

Potential Residential Development
At
Land Adjacent to 55 Crosland Hill Road
Huddersfield HD4 5NZ

Design and Access Statement

Oldham Access Services Ltd
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Introduction

- 1 This short report has been produced to assist decision makers in relation to the outline planning application for the above site.
- 2 The current position is that the local planning documents identified this site as part of an area that has historically been considered part of the existing residential development of Crosland Hill.
- 3 The site has been secured by Oldham Developments who have actively engaged with adjacent residents with regard to the potential scheme.
- 4 At this stage we also entirely endorse the consultation status of the adjacent strategic site (on the former Standard Fireworks site). Any proposed redevelopment of this site would be consistent with the aims of facilitating redevelopment in the surrounding area.

Existing Conditions

- 5 The site is currently part of the substantial rear gardens of the residential property of 55 Crosland Hill Road. Part of the site was historically the location of a number of small residential properties and other outbuildings.
- 6 The site is generally flat and is covered by grass lawn. The site has no existing trees or shrubs and as such is extremely limited in appearance.
- 7 The site is surrounded on three sides by residential development, while having a mix of architectural styles, the area is typical Pennine Urban in nature. As such the developed aspect of the area dominates its character and is visible from much of the surrounding area.

Policy Context

- 8 As is set out above the site is existing residential development curtilage and as such should be considered as a previously developed site.
- 9 The site to both the South, East and North is surrounded by existing and long established residential development and as such offers an obvious potential extension to the existing residential areas.
- 10 The remaining Eastern boundary of the site is bounded by open field that were previously used by Standard Fireworks, is allocated for residential development and is likely to come forward for such a use during the local plan period.
- 11 The site is adjacent to nearby residential development, but is also within a typical 600m walking isochrones of educational facilities and other local amenities, (including the nearby Public House). In addition it is also within an appropriate walking distance of public transport services on Blackmoor Foot Road.

- 12 Given the above it can be concluded that the site is in terms of location is extremely sustainable and further analysis will demonstrate this further.

Highways and Transport

- 13 The site is as discussed adjacent to Crosland Hill Road , an unclassified road that does act as an important link to the residential areas to the north. It is acknowledged that the form of this highway while being typical of many upland highways in the South Pennines is not ideally suited for modern transport needs. In particular the lack of segregated facilities for existing residents and other users is apparent.
- 14 It would be our intention to improve one of the existing access points onto Crosland Hill Road . The intention being to remove a short section of garden walling and thereby improving visibility splays for existing and future users of the access point be they pedestrian or motorised users .The intention being to remove a short section of garden walling adjacent to 63 Crosland Hill Road from its existing height of over 2 metres to a height of 0.3m for a short section of some 1.5 metres in length.
- 15 This would improve the existing highway provision at this location from an ease of access and highway safety perspective. While this is creates betterment from an accessibility perspective, it would be the intention to undertake this by means of a Grampian condition on any approval . The land is not existing highway but is rather in private ownership as such no section 278 agreement would be required for this proposed minor change. Agreement having been reached with the current neighbour and owner of the wall in question.
- 16 In terms of accessibility to Crosland Hill Road there are two existing private access points, and as a result of the proposals there would be material betterment to the existing situation.
- 17 In terms of access to other forms of transport as is set out above the site is well located being within a short walking distance of a range of public transport services on Blackmoor Foot Road.

Drainage/ Ground Conditions

- 18 The site is not in any designated flood risk area and this is supported by the Environment Agency and its flood risk mapping. It is recognised that consideration will need to be given to the disposal of surface water , it would be the intention to utilise combination of existing drainage that services the site and soakaway to provide a range of possible solutions .
- 19 The site historically is of residential use , there are no known contaminants on the site.

Environmental Considerations

- 20 The site is small in size and has extremely limited existing flora. As such it is not considered likely that there ecology of significant merit.

Development Form and Layout.

- 21 While this will clearly be dictated by a range of issues, some of which are set out above. Some consideration should be given at this stage as to the possible likely form of development.
- 22 It is acknowledged that it will be necessary for this site to be consistent with the surrounding area.
- 23 With regard to the likely style of development it is proposed that it would be two semi-detached residential properties, extending to two stories but with room in the roof accommodation to maximise the use of the site and thereby provide appropriate mid-range family housing.
- 24 The layout has been orientated to ensure that there is no significant overlooking of existing properties and the minimum window to window distances will be achieved.

Appearance

- 25 The intention would be to respect the surrounding area and ensure that the development was in keeping with the Pennine nature of Crosland

Hill. As such the primary construction of external walls would be in natural local sourced natural sandstone. The roofing material would be from man-made stone appearance slates (from the nearby Greys Artstone)

- 26 The windows and doors would be of a coloured appearance and would reflect the surrounding area, as such likely to be grey or other muted tones .

Conclusions

While there is further work required as part of any reserve matters application, we conclude that the site is appropriate for residential infill development. We have demonstrated that the site is compliant in a policy context, is a sustainable and appropriate location for residential use. In addition the site could offer betterment to road users and that there are no engineering, environmental or land ownership constraints to this site being granted outline approval for two residential properties.

Darren Oldham

CHR004