDES PUBLIC OR SHARED OFF STREET CAR PARKING FACILITIES SHOULD PROVIDE APPROPRIATELY MARKED CAR PARKING SPACES FOR PEOPLE WITH DISABILITIES AT A MINIMUM RATE OF 5% (MINIMUM 1 SPACE) OF THE TOTAL. PROVISION SHOULD ALSO BE MADE WITHIN THE SITE FOR ACCESS TO AND FROM THE PARKING AREA FOR PEOPLE WITH DISABILITIES.

As you can see from the site plan, the layout is strategically laid out so that visitor's car parking can be accommodated on the access spine road and at the end of the turning head facility. As such the proposals will meet with Policy BE22.

BE23

NEW DEVELOPMENT SHOULD INCORPORATE CRIME PREVENTION MEASURES TO ACHIEVE:

i PEDESTRIAN SAFETY ON FOOTPATHS BY ENSURING THROUGH VISIBILITY FROM EXISTING HIGHWAYS;
ii NATURAL SURVEILLANCE OF PUBLIC SPACES FROM EXISTING AND PROPOSED DEVELOPMENT; AND
iii SECURE LOCATIONS FOR CAR PARKING AREAS.

As you can see from the site plan, the layout is strategically laid out so that crime prevention measures are taken into account and that there are no areas where burglars can hide. As such the proposals will meet with Policy BE23.

D2

PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;
ii THE AVOIDANCE OF OVER-DEVELOPMENT;
iii THE CONSERVATION OF ENERGY;
iv HIGHWAY SAFETY;
v RESIDENTIAL AMENITY;
vi VISUAL AMENITY;
vii THE CHARACTER OF THE SURROUNDINGS;
viii WILDLIFE INTERESTS; AND
ix THE EFFICIENT OPERATION OF EXISTING AND PLANNE INFRASTRUCTURE.

As you can see from the site plan, the layout is strategically laid out so that decent sized plots are achieved and the illustrative 3D images showed that the site will be of good design quality and due to large executive detached dwellings are proposed, there is no over development. The characteristic of the area has been maintained. As such the proposals will meet with Policy D2.

EP10

IN CONSIDERING PLANNING APPLICATIONS, ACCOUNT WILL BE TAKEN OF THE EXTENT TO WHICH MEASURES HAVE BEEN INCORPORATED TO:

i MAXIMISE OPPORTUNITIES FOR SOLAR HEATING; AND
ii MINIMISE EXPOSURE, TO WIND CHILL.

The rear single storey extension for the semi-detached is within the permitted development criteria for larger extension guidelines as per the 30-5-2013 to 30-5-2016 criteria. The rear extends outwards at 4300 wide. The eaves is circa 2400 high and the mono-pitched ridge is circa 3900 high. Therefore the rear single storey extension is well within the larger extension guidelines.

As you can see from the site plan, the illustrative 3D images showed that photovoltaics solar and thermal panels are to be incorporated onto each dwelling roofs to take advantage of the south facing aspects for sustainable energy design approach. As such the proposals will meet with Policy EP10.

H1

THE HOUSING NEEDS OF THE DISTRICT WILL BE MET BY:

i IMPROVING EXISTING HOUSING PARTICULARLY THROUGH THE DESIGNATION OF RENEWAL AREAS AND AREAS FOR HOUSING IMPROVEMENT;
ii PROVIDING LAND TO MEET THE REQUIREMENT FOR A RANGE OF HOUSE TYPES BY ALLOCATING SITES OF VARIOUS SIZES AND IN DIFFERENT TYPES OF LOCATIONS HAVING REGARD TO LOCAL PATTERNS OF DEMAND;
iii THE PROVISION OF HOUSES AFFORDABLE TO THOSE LEAST ABLE TO COMPETE IN THE HOUSING MARKET; AND
iv APPLYING APPROPRIATE PLANNING STANDARDS FOR HOUSES IN MULTI-OCCUPATION AND RESIDENTIAL HOMES FOR THE ELDERLY.

As you can see from the site plan, the layout is strategically designed for large executive homes rather than affordable housing. As explained earlier, due to the existing large immediate houses within the vicinity of the site, it was felt appropriate that large executive homes are proposed as it will complements the immediate houses rather than bringing in affordable homes which will devalue the area. As such the proposals will meet with Policy H1.

H18

PROPOSALS FOR HOUSING DEVELOPMENT ON SITES OF MORE THAN 0.4 HECTARES WILL NORMALLY BE REQUIRED TO INCLUDE MEASURES

WITHIN THE SITE FOR THE PROVISION OF PUBLIC OPEN SPACE AT A MINIMUM RATE OF 30 SQ.M. PER DWELLING. THE PRECISE LOCATION, NATURE AND EXTENT OF THIS PROVISION WILL BE DETERMINED BY REFERENCE TO:

i THE SIZE OF THE SITE AND NUMBER AND TYPE OF DWELLINGS PROPOSED:
ii THE PHYSICAL CHARACTERISTICS OF THE SITE AND THE REQUIREMENTS FOR ACCESS AND DRAINAGE.

OFF-SITE PROVISION TO THE SAME MINIMUM STANDARD OR IMPROVEMENTS TO ESTABLISHED PUBLIC OPEN SPACE WILL BE ACCEPTABLE AS AN ALTERNATIVE WHERE THERE IS LAND WITH POTENTIAL AS PUBLIC OPEN SPACE OR ESTABLISHED PUBLIC OPEN SPACE READILY ACCESSIBLE TO THE SITE.

As you can see from the site plan, site area is circa 0.35 hectares and is slightly smaller than the 0.4 hectares target and as such no provision for public open space requirements. As such the proposals will meet with Policy H18.

T1

PRIORITY WILL BE GIVEN TO:

i SATISFYING THE NEEDS OF ALL SECTIONS OF THE COMMUNITY THROUGH AN EFFECTIVELY INTEGRATED TRANSPORT SYSTEM WITH EMPHASIS ON IMPROVING PUBLIC TRANSPORT AND ENCOURAGING A MODAL SHIFT AWAY FROM TRAVEL BY PRIVATE CAR;
ii PROMOTING A TRANSPORT NETWORK ON WHICH IT IS SAFE TO TRAVEL AND WHICH CAUSES MINIMAL DISTURBANCE THROUGH DANGER, NOISE AND AIR POLLUTION; AND
iii CO-ORDINATING LAND USE CHANGE WITH TRANSPORT PROVISION SO AS TO MINIMISE THE NEED TO TRAVEL AND LOCATING NEW DEVELOPMENT WHERE IT CAN BEST BE SERVED BY PUBLIC TRANSPORT AND WHERE IT MINIMISES THE NEED FOR EXPANSION OF THE HIGHWAY NETWORK.

As you can see , Laund Road is already served by bus routes and has good public transportation. Therefore new residents have a choice to take the public transport of use their own private cars. As such the proposals will meet with Policy T1.

T2

HIGHWAY IMPROVEMENTS WILL BE DIRECTED TOWARDS:

i IMPROVING THE WORST PROBLEMS OF PERSONAL ACCESSIBILITY WITH SPECIAL EMPHASIS ON IMPROVEMENTS WHICH ASSIST PUBLIC TRANSPORT PEDESTRIANS AND CYCLISTS;

ii MEETING THE REQUIREMENTS OF INDUSTRY AND BUSINESS AND IMPROVING THE QUALITY OF THE STRATEGIC NETWORK DEFINED IN POLICY T6;
iii IMPROVING ROAD SAFETY FOR ALL USERS; AND
iv IMPROVING ENVIRONMENTAL CONDITIONS.
As you can see from the proposals, there is no need for highways improvements needed since there are public transportation modes available. As such the proposals will meet with Policy T2.

T10

NEW DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WILL CREATE OR MATERIALLY ADD TO HIGHWAY SAFETY OR ENVIRONMENTAL PROBLEMS OR, IN THE CASE OF DEVELOPMENT WHICH WILL ATTRACT OR GENERATE A SIGNIFICANT NUMBER OF JOURNEYS, IF IT CANNOT BE SERVED ADEQUATELY BY THE EXISTING HIGHWAY NETWORK AND BY PUBLIC TRANSPORT. PROPOSALS WILL BE EXPECTED TO INCORPORATE APPROPRIATE HIGHWAY INFRASTRUCTURE DESIGNED TO MEET RELEVANT SAFETY STANDARDS AND TO COMPLEMENT THE APPEARANCE OF THE DEVELOPMENT.

As you can see from the proposals, only 6 dwellings has been created and therefore will not cause or materially add any additional traffic to the area. As such the proposals will meet with Policy T10.

T14

THE SAFETY, CONVENIENCE AND ATTRACTIVENESS OF PEDESTRIAN ROUTES WILL BE IMPROVED AND NEW ROUTES CREATED. PRIORITY WILL BE GIVEN TO LINKED URBAN SCHEMES WHICH IMPROVE ACCESSIBILITY TO COMMUNITY FACILITIES AND PUBLIC TRANSPORT.

As you can see from the site plan, pedestrian routes from the existing Laund Road one side of the new access spine road has a footpath carried through into the development. The bend on the access road and the turning head facility has different materials and colour and are slightly raised acting as sleeping policemen to aid reduce the traffic speed. They are also marked with pelican crossing so that residents can cross the access road and providing more safety to road users. As such the proposals will meet with Policy T14.

T16

NEW DEVELOPMENT SHOULD MAKE PROVISION FOR SAFE, CONVENIENT AND PLEASANT PEDESTRIAN ROUTES, CONSISTENT WITH CRIME PREVENTION MEASURES OUTLINED IN POLICY BE23 AND WITH THE AIM OF PROVIDING ATTRACTIVE LINKS BETWEEN HOMES, PLACES OF EMPLOYMENT, COMMUNITY FACILITIES AND PUBLIC TRANSPORT. THE LINE OF EXISTING PUBLIC RIGHTS OF WAY WILL BE SAFEGUARDED EITHER BY INTEGRATION INTO THE OVERALL SCHEME OR BY DIVERSION WHERE AN ALTERNATIVE ROUTE WHICH MAINTAINS THE CHARACTER AND FUNCTION OF THE RIGHT OF WAY IS AVAILABLE.

As you can see from the site plan, pedestrian routes from the existing Laund Road one side of the new access spine road has a footpath carried through into the development. The bend on the access road and the turning head facility has different materials and colour and are slightly raised acting as sleeping policemen to aid reduce the traffic speed. They are also marked with pelican crossing so that residents can cross the access road and providing more safety to road users. There are no areas within the site plan design that any burglars can hide. As such the proposals will meet with Policy T16.

T17

NEW DEVELOPMENT SCHEMES AND HIGHWAY IMPROVEMENTS SHOULD HAVE REGARD TO THE NEEDS OF CYCLISTS THROUGH THE PROVISION OF CYCLE TRACKS, CYCLE

As you can see from the site plan, cycle routes from the existing Laund Road one side of the new access spine road has a footpath that can double up for cycle use carried through into the development. As such the proposals will meet with Policy T14.

T19

THE PROVISION OF OFF-STREET PARKING WILL BE REQUIRED IN NEW DEVELOPMENTS IN ACCORDANCE WITH THE STANDARDS SET OUT IN APPENDIX 2. WHERE PARKING IS PROVIDED IN CONNECTION WITH NEW DEVELOPMENTS IN TOWN CENTRES ARRANGEMENTS SHOULD BE MADE TO ENSURE THAT IT IS AVAILABLE TO SERVE THE CENTRE AS A WHOLE AND MANAGED IN ACCORDANCE WITH POLICY T20. PROPOSALS FOR DEVELOPMENT WHICH WILL ATTRACT OR GENERATE A SIGNIFICANT NUMBER OF JOURNEYS AND WHICH ARE TO BE LOCATED WHERE

ACCESSIBILITY TO PUBLIC TRANSPORT IS POOR SHOULD INCLUDE ARRANGEMENTS FOR THE IMPROVEMENT OF PUBLIC TRANSPORT PROVISION, IN ADDITION TO MEETING THE PARKING STANDARDS

Extracts from Appendix 2

USE CLASS C3: RESIDENTIAL		
1 Resident parking	spaces per unit:	
Houses <140 sq. m.	2	Conversions in town centres, e.g. above shops, should provide parking at the operational minimum level. Development served by informal roads should include 1 space for visitor parking per 4 units.
Houses >140 sq. m.	3	
Affordable housing		
Houses <110 sq. m.	1	
Houses >110 sq. m.	2	
Flats		
Bedsits	0.5	
I bedroom	1	
2 bedroom or > 70 sq. m.	1.5	
Sheltered housing	0.25 plus 1 per resident staff	
2 Cycle parking	spaces per unit: 1	

As you can see these executive homes are more than 140sqm. As such 3 car spaces are required per dwelling in accordance with the Appendix 2 table. As you can see there are integral garage and also a driveway in front which can accommodate 3 car spaces. There are also adequate space for storage of 1 cycle parking per dwelling. As such the proposals meets with Policy T19.

National Planning Policies Framework

Section 1, (delivering sustainable development) and
Section 7(requiring good design).

The proposals are of good design quality with sustainability design approach and hopefully using locally sourced building materials and using local skilled labours will meet the NPPF policies section 1 and 7 respectively.

Jade3 Architecture Ltd

Outline Proposals
It is proposed that the vacant garden land be cleared and make space with the erection of 6no large executive detached dwellings. A grand open planned modern kitchen/dining/living room with w.c on ground floor and 4-5 bedrooms with bathroom on first floor.

The new dwellings will holistically match with surrounding buildings. New windows, doors, walls and roofing building materials will be provided to match with the existing surrounding properties. A sustainable design approach is to be adopted with the use of photovoltaic solar and thermal panels which will assist to reduce the daily running costs of the new dwellings.



Aerial view

Evaluation
The proposed redevelopment adjacent to the host property at no2 Peats Pond will not have any adverse visual impact on it or the surrounding area. More likely, the proposal will enhance and liven up the area and assist in regeneration as well. This building works will bring fresh effective use of otherwise a vacant large garden land and will complements the area. As explained earlier, the proposal is for an Outline planning application for 6no large executive detached dwellings. The site area is **approx. 3532 sq.m gross** of building plots including the new access spine road.

Jade3 Architecture Ltd



Site plan with areas

Amount

The existing site area is approximately 3532 sq.m gross. However, the vacant garden land will be cleared and built upon creating nice iconic dwellings with good sized rear gardens and regenerating the area. Therefore the amenity spaces remaining on no2 Peats Pond and the new dwellings are still large enough and available for families to enjoy.

The new **internal** floor areas are illustrative as follows per unit.

Type A detached house

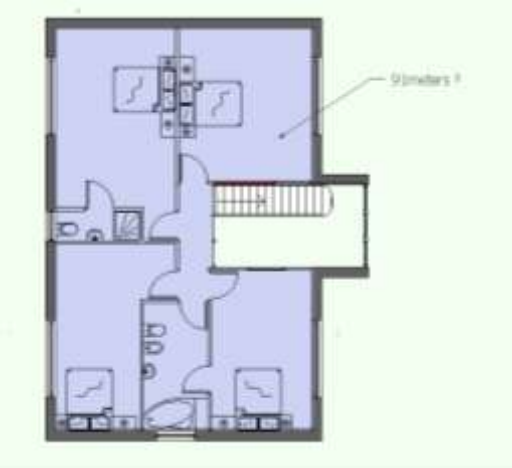
Ground floor area	102 sq.m gross approx.
First floor area	91 sq.m gross approx.
Total floor area	**193 sq.m gross approx.**

There are 2no type A dwellings. Therefore the overall floor areas created for type A houses are 386 sq.m gross.

Jade3 Architecture Ltd



Ground floor



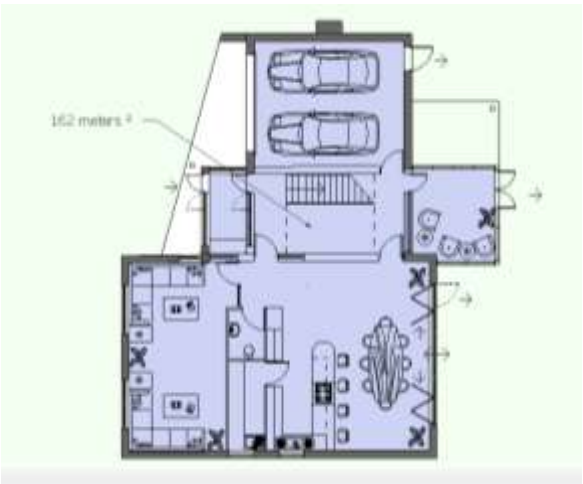
first floor

Type B detached house

Ground floor area	162 sq.m gross approx.
First floor area	136 sq.m gross approx.
Total floor area	**298 sq.m gross approx.**

There are 4no type B dwellings. Therefore the overall floor areas created for type B houses are 1192 sq.m gross.

Total for proposal of 6no large executive homes are circa 1578 sq.m gross approx. internal areas.



Ground floor



first floor

Jade3 Architecture Ltd, Studio 67, Second Floor, Bowers Mill ,Branch Road, Barkisland, Halifax, HX4 0AD
Landline/Facsimile: 01422 371400 Registered in England. Company Registration no: 7218042 VAT registration no:990370800
www.jade3architecture.co.uk

Therefore, the new floor areas created as a result of the new 6no large executive detached dwellings are circa **1578 sq.m gross .** The rear garden remaining are still large enough for amenity space for the host property at no2 Peats Pond and also the new dwellings.

Scale
The scale of the proposal is to match the existing massing and are not higher than its existing neighbours ridge height or of the host buildings. The new properties around the host property are to be 2 storey in height.

Appearance
The existing buildings along Laund Road is of 1980s architecture style in appearance. The host property is a large detached home with the corner plot with large vacant garden land at the cul de sac of Peats Pond. The proposed new dwellings will be of similar aesthetics but expressed in a modern and contemporary manner and blends in the area.

Architecture
The architecture around the area is varied in styles and palette of building materials. However, the proposal is to incorporate similar building materials in order to match holistically with the surrounding buildings. The front façade will have a continuation of stone with stone cills and heads on the windows and doors. The stone plinth will create a visual and physical base for the buildings to sit with the above in render to suit. There are 2 types of dwelling units which are different in sizes, shape and forms as an illustration but handed to suit the site configuration. One type B dwelling facing the spine road is to have angled windows to respect the privacy distances.

The sides and rear elevations to have stone walling as well with rendering materials above. The existing roofing tiles are mainly grey colour and to be echoed in the new dwellings. The main entrance are always emphasized with a double height atria space to give it the grandness it deserves. These dwellings are designed to appear to form a family of units. In order to respect the privacy distances of the rear properties, it is proposed that frosted glazing are to be specified where required.

The neighbours on Laund Road has large garden and therefore the privacy distances of the new dwellings on plots 2 and 3 has been achieved. Other new dwellings either has blank side elevation or frosted glazing proposed to respect privacy.

Jade3 Architecture Ltd

Building Control
Building Control discussions have taken place in parallel with this Outline planning application so that the proposals can be implemented practically when a positive Outline planning consent is granted.

Landscaping
The rear garden of no2 Peats Pond is to be tidied up with existing landscape prune to suit. Since there is a large front garden at no 2 Peats Pond, they sacrificed the rear vacant garden land for redevelopment. New timber fencing and landscape buffer zones are to separate the rear gardens and create privacy. Timber decking areas to the rear can be introduced so the garden can be fully enjoyed in the summer time. All landscaping will be done to complement the new properties.

Bats survey
Although the site is at the fringe of the bats alert zone, there do not appear to have any bats present in the area for potential roosting. Bats survey report can be provided during the reserved matters stage (if required). Should any bats droppings or bats found during the construction, then necessary mitigations are to be carried out to suit.



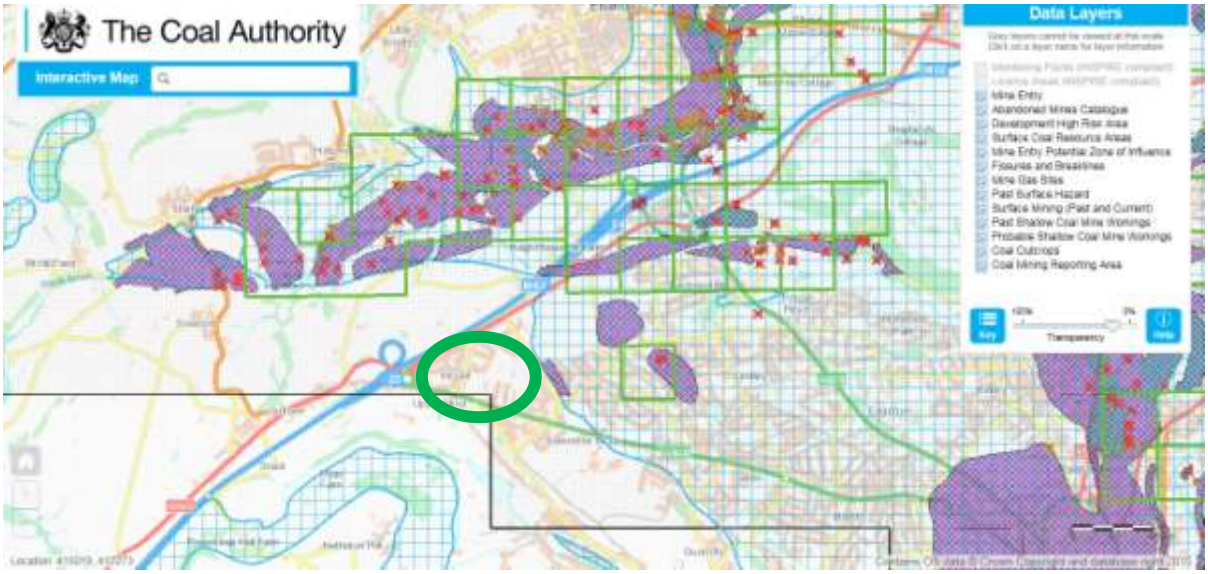
Extracts of bats alert map as marked out in green circle

Jade3 Architecture Ltd, Studio 67, Second Floor, Bowers Mill ,Branch Road, Barkisland, Halifax, HX4 0AD
Landline/Facsimile: 01422 371400 Registered in England. Company Registration no: 7218042 VAT registration no:990370800
www.jade3architecture.co.uk

Our clients are prepared to build one bat roosting feature per dwelling which shall be incorporated integral to new build dwellings , located away from external windows and lighting, before the dwelling is first occupied and retained thereafter.

Coal mining

As can be seen from the extracts from Coal mining maps, the site is outside the mining activities and therefore there is no coal mining or subsidence risks associated with the site. Therefore a coal mining report is **not** necessary.



Extracts from Coal mining maps marked up in green circle.

Ecology

The vacant garden land site is virtually flat. There are no water bodies present and no amphibians are present within the garden land. Therefore there is little ecology interests. The existing tress around the neighbours are small and do not hold any ecological merits. None of the trees are under the tree preservation order.

Birds

Equally with regards to birds nesting, as can be seen from the existing small trees, there are no physical nests visible. However, should there be any signs of birds nesting, then appropriate mitigations are to be carried out. Birds nesting survey report can be provided during the reserved matters stage (if required).

Jade3 Architecture Ltd



Aerial view site plan

Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use Those' 2006.

Access

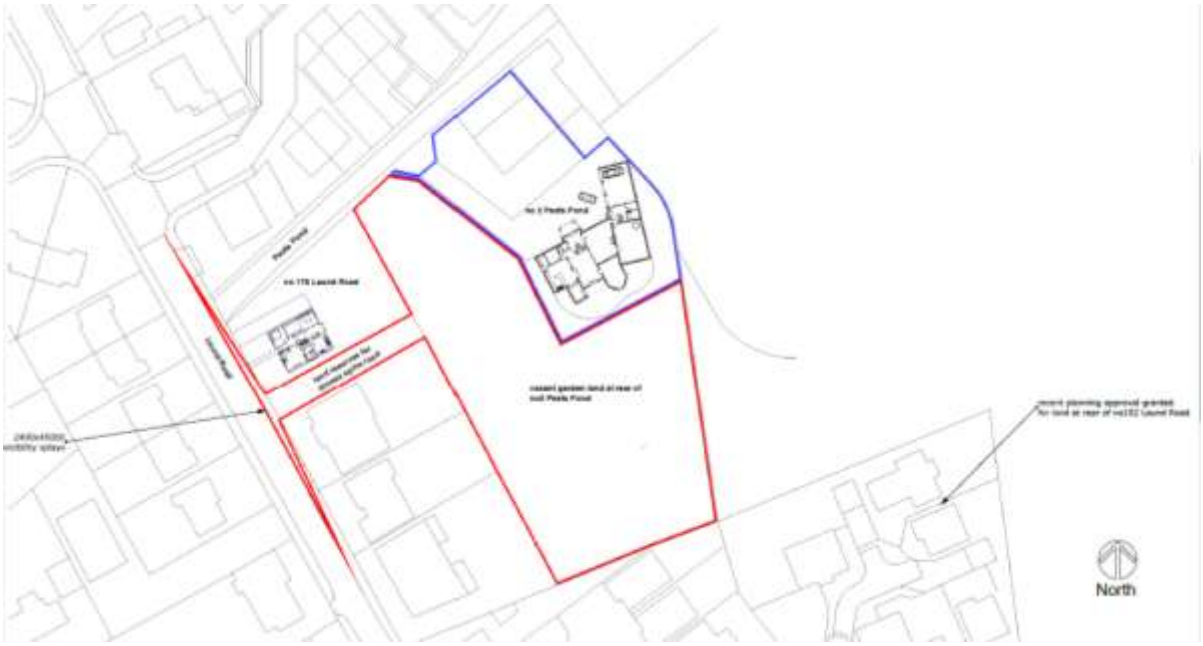
The rear vacant garden site is virtually flat. However, there is a slight level difference between Laund Road and the rear garden land. It is proposed that a gentle slope gradient of the new access spine road would be needed. The vehicular access and egress can be gained onto the site via from Laund Road onto the new central spine road. The new vehicular access has footpath on one side. 2400x45000 visibility splays has been proposed on the vehicular access onto Laund Road. The existing footpath will be modified to have a dropped kerb. The neighbour's boundary walls are lower than 1000 high and therefore ample visibility splays has been achieved.

The central spine road terminates with a hammer head turning facilities. The visitor's cars can be parked at dedicated laybys on the spine road and at the end of the turning head. Due to the large executive nature of the dwellings, under the Kirklees UDP in Appendix 2, each dwelling is dedicated with 3 car parking spaces. The car spaces can be within the integral garage or directly outside a driveway.

There are 2 types of dwellings to create interests to the development. Access into the property is via steps on the front elevation. On entering the property via the main entrance on the front, or from the rear level entrance via the rear door. Once inside the property, access to first floor is via a feature floating stair to gain access to the respective bedrooms, family bathroom and master bedroom with en-suite of the new properties to suit. The feature stair is to be designed to suit DDA requirements and to Part M of the Building Control Requirements.

Layout

A few alternative site layout design options with different types of dwellings have been investigated, however, this has led to the final design option that has informed the latest proposals that met with the client's aspirations. The internal layout has been designed efficiently and practically now they match the aspirations of our clients. All design are illustrative only at this early stage since its an Outline planning application and design, architecture and other issues are to be dealt with under reserved matters stage.



Existing site plan with red and blue line

Jade3 Architecture Ltd

Driveways and integral garages

The development access driveways and parking are to be laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for the use(s) specified on the submitted/listed plan(s) for the lifetime of the development.

Notwithstanding the provisions of section 55(2)(a)(i) of the Town and Country Planning Act 1990 (or any re-enactment with or without modification) the integral garages shall be used for the garaging of motor vehicles only and no other purposes.



Proposed access spine road with red and blue lines

Jade3 Architecture Ltd

Construction plan
The development will be provided with construction plan to comply with planning requirements later during the reserved matters stage as follows
a) Hours of construction work, including any works of demolition
b) Hours of delivery of materials
c) Location of site management offices
d) Location of materials storage compound including loading/unloading areas
e) Car parking areas for construction workers
f) Wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt on to the highway
g) Temporary warning and direction signing on the approaches to the site

The construction plan shall be agree in principles with the planners before it is implemented and shall be kept in place, operated and adhered to at all times until the development is completed.

Type A homes
Ground floor
The ground floor will comprise of the following

- integral single garage
- Main entrance open planned
- WC
- Kitchen/dining and lounge
- Feature stair

First floor
The first floor will comprise of the following

- 4 bedrooms (some with ensuites)
- Family bathroom

Type B homes
Ground floor
The ground floor will comprise of the following

- Integral double garage
- Entrance lobby foyer
- Main entrance open planned
- WC
- Kitchen/dining and lounge
- Utility and Snug
- Feature stair

Jade3 Architecture Ltd

First floor
The first floor will comprise of the following

- 4-5 bedrooms (some with ensuites)
- study
- Family bathroom
- balcony

All first floor bedrooms have windows that can be doubled up as emergency escape that complies with building control requirements but also respects the privacy distances to the rear neighbours as they are over the 21m privacy distances to the rear. The first floor windows for bathroom and ensuites at the rear are proposed with frosted glass to respect the privacy distance. The architectural aesthetic of the front and rear follow and complements that of the existing host building and the surroundings. The style and colour of the proposed glazing on all façades are to reflect the style of existing. Locally sourced building materials will be specified wherever possible with local tradesmen and builders so that the construction approach is sustainable.



Illustrative layout for information only(Not part of submission)

Jade3 Architecture Ltd

Sustainable design approach
Photovoltaic solar panels are to be provided on the south facing aspects and harness solar and thermal energy for electricity and space heating so that it assists with reducing the daily running costs. It is also a more sustainable method of preserving and using natural resources where possible and are to be sourced locally where possible.

Climate Change
Climate change is also throwing the seasons out of sync, causing either drought or floods in certain areas. Climate change mitigation would be required in reducing greenhouse gas and carbon emissions into the atmosphere and designers have an important part to play to assist in achieving these reductions.

Climate change causes unpredictable and extreme weather patterns, which are having a devastating impact on some of the communities. Designers need to predict what adverse weather may be coming next and how to mitigate them in advance of happening.

Here is a list of some smart examples but not all of how new developments can be designed and what could be done to help people adapt to climate change, reducing its impact on their lives and properties. None of these examples on its own is enough to mitigate climate change but several together would make a huge difference. But each one of these examples can help a development to be successfully delivered and thrived in spite of a changing climate. If these examples can set an exemplar for others to follow, then it will make a significant impact in reducing the climate change.

1. Design teams
When extreme weather means the worst happens to people and their properties and the support of professionals like the design team that comprised of architects, engineers, clients and developers can help reduce the climate change by smart design solutions on the outset for new developments.

2. Raising development sites
In areas where floods are getting higher, lasting longer and threatening more human lives and properties, the designers have already been working with local authorities and environmental agencies to raise development sites above the 1 in 100 year worst flood level to mitigate issues that has been experienced over last year in 2015. The vacant rear garden land is not near any rivers so will not be affected by potential flood.

3. Weather forecasts

With state of the arts computer technology and weather forecasting systems, they ensure communities can access these information easily so that they need to stay on top of the their weather prediction work – radios, televisions, telephones, internets to access Metrological office information, and training on how to interpret short- and long-term weather forecasts and climate change reports.

4. Rainwater harvesting

When rainy seasons are unpredictable and uncertain, every drop of rainwater is precious. Harvesting grey rainwater to irrigate gardens, while rooftop collections go towards household sanitary needs would be a good start in reducing water usage. Although it's a good idea for rainwater harvesting, it will be reassessed in detail at the reserved matters stage.

5. Surface Water Drainage

The designers ensure that the surface water drainage design takes into account the sustainable design approach such as swales or balancing ponds can be created to assist with rainfall but also as design features for a development. This redevelopment small in comparison and as such swales or balancing ponds are not viable. The surface water will connect to the mains drains.

6. Natural flood barriers

Frontline protection against floods and storm surges would be useful with new developments near rivers and canals. This site is not near any rivers and therefore no flood barriers are needed.

7. Sustainable green architecture

Sustainable green architecture design approach have been encouraged to reduce the carbon footprint such as using Solar Photovoltaics panels, Thermal Photovoltaics panels, underground heat source pumps, mini wind turbines, bio mass…..etc. Although the governments have reduced the feed in tariffs for the solar panels, it is still proven to be a viable sustainable design approach during the long term.

The harnessing of natural sunshine using solar photovoltaics panels and thermal photovoltaics panels are good ways to achieving a sustainable design approach and the solar panels has been proposed on the redevelopment. The orientation of buildings are dependent on the site configuration but can also be an important part to take advantage of the solar gains where possible. Luckily by orientating the dwellings parallel and perpendicular to Laund Road has maximise the roof areas that are south facing aspect to take advantage of the sun. Photovoltaics solar and

thermal panels are to be incorporated into the development as seen on the buildings illustratively.

8. Mini wind turbines

The harnessing of wind using mini-wind turbines on roofs are another good way to achieving sustainable design approach. This is not proposed for the development.

9. Specification of materials and finishes

Specifying materials that can be sourced locally is another good way to achieving sustainable design approach to minimise transportation journeys and will be promoted by this application.

10. Others

Underground heat source pumps, bio mass boilers are a few other alternative options that can assist in achieving a sustainable design approach. No doubt the initial capital costs maybe high but over a long term period it can be gained back but at least these sustainable design approach would assist in reducing the carbon emissions into the atmosphere and assist in protecting our depleting planet. Specifying high specification glass for windows would assist in retaining thermal insulation within a property. Any sustainable design solutions can be adapted and develop in detailed at the reserved matters stage.

Summary

The 6no new large executive dwellings will tidy up the area but most importantly provides a **'new modern home'** for families equipped with generous size bedrooms. The proposals are sensitively designed(although shown illustratively, they gives a flavour of what can be achieved) to holistically. The design match with the host building and surrounding neighbour's building and blends in visually within the houses surrounding the host property.

The new dwellings does not construe to being over development nor over bearing. The new dwellings will also provide short term employment during the construction stages. As listed planning policies above and below, the new dwellings has complied with the following planning policies (good design practice with planning policies).

Jade3 Architecture Ltd

The proposal meets with the following Kirklees Unitary Development Plan Policies for the 6 new executive detached dwellings

Kirklees Unitary Development Plan Policies

- BE1, BE2, BE11, BE12, BE13, BE14,BE22,BE23,
- D2
- EP10
- H1,H18,
- T1,T2,T10,T14,T16,T17,T19 and

National Planning Policies Framework

- section 1, (delivering sustainable development) and
- section 7(requiring Good design).

The new dwellings are sensitively and holistically proposed and meets the aspirations of all parties. Therefore, our clients seek Kirklees Metropolitan Borough Council's support and look forward to a positive Outline planning consent so that these 6no. new large executive dwellings will completes as modern and contemporary **HOMES**.

Since the vacant garden land is privately owned, our clients do not need to rely on bank loans either, this site can become a reality and be on site as soon as a positive consent is granted unlike other sites that has consent but becomes sterile due to financial pressures. It will certainly assist to meet with government's and local council's housing targets and leading the field with regards to executive homes. Our client is keen to progress the building construction works as soon as possible.

Prepared by



Michael Chow BA Arch, Dip Arch, RIBA, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited