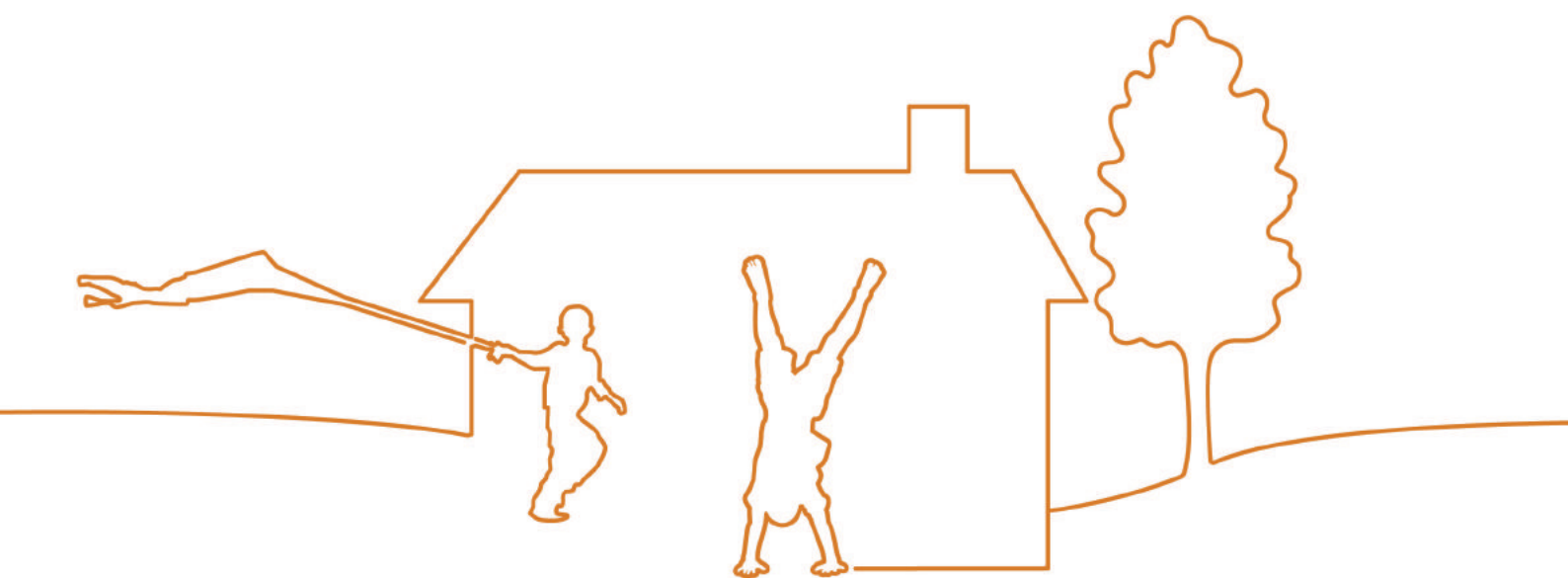
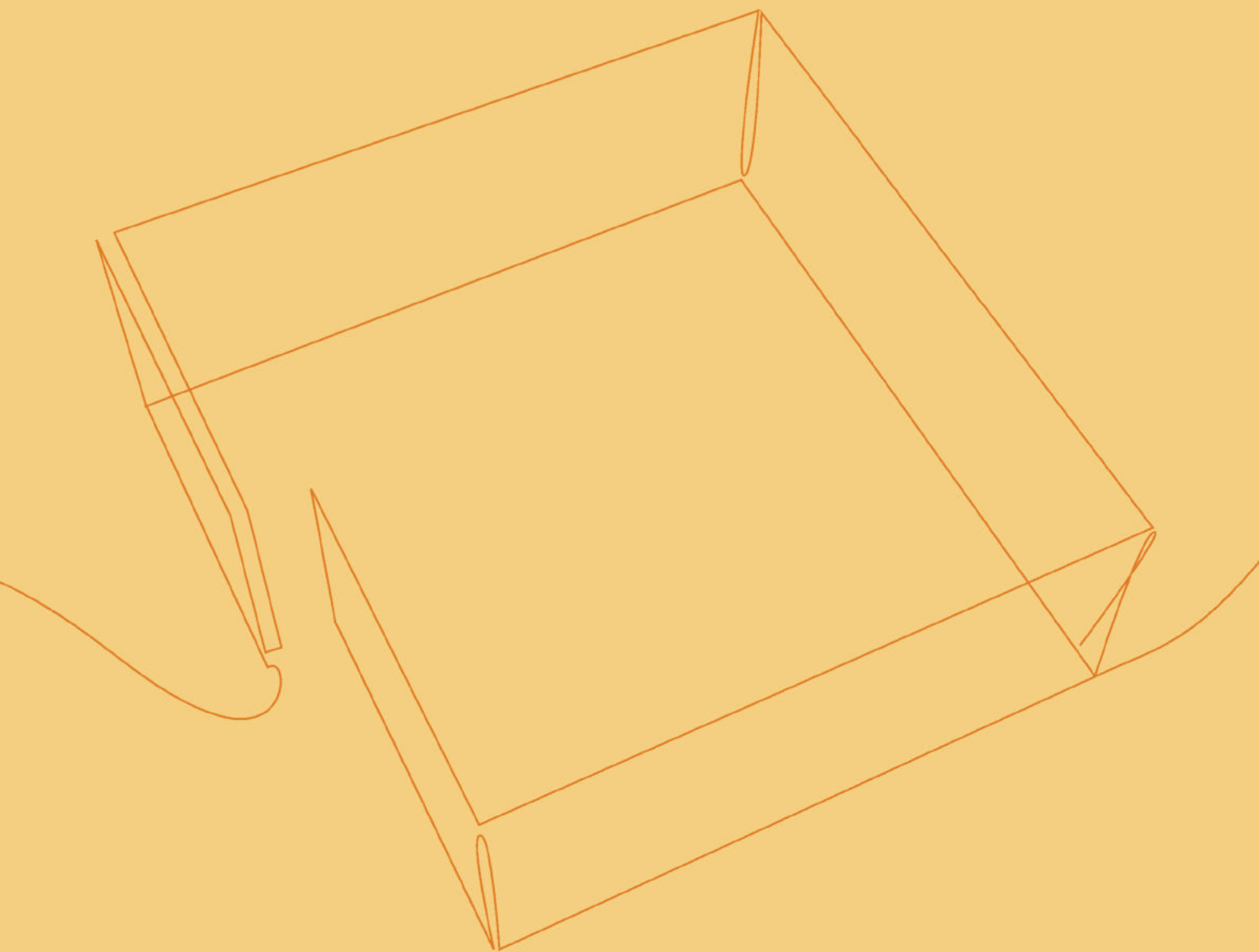


DESIGN

& access
statement

September 2016





Contents

- 01 Character of the Area and Location
- 02 The Site
- 03 Use
- 04 Proposals
- 05 Standard of Accommodation
- 06 Scale
- 07 Amenity Space
- 08 Accessibility

01 Character of the Area and Location

The site is located on the outskirts of Batley and as such benefits from good access to the surrounding amenities and transport networks. The development site sits within an established residential area with a mixture of traditional brick and stone buildings. To the North, East and West of the site the existing buildings follow this historical style with dwellings of various forms and sizes, these dwellings vary in character and style typical of development taking place over a period of time. To the South are mature trees located within Jessop Park with houses beyond.

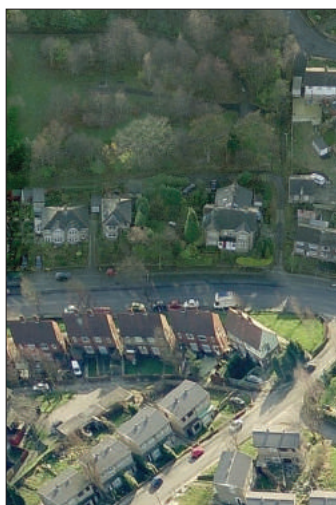
02 The Site

The site is positioned between two existing occupied dwellings and is currently vacant. The site is overgrown with low level planting and slopes upwards from North to South by about 6m. To the front along Healey Lane there is a small stone wall retaining about 1m of land. To the side and rear along the row of properties is a small vehicular drive giving access to the dwelling at the rear.

03 Use

The site already has planning permission for a single detached 4 bedroom dwelling and the proposed residential use remains as existing. This application seeks permission for 2, 4 bedroom dwellings as required to satisfy a particle housing need in the area. A new hard standing to the front of the dwellings will provide parking and access into the dwellings at ground level. The new dwellings will have gardens and amenity space to the rear located on the upper ground floor due to the site levels. The existing tree to the front will be retained if possible and the bus stop relocated.





Aerial of site and surrounding area.



Photograph along Helaey Lane.

03



Aerial of site and surrounding context

04 Proposals

The proposals are for 2, 4 bedroom family houses 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 Batley. The aim of the proposals will be to develop high quality buildings that sit 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 similar sized semi-detached buildings in the immediate area. This will allow harmonious overall design typical to the character of the area. The development and amenity space have been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.

05 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 dwellings in relation to the existing properties exceeds the recommended standards and will maintain privacy and amenity to those existing surrounding occupants.

The new four bedroom dwellings are constructed over 3.5 levels. Overall the new dwellings are of a similar scale and massing to the surrounding residential buildings in the area and have a built frontage of approximately 11m. A large family kitchen / dining room occupies the ground floor of the house. Two formal living spaces are positioned on the upper ground floor of the dwellings looking over the gardens to the rear. The main circulation staircase is strategically placed at the heart of the building allowing for maximum use of the external envelop for windows and to maximise the amount of natural light into the buildings. At the first and second floors are the bedrooms en-suite, as well as a separate dedicated family bathroom.

06 Scale

The proposed dwellings are 3.5 storeys 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 dwellings 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 with the strong symmetrical composition of openings to all elevations. The main materials of stone and timber windows have been selected to be hard wearing and ones that weather and age well over time.

07 Amenity Space

The proposed dwellings will have a private South facing garden. Examples of how the garden spaces could be landscaped can be seen in images 01 to 05 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 has been positioned and designed to take account of orientation, types of uses and aspect. The amount of green space being just enough to be of the highest quality and accommodating.

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. There are mature trees and planting surrounding the site and this existing landscape offers a high level of screening to the rear. It is of course the intention to retain where possible the existing trees and landscaping. The site is also located adjacent to Jessop Park along a safe pedestrian route.



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.

06



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.



Courtyard:

The courtyard garden is south facing and will benefit from sunlight throughout the year. The glazed walls of the dwelling will make this space feel like an extension to the living area and kitchen.

04

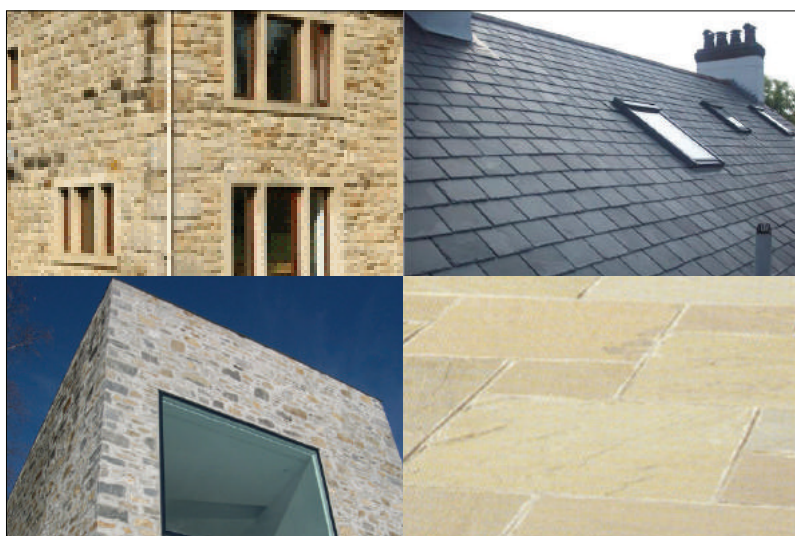
07



Courtyard:

This image is an example for an alternative less formal internal courtyard garden but demonstrates a variety of options available to make best use of the space.

05



Materials:

The proposed materials will be selected to match the adjoining dwelling. The hard landscaping will compliment these traditional materials and be used to define areas of different uses.

06

08 Accessibility

Pedestrian and vehicular access will be provided off Healey Lane as illustrated in the supporting plans. A hard standing bin storage area will be provided for all residents.

Each dwelling will have 2 parking spaces to the front of the dwelling and sized at 2.5m x 5m

The dwelling 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.



Existing tree and bus stop.



View along Healey Lane.



View along Healey Lane.