

DESIGN & ACCESS STATEMENT

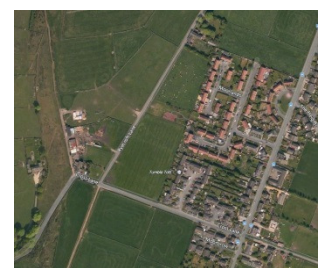
CROSS LANE, SCHOLES, HOLMFIRTH

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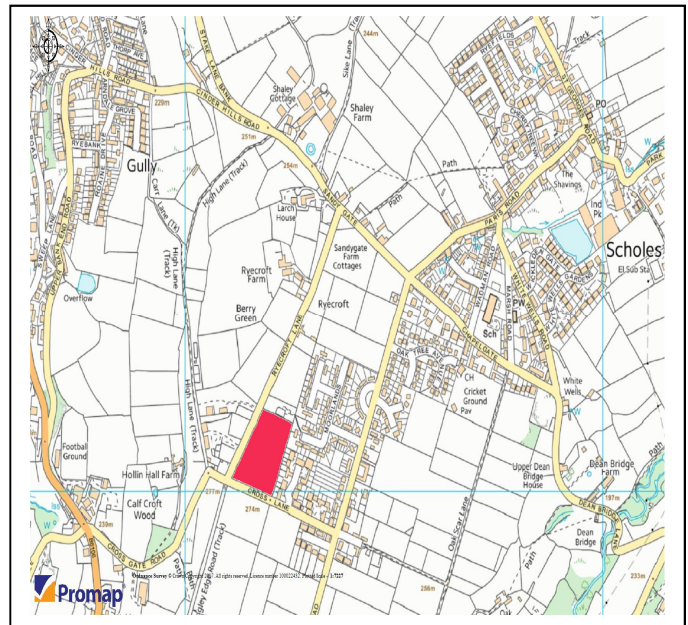
Contents:		Page
1.0	Introduction	3
2.0	Design	4
	• Amount.....	4
	• Layout.....	4
	• Scale.....	5
	• Appearance.....	6
	• Boundary Features.....	6
3.0	Accessibility	6
	• Highways.....	6
	• Footpaths.....	7
	• Car Parking.....	7
4.0	Conclusion	8

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Miller Homes Ltd in support of a *Full Planning Application* for the residential development of 39 dwelling houses with associated access and car parking on land off Cross Lane/ Rycroft Lane, Scholes, Holmfirth.
- 1.2 The site is located on what is currently agricultural land and adjacent to existing residential housing on Windmill View and Moorlands. The site is bounded by Cross Lane and Rycroft Lane with an existing children's play area immediately to the north. The site is currently vacant with cattle grazing as the site's last previous use. There are no existing buildings on the site.
- 1.3 The site is level, with a slight fall from south to north. It is bounded by drystone walls in varying states of repair.



SCHEME LAYOUT



LOCATION PLAN

- 1.4 This statement has been written in accordance with the Government Circular 01/2006 – Section 3 Design and Access and addresses the following matters:

Design

- Amount of development
- Layout of the development
- Scale of the development
- Appearance of the development
- Boundary features

Access

- Highways
- Footpath Network
- Car Parking

2.0 Design

Amount

- 2.1 The proposed development is for a total of 39 dwelling houses comprising of 1, 2, 3, 4 and 5 bedroom accommodation. Semi-detached and detached properties are provided of 2 and 2.5 storeys in height. The 2.5 storey houses are room in the roof with dormer windows to the front elevation only. There is also a block of four apartments proposed.
- 2.2 The proposed schedule of accommodation is set out below:

House Type	Accommodation	No.	Storeys
APT	1 bed apartment	4	2
Yare	2 bed semi-detached house	4	2
Tolkien	3 bed semi-detached house	8	2.5
Mitford	4 bed detached house	3	2
Stevenson	4 bed detached house	6	2
Gala	4 bed detached house	3	2
Buttermere	5 bed detached house	3	2
Jura	5 bed detached house	2	2
Shakespeare	5 bed detached house	2	2
Thames	5 bed detached house	4	2
Total		39	

Table 1: Accommodation Schedule

This equates to:

- 10.25% one bed homes
- 10.25% two bed homes
- 20.5% three bedroom homes
- 30.75% four bedroom homes
- 28.25 five bedroom homes

20% of the homes will be affordable units

- 2.3 The developable area of the site equates to 1.37 ha (3.38 acres) and will be developed at a density of around 28dph. This provides efficient use of housing land and is commensurate with the surrounding residential areas.
- 2.4 The proposed approach to the amount of development has been informed by the constraints and opportunities on the site, the character of surrounding area and market considerations.

Layout

- 2.5 The site layout has been informed by the surrounding context of the site and the topography of the land itself. The focus of the development has been to create a high quality pedestrian environment. This has delivered the proposed housing layout along with the connectivity through the existing play area and beyond.
- 2.6 The main access into the site is shown to be taken directly from Cross Lane to the south. With a “private drive” serving 3 houses also from Cross Lane.

- 2.7 The proposed design illustrates a high quality residential environment that uses road deflection and building siting to create an interesting and easily legible layout for both pedestrians and road users.
- 2.8 The development is linked by the proposed footpath connection to adjacent play area and housing areas as well as the network beyond the site particularly to the north.
- 2.9 The siting of the buildings avoids a regimented alignment of structures within the site. A variety of roof heights, stepped features and areas of shadow are created and introduce articulation to the overall appearance of the development.
- 2.10 The dwellings have been orientated to provide a permeable and active edge to Ryecroft Lane to the west to allow views into and out from the site and avoiding a hard edge of either frontages or rear elevations. Advantage has been taken of the views from the development to the south and active frontages designed to Cross Lane as well as the northern boundary.
- 2.11 Dual aspect and feature dwellings have been provided at strategic points such as the site entrance and at road corners to give interest at both external and focal points.
- 2.12 The overriding principles of the proposed development are as follows:
 - High standard of design of the proposed houses, providing architectural quality from principle views.
 - Providing focal points in the form of housing or well landscaped areas throughout the site in order to visually enhance the street scape.
 - Provision of well landscaped areas including a “buffer” area to the northern boundary to connect with the existing play area and allow it breathing space.
 - Provision of a highways design which creates low vehicle speeds as well as quieter residential areas through the use of shared driveways.
 - Parking spaces are integrated into the street scene through the use of appropriate landscaping and surface treatment.
 - A clear definition between the public and private realm has been provided with all properties having defensible spaces to their frontage (and side on corner positions).
 - Non-apartment properties are to have individual access footpaths to rear gardens giving control and security. This also allows waste and recycling provision to be out of sight at the rear of properties.
- 2.13 Further details of the design approach for the scheme are critiqued in the supporting Design Statement and *Building for Life* assessment.

Scale

- 2.14 The scale of built form relates to the height, width and depth. The majority of the proposed dwellings will be constructed to a height of two storeys with a measure of Tolkien room in roof dwellings (2.5 storeys facing the road frontage and 2 storeys to the rear garden aspect) introduced to give articulation to the street scene. The depth and width of the proposed buildings relate to the existing houses in the vicinity.
- 2.15 The proposed scale of the dwellings has taken account of the potential impact on surrounding properties. This contrasts well with the mix of 2/3 storey dwellings in the surrounding locality. The variation in roof heights adds to the degree of visual interest to the overall scale of built form in the area.
- 2.16 The proposed boundary treatment and separation distances achieved between all proposed dwellings and the surrounding residential properties are considered to address any potential impact on residential

amenity. As such the proposed development does not pose any overbearing impact on immediate neighbouring properties nor is it deemed to be harmful to the surrounding locality.

- 2.17 The immediately adjacent properties located at Windmill View and Moorlands have been taken into account during the preparation of the proposed site layout and adequate separation distances to these properties have been achieved to avoid any overbearing or overlooking of these existing residents.

Appearance

- 2.18 A development is proposed that will complement the surrounding area. Styles and materials within the locality; the predominant property type being 2-storey detached and semi-detached dwellings set back from the highway.
- 2.19 The proposed development will provide varying house types which will complement the existing styles of dwellings in the locality. The proposed dwellings will take design cues from the distinct local character including eaves and window/ door proportion and detailing.
- 2.20 The design and use of materials will be sympathetic to the local context and architectural styles. The dominant materials being stone wall facings and a mix of stone and slate roof tiles and samples of these will be made available.
- 2.21 The overall design approach is to create an attractive, contemporary development that reflects the character and context of the area and makes a positive contribution to the site setting and creates a sense of place.
- 2.22 The site is currently devoid of any significant vegetation within the site and to the boundaries of the site. New planting and landscaping will be chosen specifically to create an attractive high quality environment. The majority of front garden areas will have additional planting and landscaping to define these areas whilst creating an attractive residential environment.

Boundary Features

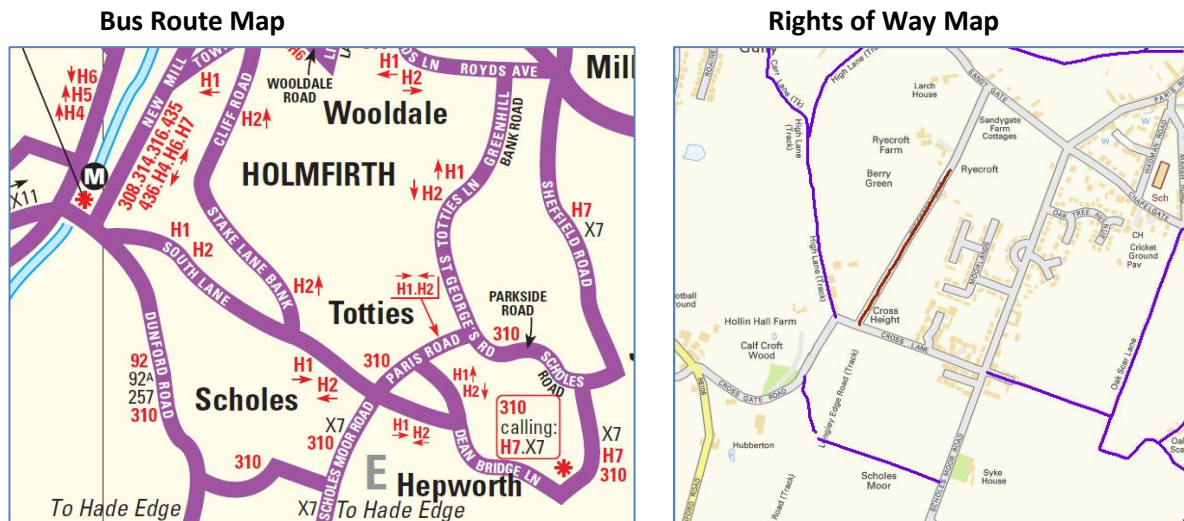
- 2.23 The “buffer” space will be enclosed by 1.2m railings. A range of fencing will be provided to the garden areas of the proposed properties in order to provide security and privacy for residents including 1.8m walls and boarded fencing with 1.8m Larch Lap fencing separating rear garden areas. Lockable gated access points are also provided to the side of each property. Estate style metal railings are also proposed to delineate highway areas at prominent points.
- 2.24 The nature of site boundary treatments will reflect the role they play within the site, full details of which are provided on the Enclosures Plan. Existing drystone walls will be retained and repaired where appropriate.
- 2.25 The enclosures plan will provide full details of proposed boundary treatments.

3.0 Accessibility

Highways

- 3.1 Access points into the site will be taken from Cross Lane to the south, which is a bus route. An access of standard width to Local Highways Authority standards will provide vehicle and pedestrian route into the development.
- 3.2 No changes are proposed to the wider road network.

- 3.3 Vehicle turning facilities will be achieved within the site to allow for service and emergency vehicles to enter and exit the site safely and easily.
- 3.4 The scheme will be supported by Transport Statement which will provide further details of the wider highway and access arrangements into the site.
- 3.5 There are no known constraints to access (including gradients) that would prevent disabled people from accessing the application site given the highway network and provision of footpaths.
- 3.6 The site is served by a choice of bus services.



Footpath Network

- 3.7 No public footpaths run within or adjacent to the site although Ryecroft Lane is a By Way.
- 3.8 The application proposal will enhance the links between the surrounding public footpaths and the new development by way of pedestrian links to Moorlands and the Play Area on Ryecroft Lane.
- 3.9 A new pedestrian footway is proposed from the site access along Cross Lane adjacent to the site, and linking to the exiting footway at the eastern extent of the site boundary.
- 3.10 This will allow residents and visitors to easily and safely access main highways in the immediate vicinity including bus stops.
- 3.11 There are no known constraints to access that would prevent disabled people from accessing the application site given the highway network, provision of footpaths and the relatively level highway gradient in the immediate locality.

Car Parking

- 3.13 Car parking will be provided within the application site for each proposed property in the form of garages, parking spaces and/or private driveways.
- 3.14 Parking includes integral and detached garages and parking spaces to front driveways. The scheme provides 95 car parking spaces and is considered to provide ample provision given the sustainable nature of the application site. There will be a number of formal and informal visitor car parking spaces and one cycling parking space per property.
- 3.15 All parking facilities will meet the requirements of Building Regulations including accessible bays as necessary with drop/flush kerbs provided.

4.0 Conclusion

- 4.1 This Design and Access Statement has been prepared by Miller Homes Ltd in support of the *Full Planning Application* for the residential development of 39 dwelling houses with associated access, car parking and public open space on land at Cross Lane, Scholes, Holmfirth.
- 4.2 The proposed layout illustrates the design approach of the proposed scheme. The layout has been informed by the need to provide a buffer to the adjacent public open space.
- 4.3 The layout ensures a high level of natural surveillance with all properties fronting the newly created highway and culs-de-sac or the existing highways along Cross Lane and Ryecroft Lane.
- 4.4 The design of the proposed dwellings has taken into account the character and appearance of the surrounding properties and has ensured that adequate separation distances have been achieved.
- 4.5 It is considered that the application proposal provides a sustainable and suitable residential development which will contribute towards enhancing the vitality of the local community. The development is considered to offer an opportunity to redevelop this land for a high quality residential development. The proposed dwelling houses will make a significant contribution to the character and quality of built form in the area.
- 4.6 The accessibility of the site has been analysed both in terms of the surrounding area and within the site itself. This has considered the ease of movement through the site together with the sustainability of the site.
- 4.7 Pedestrian movement through the site has been given particular consideration. Footpath routes throughout the site and across the adjacent play space are provided to connect the development with the surrounding areas.
- 4.8 The proposal will provide adequate off-street car parking which will meet the needs of the future occupants, particularly given the proximity to the bus service facility.
- 4.9 Overall the applicant has given careful consideration to the design and access of the development proposal which aims to complement the surrounding built and natural environment.