Design and Access Statement

April 2018

HOLME HOUSE
Oxford Road
Gomersal
BD19 4LA

Contents

01 Character of the Area and Location

The site is located within a residential area on the northern edge of Gomersal, close to the junction of Oxford Road and Dewsbury Road. The site already has an established access for vehicular use and has a small stone wall fronting onto Oxford Road. Set back from the road is an existing derelict building of the former nursing home and residential cottage to the rear. The site is relatively flat to the front rising slightly to the rear. Within the grounds are several trees and these form a distinct boundary along the road edge.

In terms of the local context, there is wide variation of styles across the area which mainly consist of traditional and modern detached houses. Almost all would be generally considered as traditionally built. Brick and stone are the predominant walling material throughout. Roofs are a mix of natural slate and clay tiles on both the older and modern houses along Oxford Road.

02 The Site

The site is positioned to the front of the derelict former Holme House nursing home and has roads to both the North and East boundaries with housing and the new care home to the West. There is an established vehicular access point from Oxford Road and this is used by the existing dwellings and for collection of the care home bins. There are several trees within the centre of the site with a larger concentration along Oxford Road.

Surrounding the site are larger private dwellings set within their own grounds and more noticeably the relatively new care home to the rear. This new care home is mainly 3 storeys in scale, stepping down to 2 storeys in some locations. The existing Holme House cottages are typical 2 storey dwellings and are positioned to the rear of Holme House fronting onto a cobbled street. These cottages are not visible from Oxford Road as the scale of the derelict Holme House shields them from view. The main material for all the buildings within close proximity to the site is stone and slate tiled roofs.

Aerial of site and surrounding areas

Aerial of site and immediate context

Views inside the vacant buildings

Views inside the vacant buildings

Views inside the vacant buildings

Views inside the vacant buildings

Views from within the site

Views inside the vacant buildings

Views towards the derelict buildings

View along the access road towards the care home

Views of the cobbled street and Holme Cottage

Views of the cobbled street and Holme Cottage

Views of the cobbled street and Holme Cottage

Views of the cobbled street and Holme Cottage

03 Development Strategy

The scale of the proposed new houses will be 2 and 2.5 storeys in height and therefore creating a good level of enclosure and street definition. In terms of a variety in the heights and massing of the buildings, this will be achieved through the use of a range of house types ranging from smaller 4 bedroom dwellings to 5 bed bedroom houses. The existing Homle House cottages will become an integral part of the development offering 2 and 3 bedroom dwellings to compliment the overall mix.

This range of house types will be used to influence the massing by providing a change in the eaves and ridge height, and therefore creating subtle changes in scale. Key frontages will be particularly prominent and critical to the appearance of the development.

The aim of the scheme will be to:

- Protect the sensitive edge of the site and trees along Oxford Road. Development can be pulled back from the edge of the site to create a buffer zone to the sensitive landscape.

- Create a positive interface with the local context which considers views, aspects, orientation and landscape.

- Develop a sensitive design and layout for the potential area for housing development. This would mean considering the topography and aspect of the site. The landscape and development could therefore work to exploit the best areas of the site. Whilst ensuring that the overall visual appreciation of the site is improved by access to this area of landscape.

- The proposals take attention of the adjacent building line, height, scale and proportions. The proposed elevations will follow the established building heights. This will allow harmonious overall design typical to the character of the area.

Relationships of Houses to Roads

In order to enclose the space effectively, buildings will be sited away from the back edge of the public footway and this will require car parking to be sited between houses or within garages to the sides. This has the advantage of reducing the visual impact of on-site parked cars and to increase the amount of site area available for private rear gardens and amenity space.

Rear Privacy

Residents have high expectation of privacy from the private or garden side of the dwelling. In a medium density layout it should be possible to avoid any overlooking. Every effort will be made to avoid overlooking of rear facing living room windows. This can be achieved by considered design, building orientation, working with the existing site levels and innovative landscape led proposals.

Space Standards

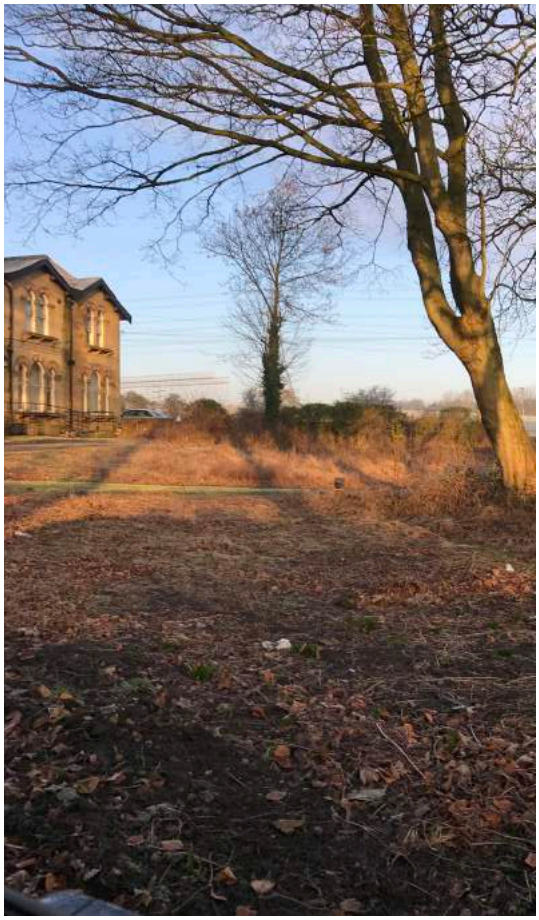
Dwellings will be designed in accordance with the principals set out within the Technical Housing Standards - Nationally Described Space Standards to ensure the dwellings are of an appropriate size to create a viable and marketable development. The new development will be flexible enough to respond to future changes in use, lifestyle and demographics. This means designing for energy and resource efficiency, creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. There is already an established network of community facilities in close proximity and access to regular public transport routes to both Leeds and Bradford.

04 Development Options

During the design development process we have looked at different options for configuring the dwellings within the site and how these could be positioned around the existing trees to maximise the development potential. The two examples below show higher density schemes which have a greater impact on the existing trees and are not sympathetic to the existing cottages.

Development option showing 10 detached dwellings

Development option showing 11 dwellings



Views to the front of Homle House nursing home

Views towards the trees along Oxford Road

05 Use

The proposals are for 8 detached dwelling with off-street parking and outdoor amenity space. The dwelling will be 2 and 2.5 storey in height to reflect the scale of the adjacent buildings. The layout of the dwelling will be arranged as typical 4 or 5 bedroom houses with bedrooms on the first floor and living accommodation on the ground floor. There will be space for up to 3 parking spaces to the front or side of the dwellings with some dwellings having integral garage offering a third space if required.

06 Proposals

The proposals are for family homes with parking that will follow the “URBAN” model of the traditional dwellings. The site is located within an existing neighbourhood where there is already an established network of community facilities in close proximity and access to regular public transport routes to both Leeds and Bradford. The aim of the proposals will be to develop a high quality building that sits comfortably within their surroundings.

The proposals take attention of the adjacent building line, height, scale and proportions. The proposed elevations will follow the established building heights with the plan taking the form of a traditional two story dwelling. This will allow harmonious overall designs typical to the character of the area. The development and amenity spaces have been positioned and designed to receive adequate sunlight and the daylight available to adjoining properties will not be compromised.

07 Standard of Accommodation

The proposed dwellings will be located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed dwelling in relation to the existing properties exceeds the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants.

Overall the new dwellings are is of a similar scale and massing to the surrounding residential buildings in the area. In general a large open plan family kitchen, dining room and separate formal living room occupy the ground floor of the houses, positioned to make best use of the Southerly aspect and opens out onto a secluded landscaped garden. The bedrooms are on the first floor and benefit from a house bathroom and en-suite to the master bedroom. None of the rooms face directly onto the neighbouring properties. The larger dwellings will have additional bedrooms within the loft space.

08 Scale

The proposed dwellings will be 2 and 2.5 storeys in height with a massing and roof form to replicate the vernacular of other similar sized buildings within the local area. It similarly adheres to the established orientation of the neighbouring dwellings.

The design of the dwellings seeks to create buildings of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the older traditional properties within the area. The traditional styled dwelling will be carefully detailed using traditional materials so that it sits comfortable within its established residential area. The overall width, depth and height of the buildings have been carefully considered so that it emulates a classical style of the neighbouring buildings. The main materials of natural stone, slate roof tiles and UPVc windows have been selected to be hard wearing and ones that weather and age well over time. The site has a steady incline with levels at the back of the site being about 2m height than the front. The existing Holme House cottages being retained will sit comfortably in this elevated position next to the new dwellings and the retained cobbled road retaining their historic charm.

09 Amenity Space

The proposed dwellings will have a private gardens approximately 125m^2. Examples of how the garden spaces could be landscaped can be seen in images 01 to 03 below. The design and size of amenity space should be considered in relation to the individual circumstances of each dwelling and should consider development form, siting of buildings to public open space and dwelling types. Private outdoor space will be provided for activities such as sitting out, children’s play, drying clothes and gardening. Each of these spaces can be positioned and designed to take account of orientation, types of uses and aspect.

The landscaping works associated with the scheme are limited to those associated with creating new domestic dwellings. The site is complemented by good tree cover and the proposal seeks to retain this where possible. There are mature trees and planting surrounding the site to the north and this existing landscape offers a high level of screening. The trees of high quality will be retained and these will become a strong feature of the site with a central green space and feature mature trees with houses facing onto this space.

Courtyard Garden:

01

The enclosed courtyard garden will become a valuable amenity space. This is an example of how good quality external landscaping can make use of enclosed spaces.

Courtyard Garden:

02

Large french doors from the kitchen out into the landscaped courtyard will become an extension of the dwelling. This picture shows how this space could be used.

Hard and Soft Landscaping:

03

Areas of landscaping can have low maintenance hard and soft landscaping with subtle lighting.

10 Technical Analysis

Access

Site access will be located off Oxford Road and consist of a simple existing priority junction with 2.4m x 70m visibility splay as set out in Manual for Streets. All of the new dwellings will be served with on plot parking generally located to the side or front of the dwellings. Parking spaces and garages will be sited so that there is sufficient room for users to enter and exit the vehicle. The distance from the car parking space to the homes will be kept to a minimum and will be level or gently sloping, each dwelling will have either 2 or 3 parking spaces depending on the size and in accordance with local policy.

Private Road

The road within the site will be classified as a private road and will therefore not be offered up for adoption. The carriageway will be 5.5m along its length with a 2m wide footway to one site. A turning head for refuse and fire appliances will be provided as part of the layout. The reason for this approach is to limit the extent of excavation and dig adjacent to the protected trees and as such a more sympathetic lattice road structure is being provided.

Flood Risk and Drainage

The environment agency identifies the site as being within flood zone 1. The site layout has been developed to ensure that the use of soak aways can be accommodated within private garden areas 5m away from any building. The drainage routes have been considered in terms of minimising the impact on the existing tree network and the root protection areas. The indicative drainage layout has been included as part of the planning application and the final detailed d solution will be developed further in coordination with the local authority and Yorkshire Water. Drives will be surfaced in a manner to comply with the Communities and Local Government, guidance on the permeable surfacing.

The approach will be to provide a sustainable drainage system that minimises the reliance of off site drainage works. Other solutions may be considered if soakaways are not possible.

Ground Conditions

A Phase 1 Desktop Geo Environmental appraisal study has been undertaken to assess the ground conditions on site. The preliminary assessment doesn't identify any significant issues with the site and given the current surrounding uses and local context it is considered that the potential for contamination on site is low and the site's sensitivity is low, although radon & gas risk requires consideration. Going forward and if approved we will work with Building Control to conclude any future recommendations.

Amenity of Existing Dwellings

The site has dwellings located along the boundary to the South and West with the existing care home immediately to the East of the site. These existing dwellings are located approximately 15m from the site boundary at their closest point, increasing to 25m elsewhere. Due to the potential level differences, the proposed dwellings within the site will avoid any unnecessary loss of privacy.

Landscaping

The site has trees running along the boundary with Oxford Road and along the Western boundary, a survey has been commissioned to assess the quality of these trees with a view to retaining as many within the scheme as possible. The site has a blanket TPO and we are working with JCA Arboriculturist to reduce any potential impact on the trees of quality.

11 Accessibility

Vehicular access will be via Oxford Road onto a new private road of 5.5m wide and with a 2.0m footpath to one side, a 600mm service margin will be provided elsewhere. The existing informal access into site is already used by the existing dwellings and for the care home bin collection. The new access road will reflect the position of the existing access where possible to minimise any impact on the existing trees. Drives positioned off this new road will provide access to parking for the new dwelling and will be surfaced in a manner to comply with the Communities and Local Government, guidance on the permeable surfacing.

Turning space for private vehicles, refuse and fire appliances have been accommodated within the site boundary so that vehicles will exit onto Oxford Road in a forward gear. The existing access geometry provides adequate pedestrian and vehicular visibility splays in both directions and the additional car usage will not pose a significant increase to the established vehicular crossing. Parking for 3 vehicles can easily be accommodated for the larger 4 and 5 bedroom houses and 2 spaces for the smaller 4 bedroom houses. On street parking within the site will provide areas for visitors.

All dwellings will have a level threshold with a 1200mm x 1200mm level platforms outside the main entrance door with a clear opening width of 800mm. Internal door widths will achieve 750mm clear openings and circulation of a minimum 900mm wide. The ground floor WCs will allow transfer from two directions, laid out in accordance with Approved Document M and will have a door providing 800mm clear opening.

View along Oxford Road towards the site entrance.

View along Oxford Road towards the site entrance.

View from the existing access along Oxford Road

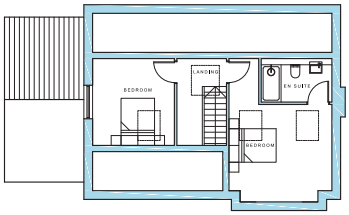
View from the existing access along Oxford Road

12 Proposed Site Plan

The site and layout has been driven by the existing trees and the established access from Oxford Road. The main concept has been to retain the trees of value within the site and to create a strong focal point to the two established copper beech trees at the heart of the layout. These trees will be a real asset to the project and make the houses look like an established residential development from the outset. Houses along Oxford Road are set back to allow the tree lines street to be retained and have been designed so that each elevation has equal importance. The rest of the development will face inwards over looking the central green and trees with Holme and Springfield cottage providing the end focal point of an appropriate scale.

Site plan drawing submitted with the application drawings

HOUSE TYPE 01 5 Bedroom



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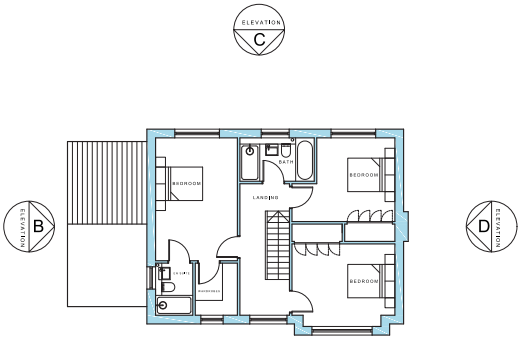

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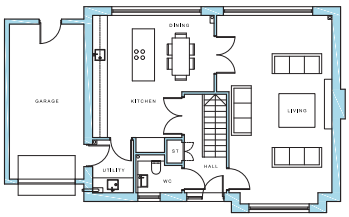

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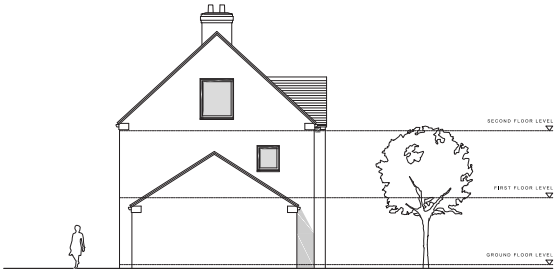

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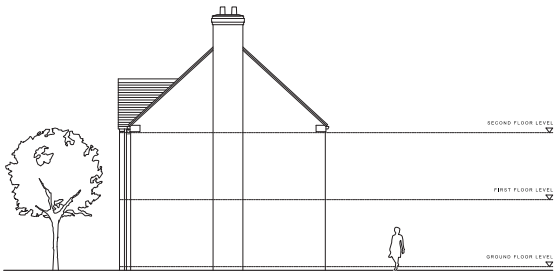
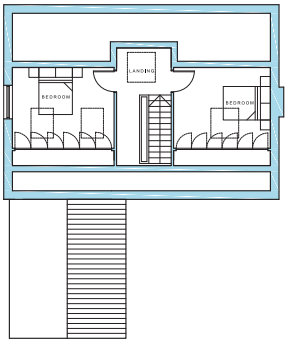
ELEVATION C



ELEVATION D

HOUSE TYPE 02 5 Bedroom



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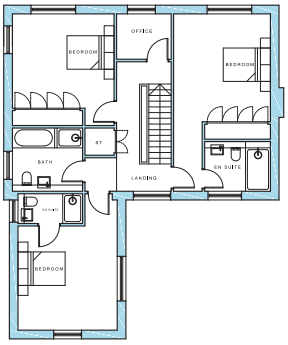

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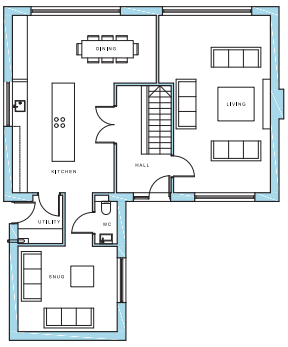

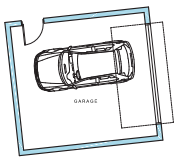

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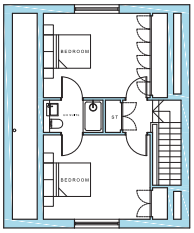
ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

HOUSE TYPE 03 4 Bedroom



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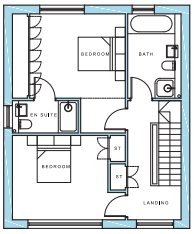

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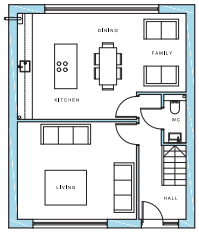

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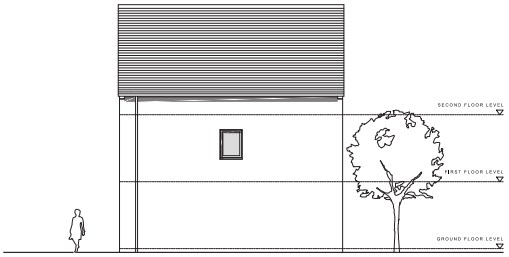

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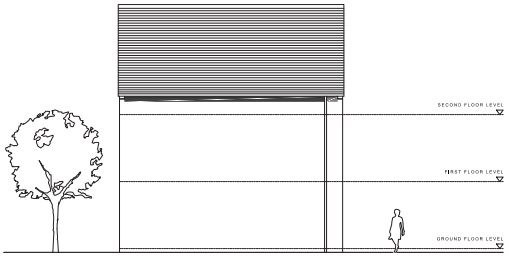

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HOUSE TYPE 04 4 Bedroom

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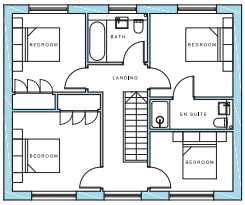

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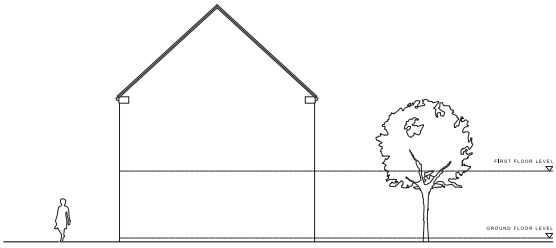

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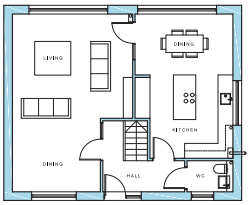

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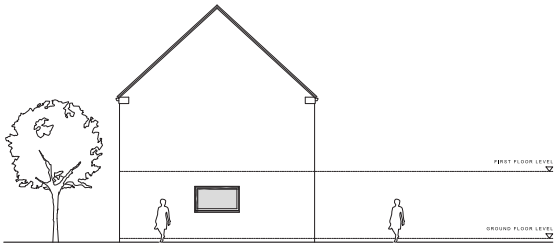

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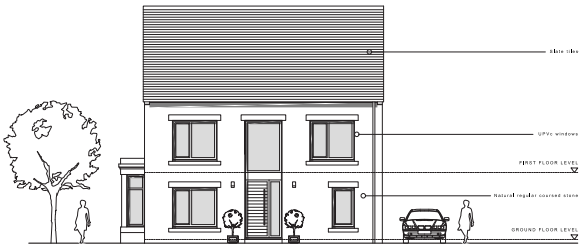
HOUSE TYPE 05 4 Bedroom



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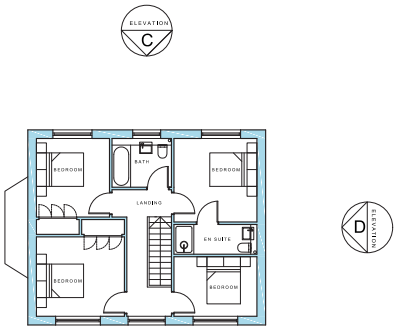

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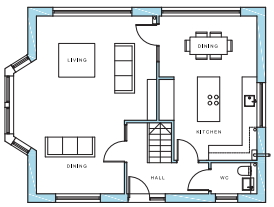

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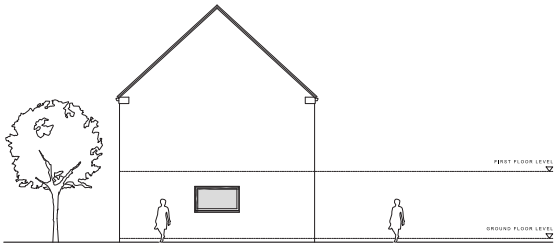

ELEVATION D


Bradford
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Birkenshaw
Birstall
Batley
Dewsbury
A652