

Design Statement

LAND AT CROSS LANE, SCHOLES

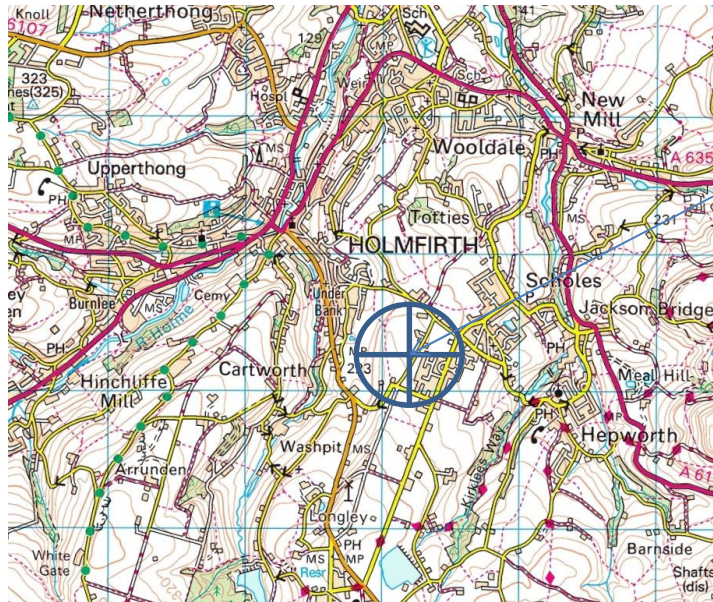
Incorporating Scheme Development Analysis, Dwelling Plans & Building for Life 12 Assessment



March 2017

Introduction

It is proposed to develop an existing open field to the north of Cross Lane and the east of Ryecroft Lane Scholes as a residential development of 39 dwellings. These will comprise 1,2,3,4 and 5 bedroom houses. Some of these are two and a half storey dwellings which are located within the body of the development. The site is around 1.37 hectares in area and is bounded to the east by recent housing on Windmill View and to the north by an existing Play Area



SITE LOCATION



It is proposed to access the site on it's southern boundary from Cross Lane and to provide a new footpath ling from the northern boundary to the Play Area

The scheme has been designed with consideration given to constraints including adjacent land uses, site levels, adjacent land uses, connectivity existing views and built form

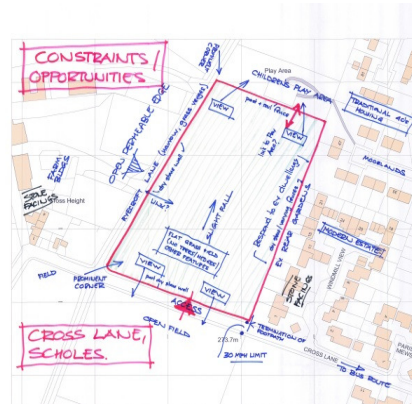
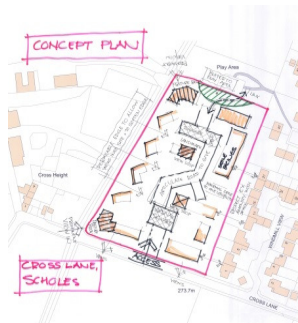


Site Environs



Scheme Development

Constraints



Sketch Proposals

Concept

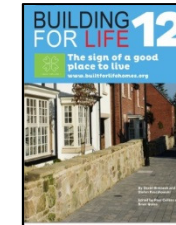
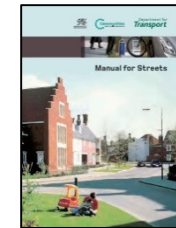
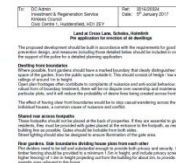


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The scheme has utilised a process of identifying constraints and opportunities , the analysis of the surrounding land uses and development typologies to develop an initial concept for the layout. Using the results of this work and published guidance a sketch design was then evolved. This was then considered against practical engineering constraints and developed into a final scheme.

Following analysis of the site's context along with physical and design constraints as well as cross referencing with published guidance the following main conclusions were drawn which impacted on the development of the layout:

- Access point to be taken from Cross Lane due to character and width of Ryecroft Lane being unsuitable.
- The site to be outward looking to views with a permeable edge to Ryecroft Lane to reflect its nature.
- Boundary with houses to the east to maintain spacing standards and amenity .
- Distance views both into and from the site to be utilised and landmark plots provided to respect corners.
- Links to the existing footpath network and existing play area to be provided.
- Setting of existing play area to be respected and buffers provided whilst also improving visual policing of the area.
- Materials and built form to take cues from the local built environment.
- Existing dry stone boundaries to be repaired and retained.
- It is considered that due to the local distinct vernacular that the use of character areas within the site is not appropriate
- Secured by Design considered with railings to front gardens where needed to deter nuisance, gated rear access paths (only where required), minimum 1.5m high rear dividing fences provided, open spaces overlooked, external lighting provided, no rear parking courts. Planting provided to deter nuisance.



CROSS LANE, SCHOLES

Policy compliance

The scheme layout has been developed from the principles outlined above, but also to comply with the relevant policies of the Kirklees UDP.

BE1: the site strives to create a sense of place with its own identity whilst allowing room for landscaping. The dwellings will comply with the latest energy efficiency standards contained in the Building Regulations.

BE2: the scheme respects its surroundings in terms of scale design and the materials proposed. There are no landscape features to retain, but a comprehensive planting scheme will be implemented for the development.

BE11: Materials proposed are in line with policy.

BE12: Space about dwellings standards have been respected both within and without the site. Private gardens with privacy fencing will be provided.

BE23: Secure, dedicated and visually policed parking is to be provided and all footpaths are overlooked.

Extract from Kirklees Unitary Development Plan

BE1 ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:

- i CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;
- ii IS VISUALLY ATTRACTIVE;
- iii PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;
- iv PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;
- v 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 NEW DEVELOPMENT SHOULD BE DESIGNED SO THAT:

- i IT IS IN KEEPING WITH ANY SURROUNDING DEVELOPMENT IN RESPECT OF DESIGN, MATERIALS, SCALE, DENSITY, LAYOUT, BUILDING HEIGHT OR MASS;
- ii THE TOPOGRAPHY OF THE SITE (PARTICULARLY CHANGES IN LEVEL) IS TAKEN INTO ACCOUNT;
- iii SATISFACTORY ACCESS TO EXISTING HIGHWAYS CAN BE ACHIEVED; AND
- iv EXISTING AND PROPOSED LANDSCAPE FEATURES (INCLUDING TREES) ARE INCORPORATED AS AN INTEGRAL PART OF THE PROPOSAL.

BE11 NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED:

- i IN AREAS WITHIN WHICH STONE HAS BEEN THE PREDOMINANT MATERIAL OF CONSTRUCTION;
 - ii WITHIN CONSERVATION AREAS; AND
 - iii WITHIN TOWN AND LOCAL CENTRES.
- OUTSIDE SUCH AREAS, PROPOSED MATERIALS OF CONSTRUCTION SHOULD REFLECT THE PREDOMINANT MATERIALS ADJACENT TO AND SURROUNDING THE SITE, PROVIDED THAT SUCH MATERIALS ARE NOT DETRIMENTAL TO VISUAL AMENITY.
- RESIDENTIAL AREAS

BE12 NEW DWELLINGS SHOULD BE DESIGNED TO PROVIDE PRIVACY AND OPEN SPACE FOR THEIR OCCUPANTS, AND PHYSICAL SEPARATION FROM ADJACENT PROPERTY AND LAND. THE MINIMUM ACCEPTABLE DISTANCES WILL NORMALLY BE:

- i 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A HABITABLE ROOM WINDOW OF A FACING DWELLING;
 - ii 12.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A BLANK WALL OR A WALL CONTAINING THE WINDOW OF A NON HABITABLE ROOM;
 - iii 10.5M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND THE BOUNDARY OF ANY ADJACENT UNDEVELOPED LAND; AND
 - iv 1.5M BETWEEN ANY WALL OF A NEW DWELLING AND THE BOUNDARY OF ANY ADJACENT LAND (OTHER THAN A HIGHWAY).
- DISTANCES LESS THAN THESE WILL BE ACCEPTABLE IF IT CAN BE SHOWN THAT, BY REASON OF PERMANENT SCREENING, CHANGES IN LEVEL, OR INNOVATIVE DESIGN, NO DETRIMENT WOULD BE CAUSED TO EXISTING OR FUTURE OCCUPIERS OF THE DWELLINGS OR ANY ADJACENT PREMISES OR POTENTIAL DEVELOPMENT LAND WHICH MAY BE AFFECTED.

BE23 NEW DEVELOPMENT SHOULD INCORPORATE CRIME PREVENTION MEASURES TO ACHIEVE:

- i PEDESTRIAN SAFETY ON FOOTPATHS BY ENSURING THROUGH VISIBILITY FROM EXISTING HIGHWAYS;
- ii NATURAL SURVEILLANCE OF PUBLIC SPACES FROM EXISTING AND PROPOSED DEVELOPMENT; AND
- iii SECURE LOCATIONS FOR CAR PARKING AREAS.

Scheme



Scheme
(street scenes)



View from Cross Lane



View to plots 21- 31



Learning points

1. Boundary treatments

The local area shows a uniformity of boundary style and material with the use of dry stone walls forming field enclosures. Existing walls to the edges of the site are to be repaired and retained. Internally stone privacy walls are suggested with some metal “estate style” railings proposed where walls are not appropriate. Internal plot demarcations are to be timber.

2. Spacing

Separation distances to existing dwellings to be respected. Those allowed exceed in all cases the norm of 21m for habitable to habitable room windows or the 12m allowed for habitable to secondary (such as the apartment block east elevation) in accordance with policy BE12

3. Layout

Adjacent housing areas are quite dense and of a rigid road pattern. 1980's and 90's flowing accessway style schemes are not present and so an angular road pattern has been adopted which reflects this. Care has been taken with the articulation of the road to both provide interest and navigation points around the scheme as well as giving natural speed restraint.

4. External finishes

Stone, reconstituted stone and flat grey tiles are proposed with stone window dressings to reflect the local built form.

5. Built form

Two and two and a half storey houses in detached and semi-detached form are proposed with some flat over garage types on the western edge to give the impression of farm outbuildings as seen locally. There are no large single properties set in large plots. The two and a half storey are spread to avoid dominating the street scene.

Conclusions:

A process of ascertaining the constraints which affect the site along with the opportunities of the surroundings have been used to create a concept for the scheme which was then developed into a layout plan which incorporates local features in the final design.



House type designs



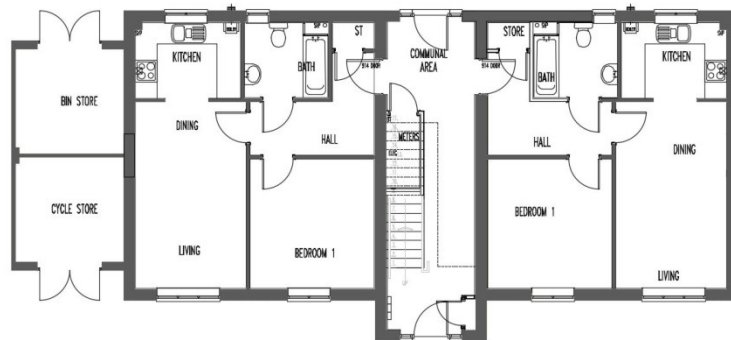
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CROSS LANE, SCHOLLES

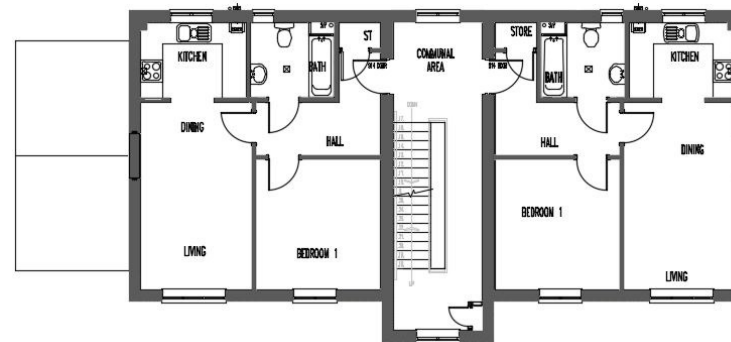
Apartments



Elevation



Ground Floor

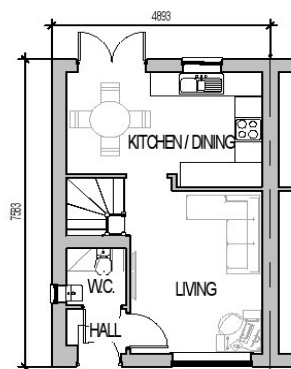


First Floor

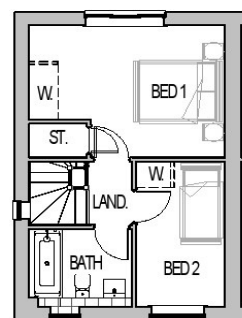
Yare



Elevation (semi pair)



GROUND FLOOR PLAN

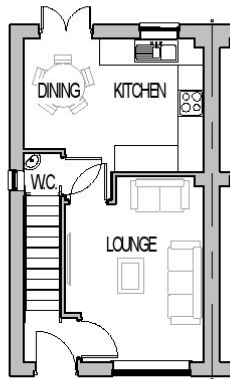


FIRST FLOOR PLAN.

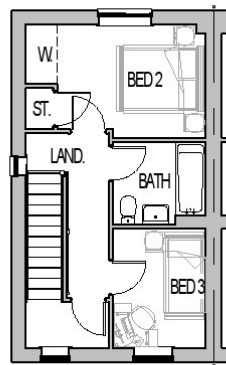
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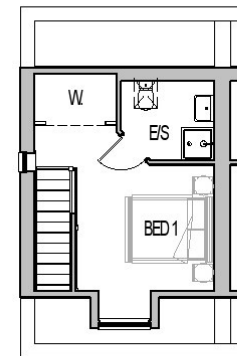
Elevation (semi pair)



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.