DESIGN AND ACCESS STATEMENT

OUTLINE PLANNING APPLICATION

RESIDENTIAL DEVELOPMENT

FOR SITE AT

OCCUPATION LANE
STAINCLIFFE
DEWSBURY
WEST YORKSHIRE

DESIGN STUDIO NORTH
ARCHITECTS

INTRODUCTION

The project aims to regenerate a redundant area of land that has never had any active use. The Wasteland is simply an eyesore in an area that has improved significantly in recent years through the large scale regeneration of the adjacent mill site, to create residential development. The proposed scheme accords with the council's policy of finding development sites of this nature in preference to the development of green field sites.

This outline application is a renewal of the previous approval for 5 units on the site. The application follows exactly the same principals as the previous approval (2012/60/93954/E). Details of the houses are to be resolved at the reserved matters stage in due course but we have included indicative site layouts to allow the principles to be considered in detail.



Site viewed towards the pocket park

SITE OWNERSHIP

The development site is owned by Mr JD Wood and has been for many years. The access to the site from Occupation Lane crosses over a landscape margin which is owned by the Barratts Group who developed the adjacent site. The applicant has a legal right of access over this land which is utilised to provide the private drive access route.

SCALE OF DEVELOPMENT

The scheme proposes 5no. 3 bed town houses on the site. The homes would provide 3 storey accommodation with the top floor being room in roof space accommodation. The site density is very similar to the adjacent development constructed in recent years.

SITE CONTEXT

The site is a vacant area of land that has never been developed. It is accessed off the adjacent highway, Occupation Lane. To the front and rear of the site is a mix of Victorian terraces or cottages evolving through to 1970s style houses in a diverse range of appearances. The area has developed in a relatively piecemeal manner over the years.

To the East of the site lies a large area of residential development built in recent years, which creates a more coherent residential neighbourhood for the overall area.



Site frontage in context

MASSING

The scheme utilises a 3 storey townhouse model with the top floor in the roof space to reduce the apparent mass of the structure. The approach is identical to the adjacent house which creates a coherent appearance to the streetscape.

SITE ACCESS

The development utilises a private drive to serve 5 houses however the road of the private drive is larger than the minimum requirement for a scheme of this scale. The reason for this enlarged road is that it is desirable for vehicles visiting the site to be able to turn around on site and leave is a forward direction. To enable this to happen, the access road and drive area outside the house are 6 metres wide to ease vehicle manoeuvring on site. The road is wider to allow for vehicle manoeuvre on site.



View along Occupation Lane

CAR PARKING

200% car parking is proposed for the development with each house having 2 allocated car parking spaces available to it.

PUBLIC TRANSPORT

Excellent bus routes with regular services are available within a 5 minute walking time of the site.

ASPECT DISTANCES

The indicative layout shows how the site could be developed to create 5 town houses and these are shown with aspect distances that all comply with Kirkless Councils design guidance on this matter.

PUBLIC OPEN SPACE

The site is immediately adjacent the recently constructed pocket park that provides high value amenity space.