

Land at Heaton Avenue Cleckheaton



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ARCHITECT

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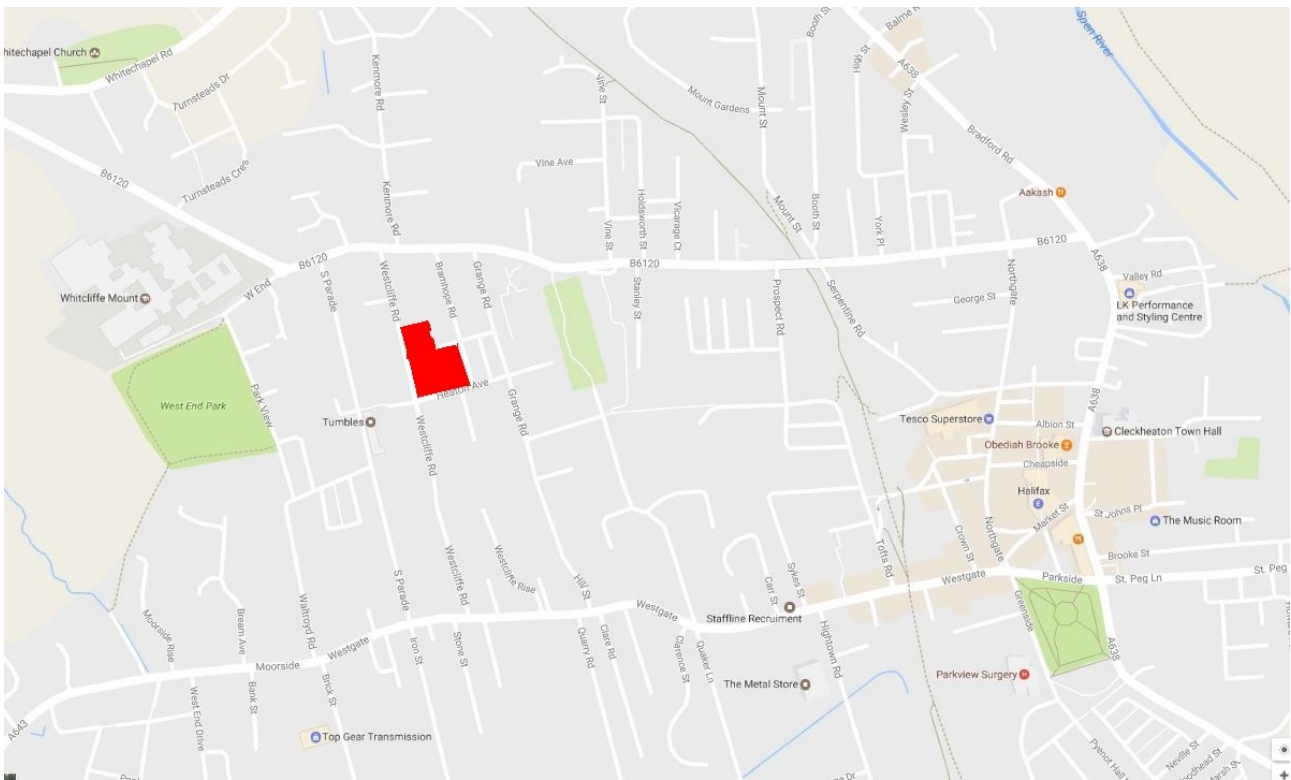
This Design and Access Statement should be read in conjunction with the Reserved Matters Application for 18 Houses including supporting statements, drawings and illustrations.

The intention is to set out and explain what has informed the design through the local context and how consideration has been given to the local character.

It will be demonstrated that the overall proposal fits into the grain of development within the area and the design of the individual houses uses forms and materials found within the immediate vicinity (local distinctiveness).

2.00

Site Location



The Site

The site is located on Heaton Avenue about 1,000meters to the west of Cleckheaton Centre between Westcliffe Road and Bramhope Road.

It is located in an area of dense urban housing.

The site is located close to main bus routes on Whitcliffe Road about 40meters to the north.

3.00

Local Character



Houses Adjoining the Site on Westcliffe Road



Houses Opposite the Site on Westcliffe Road



Houses Opposite the Site on Heaton Avenue

There is a rich mixture of house styles surrounding the site. Existing house types include stone fronted terraces and brick and render bungalows on Bramhope Road, brick and render semi-detached houses on Heaton Avenue, stone fronted semi-detached houses on Westcliffe Road and various styles of infill housing mixing materials and styles.

The design takes the principle of the semi detached houses on Westcliffe Road adjacent to the site utilising a horizontal canopy to break up the mass of the frontage. Natural stone is proposed below the canopy line on the front elevation with a buff brick proposed elsewhere on the houses. The main roofs will be natural slate with red clay ridge tiles and the lower canopy roofs will be a red concrete tile emulating the rosemary tiles on the adjacent houses.

This theme is carried through to the smaller units on Heaton Avenue and Bramhope Road.

3.00

Local Character



Stone Terrace on Bramhope Road



Brick and render bungalow and houses to rear of site off Bramhope Road



Brick and Render Houses on Heaton Avenue

4.00

Site Topography



The site slopes down from north to south along Westcliffe Road by approximately 2m. There is also a 1m slope from east to west along Heaton Avenue. The site then rises back up from south to north along Bramhope Road.

The existing building was set back from Heaton Avenue and sat, relatively level, leaving a sloping landscaped area fronting the street.

The existing school contained a basement and there are several second world war air raid shelter tunnels located within the site.

5.00

Existing Trees



Two sides of the site have existing mature trees.

On Westcliffe Road the trees are located within the foot path outside the site boundary. These trees are not protected by a Tree Preservation Order but every effort has been made to retain as many as possible. With the removal of the boundary walls and extensive areas of macadam, which will become soft landscaping, it is hoped that the trees will be able to flourish once the development is complete. Trees proposed to be removed are those which conflict with new drive positions.

On Heaton Avenue all trees have been retained including trees which have the benefit of a Tree Preservation Order.

The new houses have been set back to almost the frontage of the existing school and sit at the same level. This allows the retention of the existing soft landscaping which to Heaton Avenue which will be incorporated as front gardens. The single new drive on Heaton Avenue is located between the existing trees.

The proposed boundary treatments, in the form of 'estate fencing' are designed to have minimum impact on the tree root systems. It was felt that removing the existing wall and macadam and replacing with this kind of fencing would enhance the prospect of the retained trees.

6.00

Proposed Site Layout



The proposed site layout plan adopts a similar approach to the indicative plan submitted with the approved Outline Planning Application.

A row of 10 semi detached houses front Westcliffe Road taking separate accesses in the form of tandem drives.

8 smaller houses in the form of two terraces of three and a pair of semi detached houses are located off Heaton Avenue and Bramhope Road. Access arrangements have been carefully considered to prevent the need for new drives onto Heaton Avenue.

7.00

Planning Conditions

This Reserved Matters Application addresses several of the conditions listed in the Outline Consent Ref 2014/49/91791/E.

Condition 1

The application drawings address the appearance, scale, layout, access and landscaping of the site. Drawing number 2587-01-01D shows the general layout of the site. The following drawings are also included:-

2587-10-01 Plots 1 and 2

2587-11-01 Plots 3 and 4

2587-12-01 Plots 5 and 6

2587-13-01A Plots 7 and 8

2587-14-01A Plots 9 and 10

2587-15-01 Plots 11 and 12

2587-16-01A Plots 13 to 15

2587-17-01 Plots 16 to 18

2587-18-01 Street Elevations.

2587-01-04 Boundary Treatments and Landscape Plan.

Conditions 2, 3 and 4 are informatives.

Condition 5 This will be dealt with by Discharge of Condition Application.

Condition 6—informative.

Condition 7—Drawing 2587-01-04 details provided

Condition 8 informative

Conditions 9, 10, 11, 12, 13—This will be dealt with by Discharge of Condition Application.

Condition 14—Drainage—Drawing 2587-01-02A provides details

Condition 15—This is not possible as ground conditions do not permit surface water to be retained on site. The proposed drainage will show a 50% reduction in surface water entering the existing sewage system as soft landscaping areas have been increased.

Condition 16—Drawing 2587-01-04 details provided

Condition 17— Drawings 2587-01-01D and 02A indicate the footpath increase.

Condition 18—This will be dealt with by Discharge of Condition Application.

Condition 19— Drawings 2587-01-01D and 04 provide details

Condition 20—This will be dealt with by Discharge of Condition Application.