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DESIGN AND ACCESS STATEMENT

**Residential Development
At Fisher Green
Honley
Holmfirth**

for



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16/D03

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DESIGN AND ACCESS STATEMENT

1.00 Introduction

- 1.01 The location of the site is the existing industrial premises of PA Welding, having been an engineering works for over 10 years.
- 1.02 The proposal is for the erection of 17 apartments within the site curtilage, including associated private gardens, landscaping, off street parking and private drive.
- 1.03 The site is within the village of Honley with existing residential development surrounding the site and is situated in a sustainable location.
- 1.04 In the Kirklees Unitary Development Plan designated as adopted in 1999, the site is listed as unclassified with it's last use for manufacturing and is therefore considered to be brownfield land. The site also sits outside the Honley Conservation area.
- 1.05 The planning issues are dealt with in a supporting Planning Statement which accompanies the application.



2.00 Context

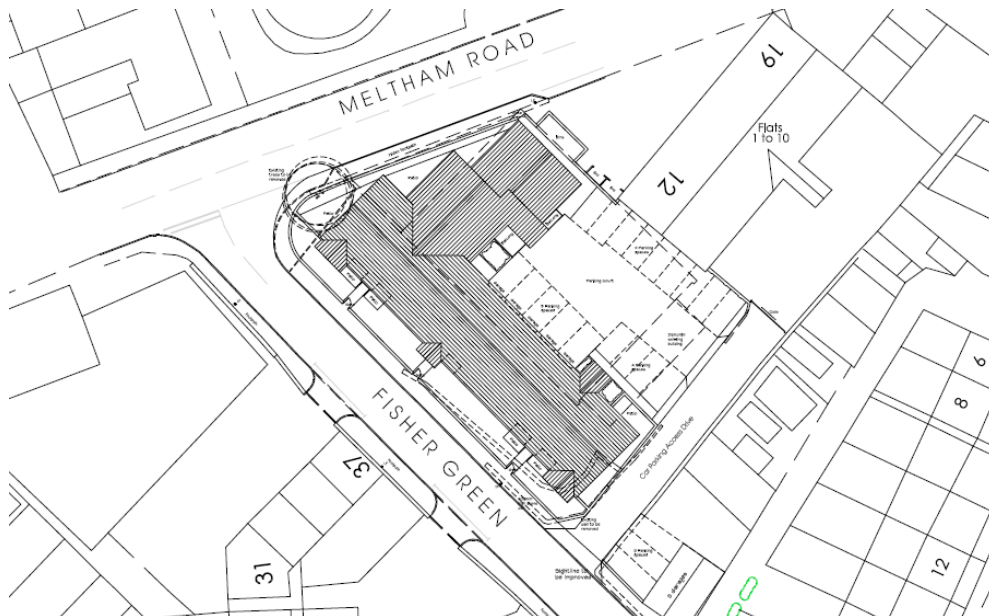
- 2.01 The proposed use of the site is for residential development which is consistent with the immediate area being predominantly residential and situated within the village curtilage.
- 2.02 As the surrounding area is residential, the site would be better suited for residential use to fit in with the existing houses and to lessen the impact of noise and industrial vehicular movements from any industrial business on the neighbouring houses.
- 2.03 The site had a 2 previous planning applications on the site by a different applicant. The first, 2004/95352 was submitted in 2004 for the erection of 7 terraced dwellings with integral garages, this application was approved in May 2005. The second was to erect 17 apartments with undercroft parking, submitted in 2006 under the number 2006/92311 and withdrawn in September 2006
- 2.04 Due to the expansion of PA Welding it has been deemed necessarily to look for a larger building to accommodate the business. In order to make the move viable and to keep the business in Kirklees, PA Welding will be working with Eastwood Homes to relocate into a proposed Industrial Unit at Spa Fields, Slaithwaite. This is to be considered in another planning application that will be submitted alongside this one.
- 2.05 The relocation and future expansion of PA Welding is hinged upon the financial viability of redeveloping Fisher Green and with the information from commercial feasibility studies carried out by the applicant, we have arrived at a proposal to make this possible.
- 2.06 Various options were considered with regards to the layout and dwelling type. Research by the applicant has concluded that there is a lack of apartments available for an older generation to downsize into within the Honley area. While these apartments won't necessarily be restricted to over 55's, the applicant is keen to provide a type of dwelling that will allow older people to downsize and free up their larger homes for younger families to grow into.
- 2.07 Pre-application discussion have taken place with Kirklees planning department and any criticism and advice have been addressed in the submitted drawings and documents.

3.00 Amount

- 3.01 The scheme provides a development of 17 no. Apartments with storage, parking and garages.
- 3.02 The apartments all have 2 bedrooms with generous living accommodation and utility.

4.00 Layout

- 4.01 The site forms a predominantly rectangular shape with its northerly boundary fronting onto Meltham Road and the South West boundary looking over Fisher Green. Presently the large stone industrial building fills the site with yard area to Fisher Green.
- 4.02 Our proposal will demolish the existing building and make use of the site by creating a T shaped building, by doing this we are able to provide an active frontage to Fisher Green, Meltham Road and also to the courtyard that will be created by our proposal.



- 4.03 The existing drive into the works will be retained and improved which will allow access into the courtyard where residents will be able to park and access the apartments.
- 4.04 The layout will make use of the site levels by keeping a domestic 2 storey appearance from the roadside and having a 3 storey aspect from the courtyard, this will allow for garages and storage at the lower level.

5.00 Scale

- 5.01 Generally dwellings are 2 storey in height with some having rooms in the roof space. To respect this local vernacular we designed the apartments to reflect a domestic 2 storey appearance from both Fisher Green and Meltham Road, ensuring that where Meltham Road slopes downwards, the building is stepped correspondingly.
- 5.02 The footprint of the proposal is less dominant of the site than the existing industrial building. The scheme's shape, scale and massing reflect that demonstrated by the adjacent apartments at Cumin Court and also the courtyard development of 2 storey dwellings on Fisher Green.



Courtyard Development on Fisher Green



Cumin Court Apartments

- 5.03 When viewing the proposals from Meltham Road, adjacent Cumin Court, the proposals will be approx. 5.6m from road level to eaves level, this will then gradually step up towards Fisher Green to create a natural street scene.
- 5.04 The ridge height of the building when viewed from Fisher Green will be approx 8.7m which corresponds with the ridge height of No. 1 Fisher Green which is 8.8m above road level.

6.00 Landscaping

- 6.01 There are very few existing landscaping features on the site with the exception of a group of self-seeded trees on the west corner of the site which are to be removed.
- 6.02 The proposed landscaped areas are indicated on the Site Layout Plan and these will be subject to a Landscaping Scheme to be prepared and agreed with the Local Authority.
- 6.03 Hard paving to the parking bays and drives to the houses will be in block pavements, with the roads and joint drive areas finished in tarmac.

7.00 Appearance

- 7.01 The apartments will be constructed using natural stone, sympathetic to the surrounding dwellings. To break this stone walling up, we have introduced cream render which will be used at entrances to Fisher Green and between windows.
- 7.02 Window and door openings shall benefit from Artstone heads and cills with stone detailing to the eaves and roof such corbels and kneelers.
- 7.03 The street scene will be improved further by a 1m high drystone wall that will surround the development. This will further enhance the domestic nature of the site and its immediate surroundings.

ACCESS

8.00 Access to the Site

- 8.01 The main vehicular access is taken off Fisher Green, this is the existing access which is to be retained but improved to adoptable standards.
- 8.02 The residential estate road Meltham Road is connected to both the primary roads serving Honley village where shops, supermarkets, schools and health centres are situated within a radius of approximately 1 mile of the site. These primary roads also connect to the Huddersfield Road with direct routes to Huddersfield.
- 8.03 In addition to these highway connections, Honley is benefited by a regular bus service that runs on both Meltham Road and Bradshaw Road as well as boasting a train station with connections to Huddersfield and Sheffield.
- 8.04 With its excellent transport connections and immediate local amenities, this site is very sustainable.

9.00 Access within the Site

- 9.01 Where the site fronts onto Fisher Green or Meltham Road, highway will be improved to provide a 1.8m wide footpath
- 9.02 A new private drive will be provided leading into the courtyard where 29 parking spaces are provided for residents. Considering the demographic that these apartments will be aimed at and the highly sustainable location with excellent public transport links, this seems acceptable.
- 9.03 The dwellings are situated within the permitted distances for fire engines and refuse collection will be facilitated from Fisher Green.

10.00 Access to the Apartments

- 10.01 Disabled access to all dwellings is provided via ramped or stepped access to the primary entrance doors to each house in accordance with the current Building Regulations.