

RESIDENTIAL DEVELOPMENT
BIERLEY MARSH
EAST BIERLEY
BD4 6PL

Design Statement
March 2020



0. PROJECT TEAM



CLIENT

Planned Contracts

ARCHITECT

nj-ARCHITECTS

HIGHWAYS ENGINEERS – Highway Design

FORE Consulting

ENGINEERS – Adopted Roads, Coal Mining, Phase 1

Patrick Parsons

ARBORICULTURALIST

Ian Tavendale

ECOLOGY

ADK – Environmental Management Ltd

1. INTRODUCTION



INTRODUCTION

This Statement supports the submission of planning application for the construction of six dwellings on land at Bierley Marsh, East Bierley, BD4 6PL, following the demise of the existing business which previously occupied the site.

Planning permission is sought for the construction of the six dwellings in two blocks with associated access, parking and amenity areas.

THE SITE & CONTEXT

The application site is located within the urban area of East Bierley. It comprises a relatively flat rectangular piece of land which has been historically used in association with the former Whinfield Nursery. The site was cultivated taking the appearance of allotments, for operations ancillary to the nursery business. It has not been used as such for some time and is overgrown and self seeded with shrub cover some of which is dense in places. The aerial photograph opposite sets the context of the site in relation to the surrounding development which comprises various types of residential use, the Memorial, St Luke's Church and Hall and East Bierley Primary School.

The site is located on the edge of the Conservation Area which is concentrated along South View Road – mainly consisting of Victorian terraced housing. The grounds of the Grade2 Memorial border the site. The map overleaf highlights the positive contribution this residential locality makes to the Conservation Area.

The site is within a high risk coal referral area on the Council's mapping system.

1. INTRODUCTION

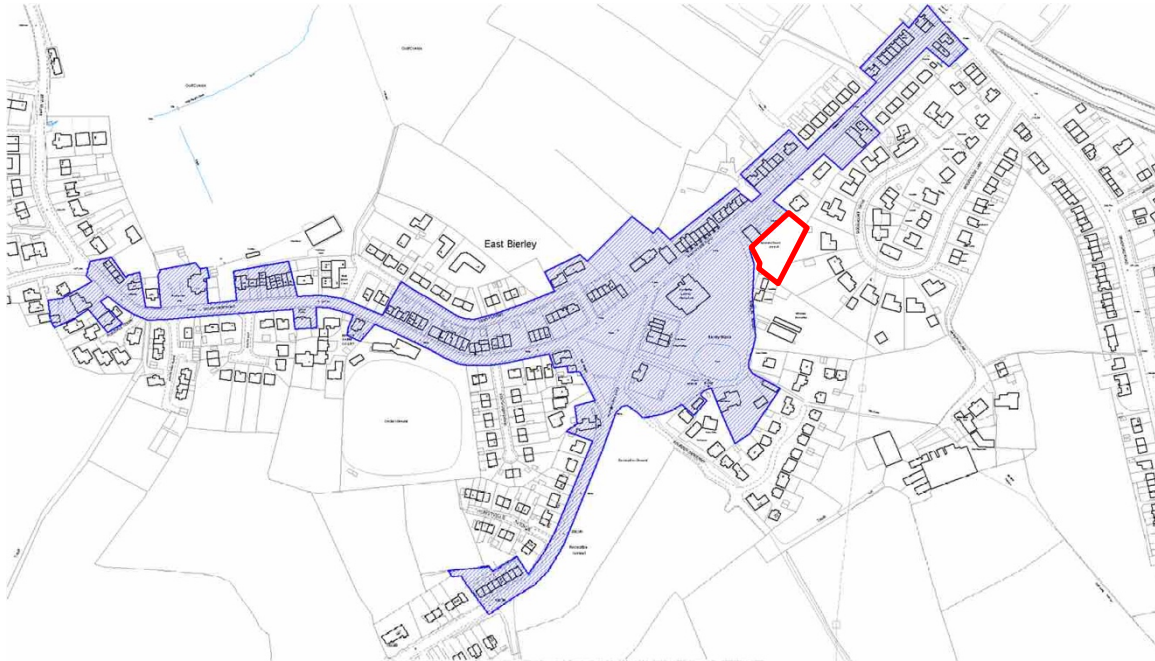
THE SITE & CONTEXT cont

Elegant two storey terraced housing along South View Road establish a strong character to the front. St Luke's Church and Hall immediately adjacent to the site is not a particularly attractive structure but frames the Memorial Garden. At the rear of the site lies the gardens of more modern housing. At the southern corner are two 20th Century houses of limited architectural merit.

Access to the site is via an existing road loop, Bierley Marsh, which leads from South View Road. This access road also serves as the primary access road to a number of properties and as informal parking for the primary school. A highways design to upgrade the section of Bierley Marsh providing access to the site has been provided as part of this planning application submission.

Bierley Marsh also carries a Public Right of Way (PROW) no. SPE/6/20

The site is very well located within the village which contains a number of amenities.



Conservation Area boundary – the site illustrated in red

1. INTRODUCTION



THE PROPOSAL

This application submission seeks permission to construct six bespoke houses. Four houses are contained within a terraced block which is a two storey building with accommodation within the roof space. Two smaller cottage style houses within a one and a half storey block are located to the rear accessed via a private drive.

Facing materials are of brickwork, which will reference in colour and texture the natural stone of the Victorian terraces. Brickwork was also selected for its connection to the three buildings which bounder the site, St Luke's, the bungalow to the east and the dwelling to the south, which are all faced in brickwork. The material will therefore reference the surrounding buildings in terms of material and modulation and enhance the Conservation Area in terms of its direct reference to the Victorian buildings within the village.

Spatial distances to the surrounding residential properties are varied and in compliance with Policy.

A distance of 21 metres is provided from the front of the proposed cottages, to the rear of the terraced building.

It should be noted that the spatial relationship to the property to the south Thornfield, is at an oblique angle and as no windows are evident to the side of the existing property, no impact upon its amenity is anticipated.

Access to the site is via Bierley Marsh, an existing access route to a number of dwellings. During Pre-Application discussions it was agreed that the development of the site will necessitate the upgrading of a section of Bierley Marsh to Adoptable Standards. Access to the four terraced properties will be via the upgraded Bierley Marsh. Access to the rear properties will be via a new private access road.

Each house will have two parking spaces.

Proposed Masterplan

2. PLANNING

PLANNING

There is no relevant planning history.

PLANNING POLICY

The site is unallocated on the Kirklees Local Plan

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP7 – Efficient and effective use of land and buildings
- LP20 – Sustainable travel
- LP21 – Highway safety and access
- LP 22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity & Geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP32 – Landscape
- LP33 – Trees
- LP35 – Historic Environment
- LP51 – Protection and improvement of local air quality
- LP53 – Contaminated and unstable land
- LP61 – Valuable open green space less than 0.4h
- LP63 – New open space

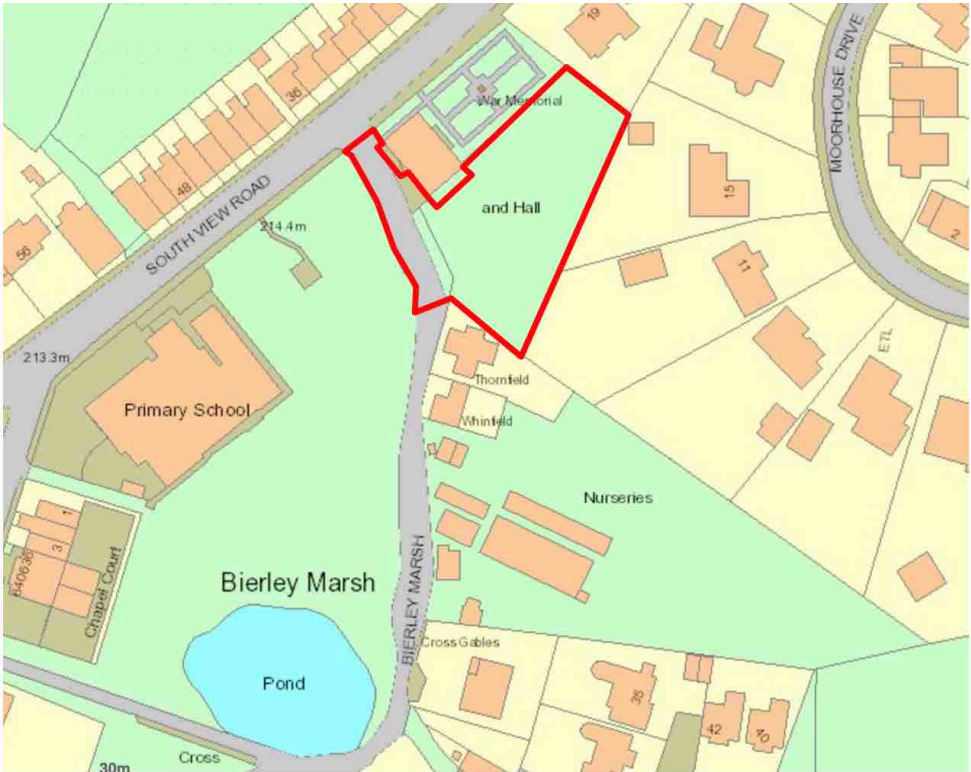
National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published February 2019, together with Circulars, Parliamentary Statements and associated technical guidance.

Other material considerations

Supplementary Planning Guidance/Documents

Kirklees Playing Pitch Strategy (2015) - Part of the Evidence Base for the Kirklees Local Plan

Kirklees Open Space Study 2015 - Part of the Evidence Base for the Kirklees Local Plan



2. PLANNING



3d View of inner courtyard



View of the proposed site from South View Road across the marsh

PRINCIPAL OF DEVELOPMENT

The Principal of Development was agreed under Pre-Application ref:2019/20193 dated 26th July 2019.

This was subject to;

- A. Policy LP61 in relation to a clarification to be issued confirming that the site was wrongly registered as Allotments.

A Document establishing the historic use of the site is submitted with this application.

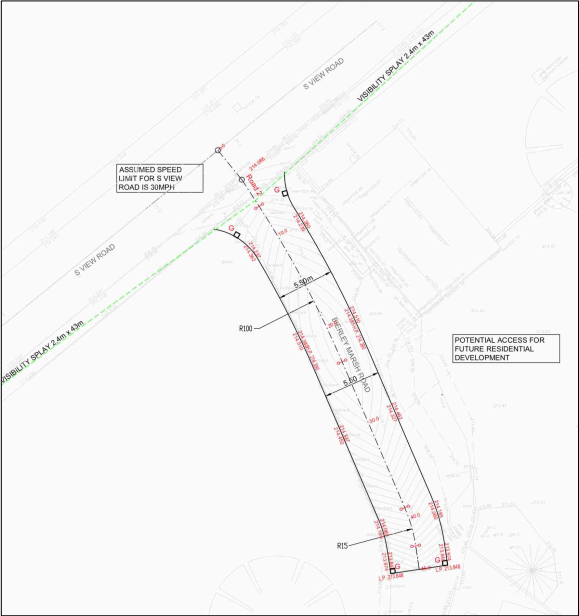
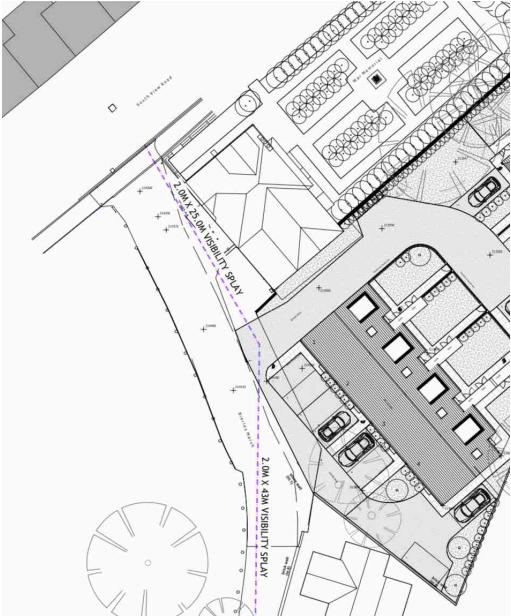
B. The satisfaction of other material considerations as follows;

1. Highways
2. Urban Design, Visual Amenity – Inc. impact on Conservation Area
3. Housing & Residential Amenity
4. Landscape / Open Space
5. Ecology/Biodiversity/Trees
6. Drainage & Flood Risk

Chapter 5 of the NPPF clearly identifies that Local Authority’s should seek to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 68 of the NPPF recognises that “small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”.

The site forms a small parcel of land within a predominantly residential area. Although the Local Planning Authority can demonstrate a five year land supply the development of these windfall sites, which are unallocated on the Local Plan, is considered acceptable in principle and would contribute to the social aspect of sustainable development, by the delivery of housing. With regards to the economic benefits the proposals would contribute to employment through the construction phase.

2. PLANNING



1. Highways

Bierley Marsh is an un-adopted road that carries public footpath Spenborough 6 and links South View Road and Hunsworth Lane.

Kirklees Highway Design Guide recommends that new development serving more than 5 dwellings (or any existing private road which will serve more than 5 dwellings after completion of new development) should be laid out to an adoptable standard and be able to be offered for adoption. Bierley Marsh currently serves more than 5 dwellings and therefore the proposed development includes for the making up of Bierley Marsh to adoptable standards from the proposed site accesses to link to existing adoptable highway. Bierley Marsh is an unadopted carriageway, approximately 5.5m wide along its section between the site access and South View Road i.e. wider than the minimal adoptable width of 4.8m set out in the Kirklees Highways Design Guide (KHDG)

Whilst the proposal requires the intensified use of the Bierley Marsh, by addressing the issues raised by the Highway Officer during the Pre-Application, the proposals would ultimately not materially add to highway safety concerns. The pedestrian safety concerns during the construction phase raised by PROW Officers, can be addressed through the imposition of a condition requiring construction management plan/details as well as a condition requiring details for the improvements/ maintenance of the PROW.

2. PLANNING



1. Highways

The proposed internal layout is a Private Drive serving only two dwellings. A turning head is not required as both refuse vehicles and emergency vehicles can safely access into the development and drive out again – refer to FORE Highways Consultants drawings.

A bin presentation point has been provided for the development. The private drive access is less than 4.5m, but a passing space has been provided.

Parking is provided at 2 off street spaces per dwelling. There is significant visitor space provision in the immediate vicinity of the properties.

Cycle provision at one per dwelling is designed into the refuse/cycle storage blocks illustrated on the plans.

The existing vehicle parking adjacent to St Luke's Church has been retained.

Crime Prevention

In the response to the pre-application, West Yorkshire Police advised that the development should incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development.

The front boundaries of the properties are clearly defined.

Provision of in curtilage parking was recommended, within view of the car owner's home. In evolving the proposal, the option to design a rear parking court area, shared by all residents, where cars are hidden from view behind each other and garden planting/fencing was decided to be unacceptable. These courtyards are known to become associated with nuisance and anti-social behaviour as well as increasing the opportunity for car crime and rear access burglary.

The proposed masterplan and plot division allows for natural surveillance both to the front and the rear of the properties.

2. PLANNING



Existing view of Memorial with proposed development site beyond



3d View from Memorial of proposed development

2. Urban Design, Visual Amenity – Impact on Conservation Area

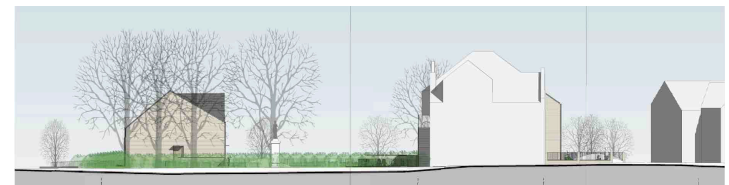
The project is closely associated with the East Bierley Conservation area which borders the site. The appraisal has been studied by the design team and the following guidance regarded as most relevant in deriving the proposal here submitted.

- Section 6 (urban grain/building materials)
- Section 10 (opportunities for enhancement)

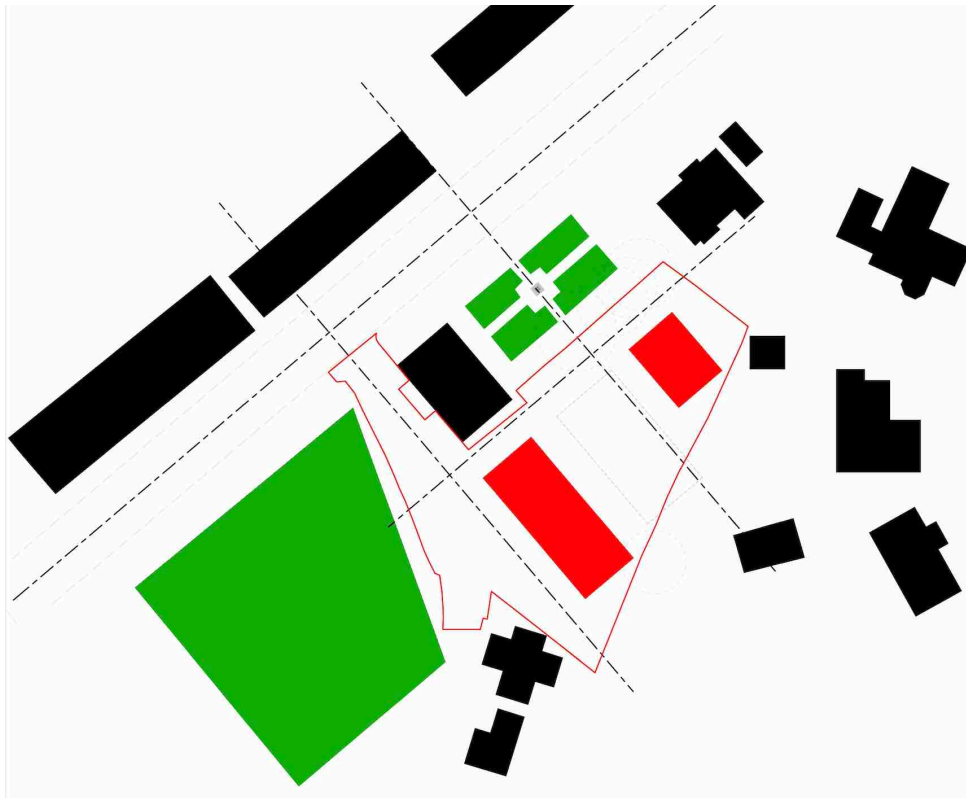
A Heritage Impact Statement accompanies this application which should be read in conjunction with this Design Statement.

We have identified and assessed the particular significance of the heritage assets affected by the proposal. We have taken this into account when considering the impact of the proposal on the heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

We have through the design process sought to preserve and where possible enhance the character and appearance of the conservation area, in particular to preserve the setting of the listed Memorial garden.



2. PLANNING



Urban Grain, scale, siting and geometric study - Proposed development blocks indicated in red

2. Urban Design, Visual Amenity – Impact on Conservation Area

Through block and massing studies we have located the built elements to retain the setting of the listed Memorial, which contributes to the distinct identity of the village. This study of appropriate forms, scale, layout and materiality has sought to maintain and reinforce local distinctiveness. In this way we have designed a scheme which respects the unique character of the townscape, the heritage asset and landscape and is in keeping with the part of the village in which it sits.

The proposed development is well designed, is informed by a good understanding of the site and its context and takes opportunities to improve the local environment to create a sense of place which responds to the existing patterns of development and which contributes to the character of this area.

2. PLANNING

3. Housing

The project provides a mix of housing suitable for different household types. The development is below the 10 unit affordable housing threshold, but recognises the importance of providing housing that meets the needs of local people at a size and affordability level. The development therefore delivers two units out of the six (33%) as small cottage style houses, which achieve the same high quality of design but at a lower purchase level.

The council's Strategic Housing has identified that the site lies in an area which has one of the highest levels of need for housing in Kirklees, in particular 3 plus bedrooms as well as 1-2 bedroom homes and 1-2 bedroom homes for older people specifically. Given the identified need and demand in the area, the scheme delivers four 3-4 bedroom dwellings and two three bedroom cottages suitable for a wide range of people but specifically older people.

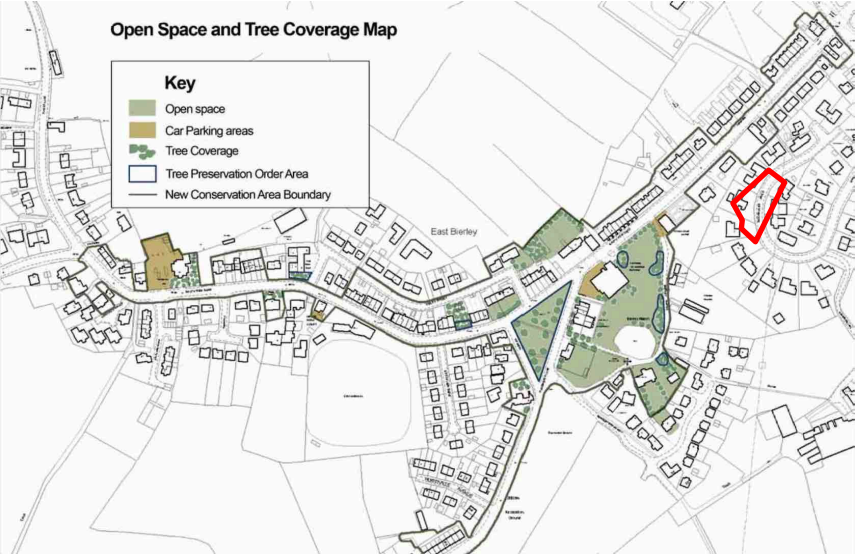
Residential Amenity

With respect to residential amenity, in relation to Policy LP24 of the Local Plan and Chapters 12 and 15 of the NPPF, the proposal achieves good design (scale, orientation of buildings & appropriate distances between dwellings) that respects and enhances the character of the local townscape and provides a high standard of amenity for future and neighbouring properties.

With regards to scale and appearance, the proposal is designed sympathetically to neighbouring buildings so as not to appear overbearing and oppressive. Finished floor and ground levels, have been carefully considered. As the site is relatively flat, the existing levels have been maintained.



2. PLANNING



4. Landscape and Open Space

There is a large amount of open space in and surrounding the East Bierley Conservation Area. This open publicly accessible space is an integral part of the character of the Conservation Area and should be preserved in order to maintain an important attribute of the village. The central part of the Conservation Area is soft landscaped open space, mainly The Green and Bierley Marsh and the recreation ground.

All of which provide important recreational space for residents.

Bierley Marsh and the Green are the two major public open spaces in the Conservation Area boundary. Further open space in the village is provided by the recreation ground located to the South of the Conservation Area. The Green is located in the centre of the village between two major roads, Hunsworth Lane and South View Road. The Bierley Marsh is located on the South of South View Road. Both of these areas provide a unique view to the surrounding countryside. Both of these areas have many trees growing around their edge and sparsely spotted through their open space.

Extract from Conservation Area Appraisal



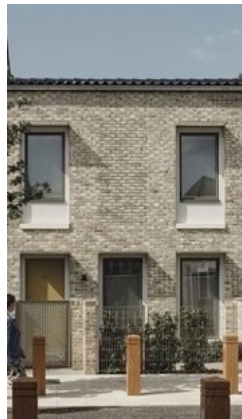
3. PROPOSAL



South View Road



Goldsmith Street



DESIGN

The NPPF stresses that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. However, decisions on design should not attempt to impose architectural styles or particular tastes.

The design proposed for this site is contemporary, but represents quality design which references the Victorian buildings of the Conservation Area.

Impact on Conservation Area and Listed Memorial

Refer to the accompanying document - Heritage Impact Statement

Context

The layout and character of the proposed buildings and open spaces draw on the surrounding context; its buildings, routes and existing landscape features, as well as its history of terraced streets and cottages.

Building Design and Massing

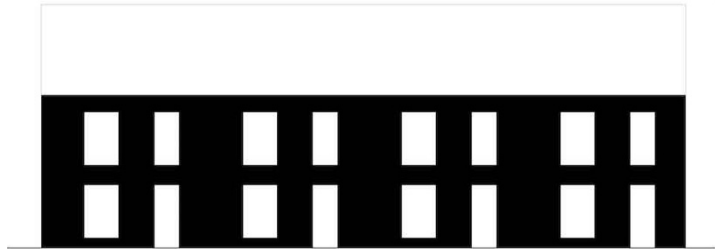
We have drawn reference from South View Road and the two storey terraces of houses that line it adjacent to the site. We have also referenced the best of contemporary architectures such as the 2019 Sterling Prize winning Goldsmith Street development.

Urban Grain

The urban grain directly opposite the site on South View Road has a density established by the development of 19th Century terraces. The design of these terraces is simple and of a restrained style but have architectural integrity and uniformity. These terraces provide a strong silhouette and are a dominant feature on South View Road establishing a powerful geometry.

The proposal introduces a new two storey terrace of houses facing onto Bierley Marsh. To the rear of the site a two house block of a significantly lower scale is proposed.

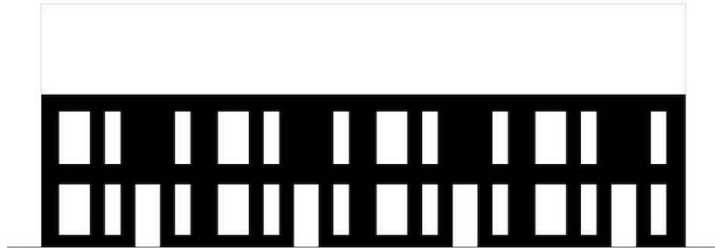
3. PROPOSAL



victorian terrace (east bierley)



victorian terrace (typical yorkshire terrace)



proposed terrace

Solid and Void study of Victorian Terrace and new proposal

The proposed elevation is intentionally simple, but references the scale and form of its Victorian neighbours. The terraces on South View Road are a simple solid and void pattern of windows and front door. The voids are all rectilinear and vertical. There are two widths of opening with consistent heights.

Victorian terraces elsewhere are often formed with a solid element over the door and a wider and sometimes bay window to the ground floor "front room". This is often broken with stone mullions.

- The proposed elevation draws on this Victorian rhythm;
- two defining widths of rectilinear opening
 - openings stacked on top matching in width
 - Strong floor band
 - wider solid to reflect party walls
 - the front door opening being the tallest element
 - more void proportion to reflect contemporary requirements for daylight

House and Street Character

The proposal has been designed to have a domestic and intimate character principally composed of a single block of 2 storey houses facing Bierley Marsh (with accommodation within the roof space) and a rear two house cottage block with a 1.5 storey eaves.

Both are articulated through a strong sense of materiality and attention to detail, using bricks both as walling and for plot division. The terrace draws reference from the scale and articulation of a traditional Victorian terraced street.

The domestic scale of the buildings seeks to knit the proposal into the existing context.

Defensible zones to the front and rear of the houses allow for different types of inhabitation whilst providing individual residents with privacy.

4. PROPOSAL



Impact on Neighbouring Occupants

The proposed new buildings will be of a size, position and orientation that will not result in any significant adverse impact on neighbouring properties through overlooking, overbearing, overshadowing or a loss of outlook. The proposal is a sufficient distance and at an orientation from neighbour's boundaries and habitable room windows to avoid overlooking.

The resulting separation distances, orientation of the properties and location/orientation of new window openings, mean the neighbouring buildings will be unaffected by the development. Therefore it is considered that there will be no concerns in regards to overlooking, loss of privacy or the proposals being overbearing on the neighbouring dwellings.

The two unit cottage block has a low eaves and is single storey to the rear – the rooms contained within the roof space utilise rooflights. The siting of this cottage block is of sufficient separation distance from the rear boundary to have negligible impact upon the amenity of the neighbouring properties. Its single storey scale will ensure it will have no significant overbearing or overshadowing impact on the properties to the rear. Whilst the rear gardens of these properties are fairly open, there is a high boundary treatment currently in place. As such, it is not considered that any harmful loss of privacy would arise from the proposal. Overall, the impact on these neighbours amenity would not be detrimental.

The separation distances between the two new elements within the site are achieved by 21m between the main facades.

We conclude that the overall minimal impact on residential amenity is negligible and the proposal complies with the requirements of the National Planning Policy Framework and the general development principles of the Local Plan.



4. PROPOSAL

Use and Amount

The proposal is for the construction of six dwellings, in two blocks as illustrated on the drawings and other documents which form the submission..

Layout and Scale

The layout of the individual properties creates dynamic living spaces in a respectful and logical manner.

Terraced block

The main family kitchen-dining room faces onto Bierley Marsh. The twin windows to this elevation have a raised cill to provide protection from the pathway and parking and that can be used as a window seat. A planting area is located in front of the building to soften the elevation. The Living room looks out over the private rear garden. The hall enjoys a dramatic double height space which draws light into the plan and also provides connectivity through the staircase and circulation space. The rear garden can be reached by either the downstairs hallway or the window in the living room. Upstairs on the first floor are two double bedrooms, one en-suite, a single bedroom/study/office and a family bathroom. The first floor landing enjoys a gallery space overlooking the hall below and out through the window to the Marsh beyond. Within the roof space is a master bedroom and en-suite bathroom.

4. PROPOSAL

Cottage

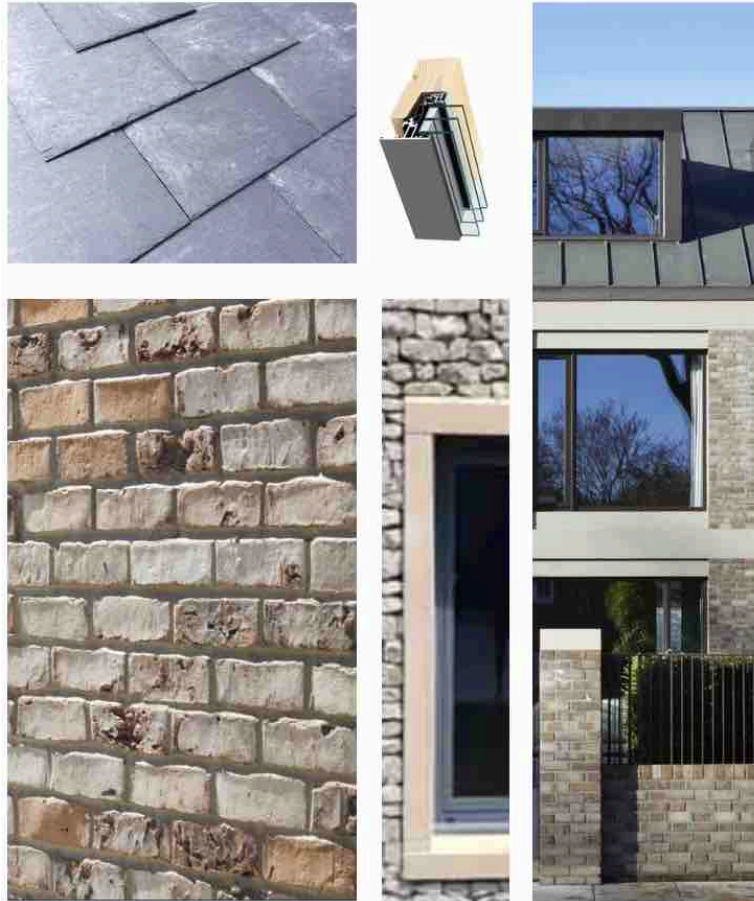
The main kitchen-dining room faces to the front. The window to this elevation have a raised cill to provide protection from the pathway and parking and that can be used as a window seat. A front garden is located in front of the building to soften the elevation. The Living room looks out over the private rear garden. The rear garden can be reached by either the side door or the window in the living room. Upstairs on the first floor are two double bedrooms, one en-suite, a single bedroom/study/office and a family bathroom.

The proposed low-level nature of the two house block, reduces the visual impact to public aspect of the Conservation Area and the Memorial Garden.

All houses have enclosed protected bin storage and secure storage for bicycles and tools.



4. PROPOSAL



Appearance - Material Palette

The specification of materials and choice of construction type has been considered from the earliest stages. There are a number of factors to consider in the selection process, including performance relating to environmental performance, aesthetics, sustainability, cost and build-ability. A palette of materials has been selected to build upon the idea of achieving the feel and quality of a traditional terraced street and cottage. The consistent use of a limited palette of high quality materials looks to tie the two different housing typologies together into a coherent development, whilst ensuring a harmonise relationship with the neighbouring buildings.

Brick

A traditional buff clay Brick reminiscent of Yorkshire stone is to be used. This will be selected as the primary material for the scheme, for its local flavour and its robustness.

The brick proposed will be agreed with the authority under condition to the consent.

Roofs and Dormers

The proposal is to use a natural slate for roofing. Dormers to the rear of the terraced houses will be clad in zinc.

Windows

The windows will reference the slim detail achieved by the Victorians but in thin metal framing with timber internally.

Window Surrounds

Natural stone surrounds are proposed as a contemporary reference those of the Victorian terraces.

Door Canopy

The door canopy over the front and rear doors is a contemporary interpretation of the simple stone one evident to the terraces on South View Road.