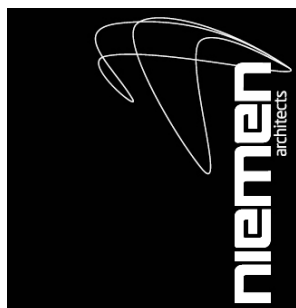

New Mill Road – Development at Southfield ; New Mill ; Holmfirth ; West Yorkshire

Design and Access Statement

On behalf of Jones Homes

To support an application for full planning permission for the erection of 3 dwellings

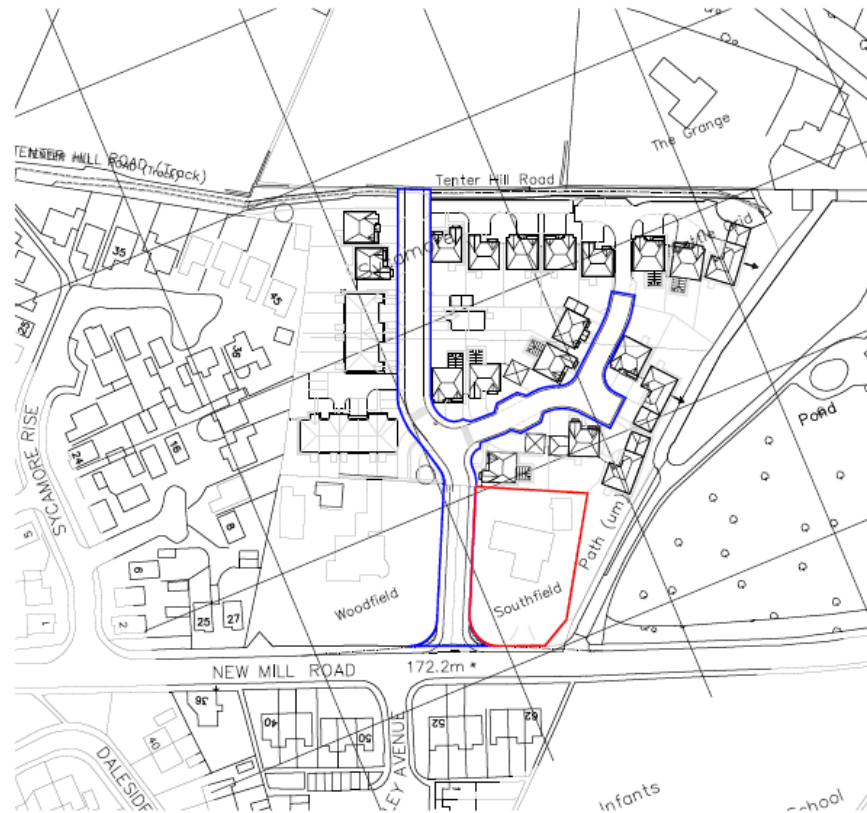


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PROPOSED DEVELOPMENT AT SOUTHFIELD		
LOCATION PLAN		
scale 1/1250@A3	drawn by JHY	date 29.11.16
drawing no. JHY/LP/001		rev #
JONES HOMES		
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1.0 Introduction

This statement has been prepared on behalf of Jones Homes to support the submission of a full planning application for 3no dwelling houses off New Mill Road, Holmfirth, West Yorkshire.

This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.

1.1 Proposed Development

The layout shows a development of 3no dwelling houses and there are 2no house types, a Stratton and a Banbury, with a housing mix of:

02no. 4bed houses

01no. 5bed houses

All of the properties will be for private sale.

2.0 Site Context and Analysis

2.1 Site Location

The circa 0.13 ha site is located in New Mill near Holmfirth, West Yorkshire.

The site is bound by New Mill Road to the South, to the West by a residential dwelling and Weavers Mill Way, to the North by Southfield Grange, a Jones Homes development, and to the East an area of woodland.

Access to the site will be off Weavers Mill Way with private drives accessed directly from the highway. The site is ideally suited to residential development due to the close proximity of public amenities.

There are a number of schools and day care facilities surrounding the development site including Kirkroyds infant School and the Lydgate primary and special secondary School. Holmfirth High School is also within close walking distance at 450m from the site.

There is an abundance of sports and recreational facilities within the surrounding area including Holmfirth Sports centre, playing fields, tennis courts and the Sycamore Public House is located within 100m of the site entrance.

The site currently contains a large residential dwelling. Development will contribute towards relief from the need for new housing as outlined by central government and Kirklees Council with estimates for population increases.

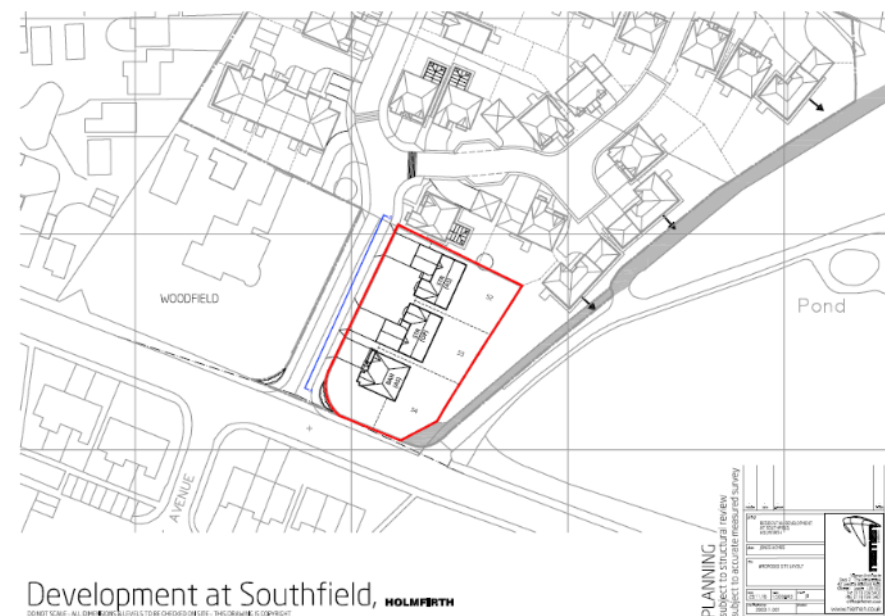
3.0 Design Solution

3.1 Layout

The proposal shown in indicative form only is to be developed in keeping with the Southfield Grange development regarding the orientation of plots and proposed streetscape in relation to neighbouring properties whilst providing natural surveillance across the site.

All of the properties will have clearly defined front gardens in places which provide an area of defensible space.

In order to protect the residential amenity of existing and future residents in terms of over-looking, over-shadowing and dominance, the maintaining of sufficient distances will be a priority.



Proposed Site Layout

3.2 Dwelling design

The proposed units with regards to building materials and plot layout will be developed in accordance with the style of the houses at Southfield Grange.

Particular thought has been given to the articulation of the elevations, with a mix of art-stone, render and detailed fenestration, creating interest to these carefully detailed elements. The local vernacular is complimented through the materiality and scale of the development proposals.

The materiality of the site is designed to reflect that found within the locality, by the use of cast stone, colour and detailing and is in keeping with the ongoing Southfield Grange development.

The proposed materials are as follows:

- Stone - Costhorpe Black Old Weathered stone
- Render - Cream 041 Renderpral Monocouche
- Tiles - Cemex Grampian Grey Tiles

It is proposed that the new residential scheme is to be constructed from cast stone drawing on the local vernacular. In order to distinguish this development and create a sense of place a further small carefully selected palette of materials such as render have been applied in moderation across the scheme.

The different massing and layout will create interest in the street scenes and landscape, bringing out different themes within the proposal that can be further enhanced with a careful choice of materials.



Development at Southfield, **HOLMFERTH**

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Proposed Street Scene

4 Residential Amenity

The proposed scheme adheres to the normal standards for space between and about buildings operated by the council. It is therefore considered that the development provides a satisfactory standard of residential amenity for existing and future occupiers.

5 Parking Provision

All of the properties will have parking spaces:

- The Stratton has 3 parking spaces
- The Banbury has 2 parking spaces

6 Sustainability

The detailed design of all new dwellings will seek to be environmentally sustainable from the outset.

The scheme will be constructed to current Building Regulation standards ensuring a highly energy efficient scheme. The scheme will preserve many of those landscape features that exist e.g. trees to the outside of the boundaries.

All properties will be provided with a private garden throughout the scheme. Properties will also be provided, by design, with good natural daylight levels to ensure inhabitants wellbeing and reduced reliance on artificial lighting.

7 Designing Out Crime

The requirements to address the problems of potential crime and personal safety within the scheme will be met through the following:

- Routes and public spaces that are direct, with good visibility and capable of being well used with increased activity by non-car users.
- A landscape design for pedestrians that is cognizant of the need for clear views providing surveillance.
- Appropriate boundary treatments to the road, pedestrian routes and clusters of dwellings.
- Clear definition and demarcation and legibility between land in the public realm and the private areas. Methods employed range from use of plant material, surfaces, colours, textures, signage, fencing and barriers, gateways & features.

Security for the indicative proposal has been considered against the recommendations of 'security by design' regarding plot orientation, design and location of buildings & footpaths to maximise natural surveillance. Entrances are visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

8 Policy

Aimed at making the planning system less complex and more accessible, to protect the environment and promote sustainable growth, the National Planning Policy Framework was released on March 27th 2012 as a key part of the coalition government's reforms. This document is Inclusive of the following:

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of materials

The full planning application has taken the above into account.

9 Concluding Comments

The scheme submitted will seek to enhance the Southfield Grange development and will be a design of quality resulting in a housing scheme in line with the governments guidelines on density. The resulting development will be a collection of clearly defined and differing spaces in order to promote interest and identification.

The scheme proposes to offer modern homes whilst creating a sustainable community encouraging neighbourly spirit and creating a sense of place.

Security, safety and pedestrians are to be prioritised over cars.

It is considered that the proposals provide a high-quality development which will enhance the character and appearance of the locality.