

DESIGN & ACCESS STATEMENT

LAND OFF CARR TOP LANE GOLCAR



APPLICATION FOR RESERVED MATTERS CONSENT
FOR THE ERECTION OF 19 DWELLINGS

INTRODUCTION



Golcar, West Yorkshire



Site view from within the site looking north

This Design and Access Statement (DAS) has been prepared by nineteen47 Ltd on behalf of Brierstone Carr Top Ltd in support of an application for reserved matters consent for the erection of 19 dwellings on land of Carr Top Lane, Golcar, West Yorkshire.

Although a DAS is not a validation requirement for a reserved matters submission it was considered important to explain the design proposals given the limited amount of design detail within the DAS which supported the outline planning application and given the site falls within the Golcar Conservation Area. An additional section has been included within this document to include a Heritage Impact Assessment as agreed at the pre-application stage with the Local Planning Authority,

The principle of development on this site has been established by the grant of outline planning consent, therefore the focus of this document will be upon the constraints and opportunities of the site, the characteristics of the local area and how this has shaped the design proposals.

The DAS is therefore split into the following sections: -

- Planning Context - outlines the key design related policies at the local and national level;
- The Site - provides a description of the site;
- Local Character - outlines the key characteristics of Golcar and how this should inform the design proposals
- Design Proposals - explains the design principles of the site, structured around the Building for Life 12 questions;
- Heritage Impact Assessment - describes how the design proposals respect the local heritage of the area;
- Conclusion - briefly summarises the proposals.



Site view from within the site looking east

PLANNING POLICY

Land off Carr Top Lane, Golcar



National Planning Policy Context

The NPPF was adopted on the 27 March 2012 and sets out the presumption in favour of sustainable development at the heart of the planning system (para.15) and states that good design is a key aspect of sustainable development which is indivisible from good planning (para. 56). Paragraph 50 of the NPPF requires local planning authorities to “deliver a wide choice of high quality homes, widen choice for home ownership and create sustainable, inclusive and mixed communities”. This design and access statement demonstrates that a high quality development is being proposed.

Twelve ‘core planning principles’ are at the heart of the NPPF. These include always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Chapter 7 of the NPPF sets out the governments requirements to good design of the built environment. Paragraph 57 states it is “Important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes”

Paragraph 58 of the NPPF states policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development,
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
- responds to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
- are visually attractive as a result of good architecture and appropriate landscaping.

The NPPF acknowledges that it is proper to seek to promote or reinforce local distinctiveness (para. 60) and that designs should address the connections between people and places and the integration of new development into the natural and built environment (para. 61).

Poorly designed development or that which fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused (para. 64).

Local Planning Policy Context

The design related policies of the Kirklees UDP (1999), which were saved in 2007 are summarised below.

BE1 (Design Principles)

All development should be of good quality design such that it contributes to a built environment which:

- creates or retains a sense of local identity;
- is visually attractive;
- promotes safety, including crime prevention and reduction of hazards to highway users;
- promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
- 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.

BE2 (Quality of Design)

New development should be designed so that:

- it is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
- the topography of the site (particularly changes in level) is taken into account;
- satisfactory access to existing highways can be achieved; and
- existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal.

BE5 (Preservation/Enhancement of Conservation Areas)

Proposals for new development within conservation areas, including extensions or changes of use to existing buildings, should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

BE6 (Infill Sites)

Development on infill sites will not normally be permitted when it would adversely affect the character or appearance of a Conservation Area.



NE9 (Retention of Mature Trees)

Development proposals should normally retain any mature trees within the application site. where development is approved on sites containing mature trees no construction, including changes in levels, drainage works and the formation of access roads will be permitted within the crown spread of the trees unless it can be demonstrated that satisfactory precautions will be taken to ensure their continued viability.

EP11 (Ecology and Landscaping)

Applications for planning permission should incorporate an integral landscaping scheme which protects or enhances the ecology of the site.



THE SITE

Land off Carr Top Lane, Golcar

Site Description

The site is located at the southern edge of Golcar off Carr Top Lane and is irregular in shape, measuring approximately 0.72ha. The site is located on the hillside with the main body of the settlement sitting above the site.

Given the location of the site on the slopes of the Colne Valley, the topography falls from the north east to the south west corner. The southern edge of the site slopes much more steeply towards Brook Lane.

In terms of the appearance of the site this was originally a large unmanaged area of grassland but over the years this has been replaced by tall ruderal vegetation, dense scrub and bracken, although this has been in part trimmed back during recent site investigations. There are scattered trees along the boundaries, but no Category A trees.

In terms of the boundaries of the site, the northern edge is demarcated with a dry stone wall and the rear gardens of the terraced properties of Carr Top Lane, which due to the topography are 3 storey to the rear.

The eastern boundary comprises the rear gardens of two existing new build houses that are two storey in height. The gardens do not currently have boundary fencing and instead have open views across the site. The southern boundary of the site is enclosed by Brook Lane with the western edge consisting of hedges and trees with another grassland area beyond it.

The accompanying images illustrate the appearance of the site.



View of the site from Wellhouse



Site view from within the site looking north



Site view from Carr Top Lane looking south

LOCAL CHARACTER

Land off Carr Top Lane, Golcar



Golcar

The site falls within the attractive settlement of Golcar, built on the steep hillside above the valley of the River Colne which creates a very distinctive character.

The village comprises predominantly stone buildings with an informal layout creating a patchwork of built form set amongst trees and natural landscape features which frame the settlement.

The streets are tight, and designed for a time before the growth of car ownership, which gives an intimate feel. The network of ginnels and stepped 'cut throughs' weaving through the houses add to this character.

A large proportion of Golcar falls within a Conservation Area and there are a number of Listed Buildings although none in the immediate vicinity of the site. However, there are many attractive buildings in close proximity, the majority of which are weavers cottages and mill workers cottages which date back to the 18th and 19th century as well as the odd grander detached house.

The village is almost entirely constructed of natural stone and slate with later development more regularly coursed with fine joints and older dwellings more roughly coursed.

A distinctive light stoned mullioned window style exists which harks back to the mills with stone surrounds and recessed windows in runs of up to 7 or 8 panes of glass. Some of the mill buildings also have large openings which could be re-interpreted via larger windows in new houses.

Many of the dwellings are positioned close up to the back of the footpath as they were designed for an era prior to the private motor vehicle. Where front gardens exist they are predominantly short and enclosed with a dwarf stone wall.



Informing the Design Proposals

Based on the assessment of the character of Golcar the following principles have informed the design proposals: -

Materials: New buildings should be constructed of natural stone and slate in keeping with the local area;

Details: Window styles should predominantly reflect the light stoned mullioned style window which is prevalent in Golcar;

Building Types: New dwellings should be varied with some simple cottages but also some more interesting shapes/angles at the end of streets to turn the corner as found elsewhere in the village;

Building Heights: Many of the dwellings in the vicinity of the site are two storey, but taller three storey dwellings are also an appropriate response, including split level properties built into the slope which reinforce the local character.



DESIGN PROPOSALS

Carr Top Lane, Golcar

It is proposed to construct a high quality new residential development comprising 19 stone built dwellings with a range of house types and sizes in keeping with the Golcar Conservation Area.

In order to explain the merits of the design proposals this section has been split into the three sub-categories within Building for Life 12, which is widely accepted as the best tool for evaluating residential design. These sections are: -

- Integrating into the Neighbourhood
- Creating a Place
- Street and Home

Integrating into the Neighbourhood

Connections, Public Transport and Local Facilities

Questions 1-3 of Building for Life 12 identify the importance of good connections, access to local facilities and the public transport network. The grant of outline planning permission illustrates that the site is considered to be in a sustainable location with local facilities such as shops, schools and cafes in walking distance and good access to the public transport network (Services 301, 302 and 304) at James Street and Church Street/Knowl Road.

As indicated in the local character section of this document one of the characteristics of Golcar is the network of ginnels which cut through the hillside and these routes can be picked up from the site. The scheme has also been designed to ensure that future connections into land further to the west can be achieved to ensure new development is well integrated.

The residential amenity of neighbouring dwellings has also been carefully considered, with appropriate separation distances achieved with dwellings off Carr Top Lane to the north and also the two large detached houses along the eastern boundaries. Here dwellings have been designed to side onto the existing houses e.g. plots 16-17 ensuring rear gardens feel as open as possible.

A Mix of Housing

Question 4 of Building for Life 12 considers whether an appropriate mix of housing is provided. The housing mix on the planning layout indicates that the proposals include smaller 2 and 3 bedroom properties, between 800 and 1,000 square feet, suitable for first time buyers, young couples and ‘downsizers’ as well as larger detached 3 and 4 bedroom family homes and 1 large ‘executive’ 5 bed home. As such it is maintained that a wide variety of house types are provided. Affordable housing provision

will be agreed with the local planning authority pursuant to the discharge of a condition on the Outline planning permission, which will not affect the consideration of this application for Reserved Matters Consent.

Creating a Place

Character & Working with the Site Context

The proposed development has been designed to respond to the local characteristics of the area and therefore make a positive contribution to the Conservation Area. Questions 5 and 6 of Building for Life 12 identify the need to create a place and respond to the context of the site.

The accompanying elevations illustrate the appearance of the proposed dwellings which have a simple form, using natural stone and grey roof tiles. The windows are recessed behind a stone surround, reflecting the light stone mullioned windows commonly found in the weavers/mill cottages in the local area. The grey/anthracite window frames add an attractive, contemporary feel to the scheme. Chimneys are also included on most houses, adding to the traditional appearance of the dwellings. Entrance canopies are provided to some of the dwellings as well as coach lights to add some variety.

From within the site the scheme will appear to be predominantly two storey, with only the dwellings on the northern edge three storey at the front (Type 3B-A), built into the slope with the garden area therefore at first floor level to the rear. This is considered to be appropriate as the majority of dwellings in the immediate vicinity of the site are two storey.

The dwellings on the southern edge of the scheme are again built into the slope and three storey to the rear. The lower ground floor opens out onto the garden, supported by a retaining wall. These dwellings will, in particular, benefit from views across the Colne Valley. The dwellings have been designed with this in mind with a balcony provided on the floor above the family/kitchen area.

From wider views into Golcar, such as Share Hill at Wellhouse the three storey elements of the scheme at the southern and northern boundaries will be clearly visible. This will ensure the continuation of the vertical emphasis of existing dwellings built into the slopes of Golcar and ensure the proposals are carefully stitched into the existing built fabric of the local area.

Overall it is maintained that a locally inspired new development will be created that works well with the site context.



House Type 3B-A

House Type 3B-B



House Type 3B-C