

DESIGN & ACCESS STATEMENT



NEW MILL ROAD

HOLMFIRTH

Reserved Matters Application
8313 DAS

Seddon Homes.co.uk

May 2018

Contents

01	<i>Background</i>	03	04	<i>Design Principles</i>	19
	Context Plan	04		Layout	20
	Introduction	05		Character Areas	21
	Purpose	06		Scale of Development & Housing Mix	22
				Access and Layout	24
				Public Realm and Boundaries	26
02	<i>Response To Context</i>	07		Parking	27
	Aerial Plan	08		Cycle Storage and Bins	28
	Location and Context	09		Landscape Strategy	30
	Site Location Plan	10		Appearance	31
	Nature Conservation & Ecology	11			
	Bat & Bird Box Plan	12	05	<i>Building For Life</i>	32
	Arboriculture	14		Integrating into the neighbourhood	32
03	<i>Evaluation and Evolution</i>	17		Creating a place	33
	Design Evolution	18		Street and Home	34

Rev	Issue Status	Prepared / Date	Approved / Date
-	DRAFT	CA 03 / May 2018	KMN 03 / May 2018
A	ISSUE	CA 09 / May 2018	KMN 09 / May 2018
B	ISSUE	CA 09 / May 2018	KMN 09 / May 2018



Seddon Homes.co.uk



01 Background

01 Background

Context Plan



Site Boundary



Figure 01: Location Plan
N.T.S

01 Introduction

Introduction

This Design & Access Statement (DAS) accompanies a reserved matters planning application made by Seddon Homes, for the development of land off New Mill Road, Holmfirth. The development comprises residential development (56 units). The main access point will be taken from New Mill Road, including an additional access point off New Mill Road serving 6 houses along the road frontage. The access road has been designed to accommodate the level changes across the site and the internal road layout will also provide vehicular access to the Tennis Club.

A Design & Access Statement was submitted with an outline planning application for the site in December, 2015. This document provides a further level of detail, and sets out the key developments in the design following outline consent.

Planning Policy

The Planning Practice Guidance (PPG) was adopted on 6th March 2014. This document provides the following guidance on Design & Access Statements:

What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

A Design and Access Statement must:

- a. explain the design principles and concepts that have been applied to the proposed development; and;
- b. demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the particular characteristics of the application site and its wider setting.

These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account.

They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

01 Purpose

Building for Life 12

The scheme has been developed to embrace the twelve 'Building for Life 12' criteria developed by CABI and the House Builders Federation. These criteria embody the vision of what new housing developments should be: attractive, functional and sustainable. The Building for Life criteria are used to evaluate the quality of schemes against this vision.

This Design and Access Statement contains the information required for the evaluation, and is set out to enable the evidence for the evaluation to be easily obtained. The twelve Building for Life Questions are grouped under three headings, and are set out as follows:

Integrating into the Neighbourhood

- 1) Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?
- 2) Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
- 3) Does the scheme have good access to public transport to help reduce car dependency?
- 4) Does the development have a mix of housing types and tenures that suit local requirements?

Creating a Place

- 5) Does the scheme create a place with a locally inspired or otherwise distinctive character?
- 6) Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
- 7) Are buildings designed and positioned within the landscaping to define and enhance streets and spaces and are buildings designed to turn corners well?
- 8) Is the scheme designed to make it easy to find your way around?

Street and Home

- 9) Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
- 10) Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
- 11) Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
- 12) Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



02 Response to Context

Aerial Plan



Site Boundary



Figure 02: Site Aerial
N.T.S

02 Response to Context

The Existing Situation

The site is located along New Mill Road within the town of Holmfirth within the Borough of Kirklees. Holmfirth is located approximately 9.7 km south of Huddersfield and 21 km northeast of Glossop along the A6024.

The site is situated to the north east of the town centre within an established residential area on the former Midlothian Garage.

The centre of Holmfirth offers a range of amenities including banks, shops, council offices, police station, health centre, library, post office, supermarket, etcetera with further facilities and services located along the route towards Huddersfield Town Centre.

Bus stops near the site provide public transport to Holmfirth, and the adjacent villages of Brockholes, Thongsbridge and Honley as well as Huddersfield, Halifax, Leeds, Bradford & Sheffield.

The Penistone train line provides services to Huddersfield, Barnsley and Sheffield, with further connections to Leeds, Bradford, Manchester, London from Huddersfield, Barnsley & Sheffield. The nearest train station located at Brockholes.

Site Location and Context

The site is situated to the north east of Holmfirth, adjacent to New Mill Road within an established residential area. To the north of the site is a tennis club, open space & woodland leading to existing housing with a small number of local businesses. To the east is New Mill Road and existing housing. To the west is a dismantled railway, part of Berry Bank Lane and the River Holme. To the south is Glenview, a large detached house in substantial grounds and other similar houses.

The site is sustainably located providing easy access to existing amenities within the town centre. The existing local bus route lies adjacent to the eastern boundary of the site on New Mill Road. The wider PROW network lies within close proximity to the site, including the dismantled railway line to the west and several long distance paths such as Holme Valley Circular Walk and Kirklees Way.

The site is split into two main areas comprising hardstanding on two levels and is privately owned. The southern section of the site is the former Midlothian Garage and is overgrown and unkept. The access road will be maintained to provide access to the tennis club to the north.

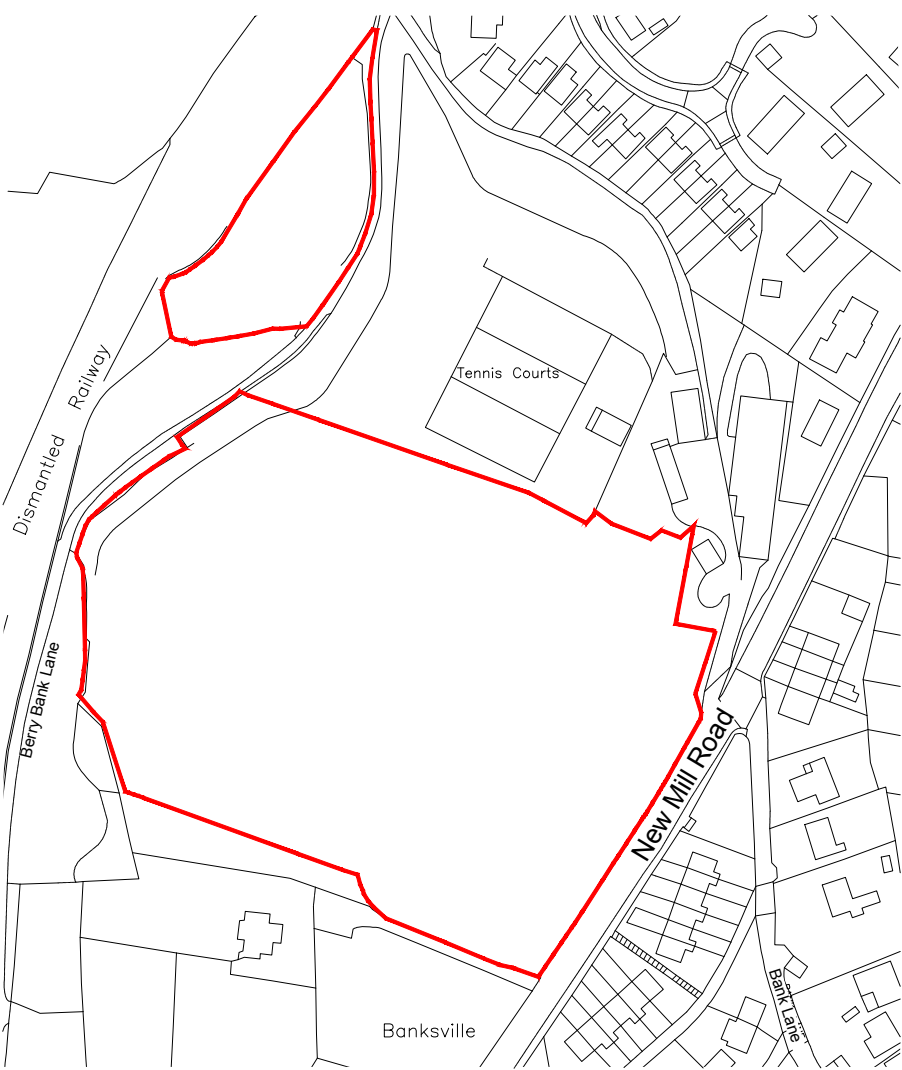


Area of hardstanding associated with car park of former Midlothian Garage & Existing Vegetation



Existing Site Access Off New Mill Road

Site Location Plan



Site Boundary

Figure 03: Site Location Plan
N.T.S

02 Response to Context

Nature Conservation and Ecology

The application site is set across a number of levels commensurate with the topography of the local area. Habitats consist in the majority of hardstanding with semi-natural broadleaved woodland and mixed trees present throughout, in addition to abundant encroaching scrub and tall ruderal vegetation. Semi-improved grassland is localised within the site.

No sites of national or international nature conservation importance were identified within 2km or 5km of the site, respectively. A single Local Wildlife Site (LWS) is located approximately 900m north of the application site (Hagg Wood LWS) although no impacts to this site are anticipated. Broadleaved woodland located within the site boundary forms part of the Kirklees Wildlife Habitat Network. A section of woodland will be lost to the proposals although due to the small size of the area its loss will not affect the overall functionality of the wider woodland network and enhancement of retained woodland will increase its overall biodiversity value within the site.



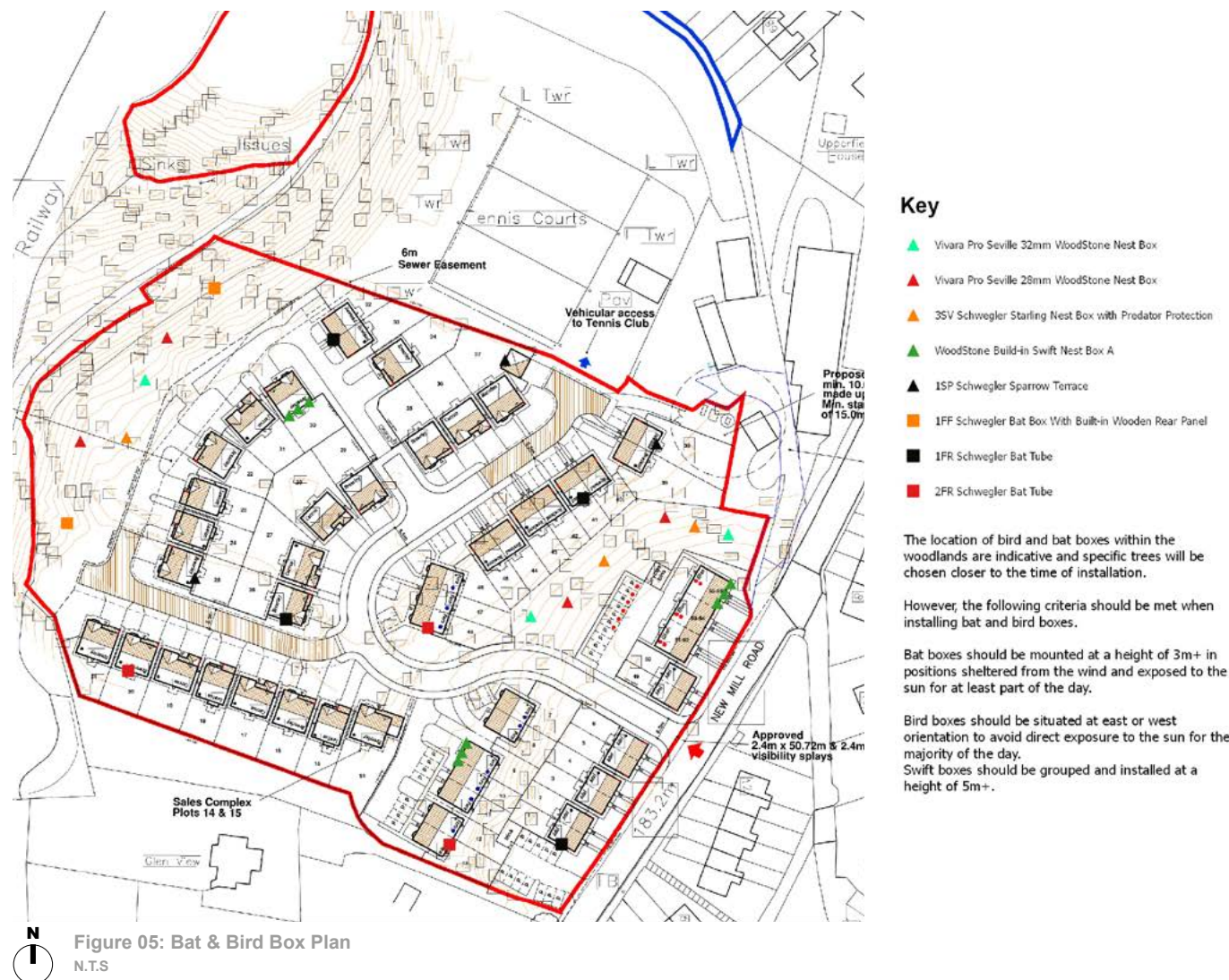
Figure 04: Habitat Plan
N.T.S

Bat & Bird Box Plan

As per Condition 24 of the outline planning consent a scheme for the provision of bat and bird boxes within the application site will be undertaken.

A range of boxes for bats will be provided on retained mature trees alongside a number of integrated bat boxes designed to provide a roost within new dwellings.

The recommended locations and type of boxes are detailed by the Bat and Bird Box Plan opposite.



This page has been left blank intentionally

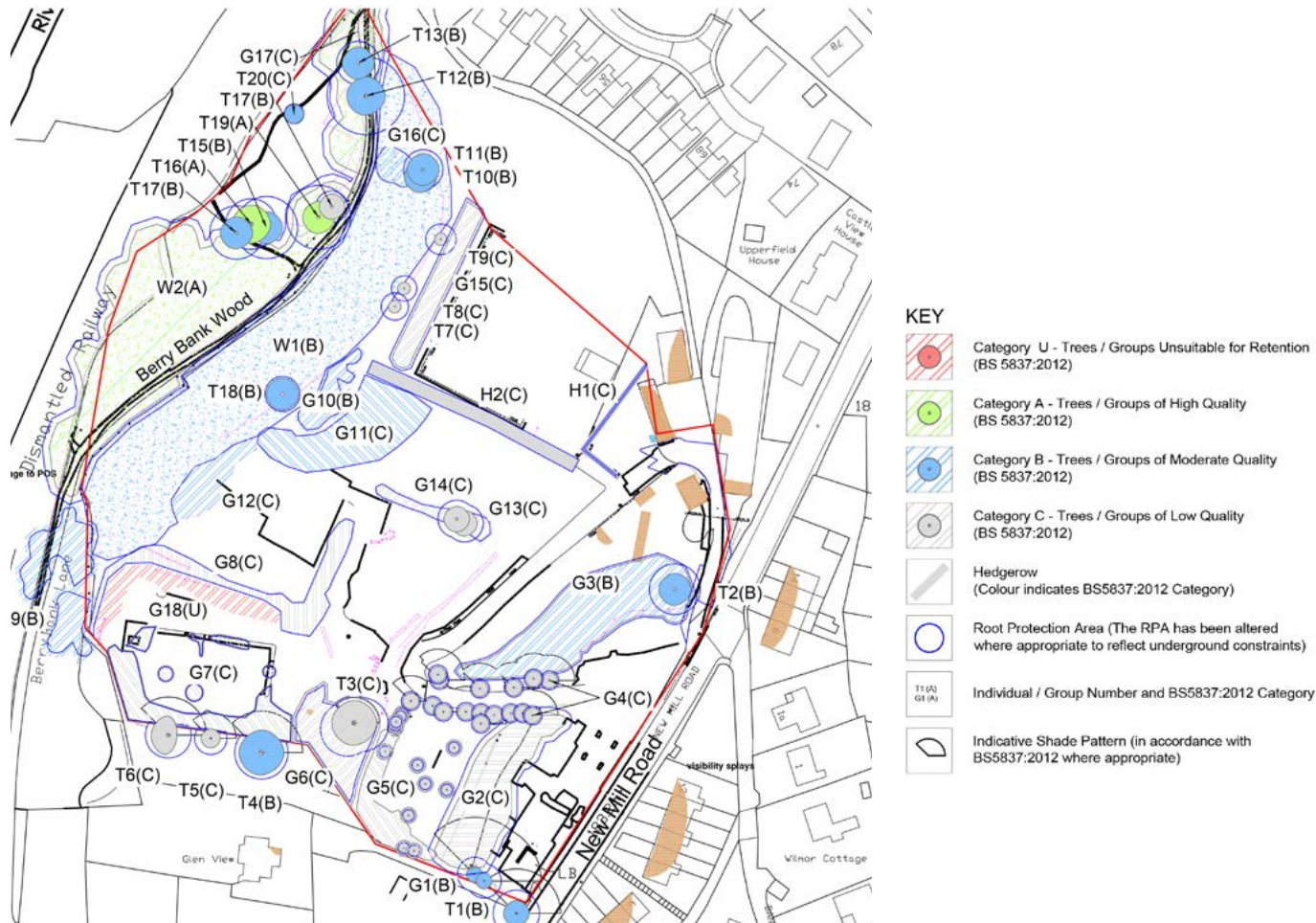


Figure 06: Tree Survey
N.T.S

Arboriculture

An Arboricultural Assessment was undertaken to survey trees located at the Former Midlothian Garage, New Mill Road, Holmfirth on the 9th of March 2018.

The majority of the site consists of hardstanding, associated with previous land use as the Midlothian Garage fronting onto New Mill Road. Semi-natural broadleaved woodland and mixed species trees are present throughout the site. No Tree Preservation Order's or other statutory constraints with regards to trees within or close to the site were found via the Local Authority's online search facility.

A total of twenty individual trees, eighteen groups of trees, two woodlands and two hedgerows were surveyed as part of the Arboricultural Assessment (Refer to the Tree Survey Plan and Appendix A – Tree Schedule for full details of the trees included in the Assessment).

Two mature sycamore trees (*Acer pseudoplatanus* - T16 and T19) were surveyed as being high quality, retention category A. Berry Brook Wood (W1) was also considered to be of high quality providing a key landscape feature to the north west.

02 Response to Context

Moderate quality tree cover (retention category B) comprised eleven individual trees, six groups of trees and a further portion of woodland. Trees were a mixture of broadleaf and coniferous species of various proportions. Trees were typical for their species with limited defects despite the recent lack of overall management.

Low quality tree cover (retention category C) formed the majority of the tree cover central to the assessment area. In total seven individual trees, eleven groups of trees and two hedgerows were recorded as low quality. Structural conditions include broken material, basal cavities, dead wood and dead trees.

A group of Leyland cypress (*Cupressocyparis leylandii* - G18) exhibited extensive fire damage with a number of dead trees present throughout and was the only tree cover considered to be unsuitable for retention and recorded as category U.

Due to the overgrown and unmanaged nature of the site, a number of tree losses will be required to facilitate the proposals. The majority of tree losses will occur

around areas of hardstanding and will only impact low quality tree cover.

The loss of moderate quality tree cover is limited to T4, G1, G10 and a small portion of G3.

The three individual trees to the south, T4-T6 are positioned on an existing 3m rock face and will need to be removed to facilitate the development of the rear gardens to plots 15-21.

Tree cover of high quality will be retained and will provide key landscape features to the north west, providing instant maturity to the development. New tree planting will provide tree cover of a higher quality in comparison to that being lost to facilitate the development.

Overall, the development of the site will enhance a derelict and overgrown area, securing tree cover for the future whilst retaining high quality and important trees surrounding the site.

This page has been left blank intentionally



03 Evaluation & Evolution

02 Response to Context

Design Evolution



Outline Application

The reserved matters plan illustrates that the masterplan has retained the original principles of the approved outline application.

Reserved Matters Application

Key changes include:

- The proposed care home has been removed;
- Improved frontage onto POS and links to existing PROW and POS to north; and
- Lower density development will be delivered.



04 Design Principles

04 Design Principles

Layout

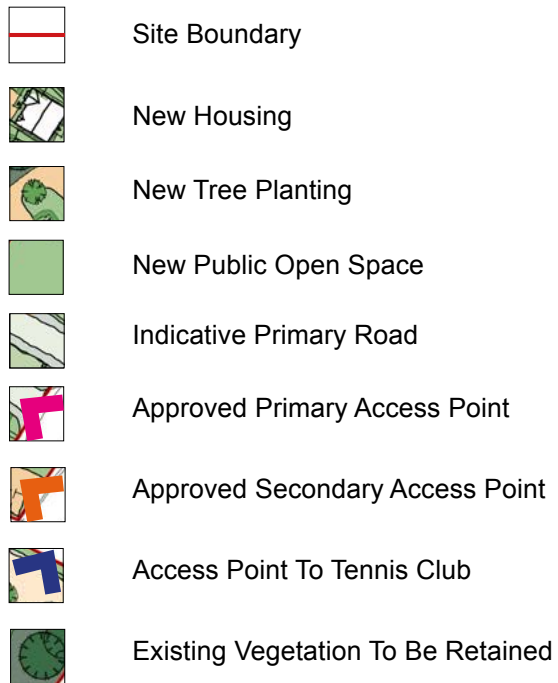


Figure 07: Illustrative Masterplan
N.T.S

Character Areas

-  Site Boundary
-  Main Road
-  New Mill Road Frontage
-  Green Frontage



Figure 08: Character Areas
N.T.S

04 Design Principles

Scale of Development & Housing Mix

The majority of dwellings within the centre of the site will comprise predominately two storeys detached and semi-detached, including three storey split-level housing serving as a focal point along the main access road. Two storey apartments and semi-detached properties will front onto New Mill Road.

Buildings will range in floor plan considerably between 2 - 4 bed dwellings and apartments.



Figure 09: Elevations and House Types
N.T.S



A: New Mill Road Frontage



B: Main Street



C: Green Frontage



A



B



C

