

April 2020

DESIGN
& ACCESS
STATEMENT

OUTLINE PLANNING APPLICATION FOR SINGLE
DETACHED DWELLING AT LAND OFF
COWRAKES ROAD, LINDLEY, HUDDERSFIELD

Ref: 2648

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SECTION 1:INTRODUCTION

- 1.1 This Statement has been prepared to support an outline planning application for a single dwelling on land off Cowrakes Road, Lindley, Huddersfield.
- 1.2 This document provides background information on the matters taken into account in formulating the design and explains the parts of the development in relation to the site's surrounding areas.
- 1.3 The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.
- 1.4 The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:
 - Assessment
 - Involvement
 - Evaluation
 - Design
- 1.5 The statement should also address the following factors:
 - Use - What the land and buildings will be used for.
 - Amount - How much development can the site accommodate.
 - Layout - How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
 - Scale – How big the buildings and spaces will be specifically their height, width and length.
 - Landscaping - How open spaces will be treated to enhance and protect the character of a place.
 - Appearance - What the building and spaces will look like, for example building materials and architectural details.
- 1.6 The access element of the statement must include two aspects of access to the development:
 - Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

- Inclusive access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The application site is approximately 370 sq m and accommodates a line of 4 no. garages, with access via a 30m unallocated track that runs to the site from Cowrakes Road.
- 2.2 The site is 700m walking distance from the centre of Lindley, and is well served by public transport with the 370 and 371 buses providing a frequent service running along Cowrakes Road that provides links with Huddersfield Town Centre.
- 2.3 The site is unallocated in the Kirklees Local Plan. The site is adjacent to a larger site that secured outline permission (2018/90123) for residential development in March 2018, and then secured reserved matters permission (2019/93283) for 7 dwellings in December 2019. Development has now started on that site.
- 2.4 Immediately adjacent to this site is a terrace of 6 stone-built dwellings that run in an east/westerly direction, looking south.
- 2.5 This is a small site in an urban area that can accommodate a single dwelling without conflict to the pattern and speed of urban growth thereby providing a managed release of housing land. It is close to an established shopping area and has good links to public transport. There is an established bus route along Cowrakes Road and a bus stop exists to the site frontage. The existing sewerage network also has sufficient capacity to accommodate new development.

Sustainability

- 2.6 The site is 700m walking distance from the centre of Lindley, which has a good range of shops and services. The site is well served by public transport with the 370 and 371 buses providing a frequent service running along Cowrakes Road that provides links with Huddersfield Town Centre.
- 2.7 Lindley Junior and Infants Schools are approximately 900m to the east of the site.
- 2.8 The nearest GP surgery is located in Linley, only 1.5km from the site.

SECTION 3: DESIGN SOLUTION

Layout and Scale

- 3.1 The indicative layout submitted with this planning application shows how a three-bedroom detached dwelling, with attached single garage, can be accommodated on the site. The proposals include the demolition of the existing garages on the site.
- 3.2 The indicative site layout ensures that the proposed dwelling has its own private garden, whilst neighbouring properties maintain their levels of privacy.
- 3.3 The indicative layout shows off-street car parking for residents and visitors in accordance with the Local Authority standards.

Landscaping

- 3.4 Where possible the existing trees on the site will be maintained. The dwelling will have a large grassed area and soft planting determined by the occupiers.

Appearance

- 3.5 This outline application does not contain any specific details relating to the design of the proposed development. However, the principles behind the intended appearance will be based upon a design that compliments this residential area with materials to match the local vernacular. Such details will be provided at the final stage of the development.
- 3.6 The design will meet the requirements stipulated in the NPPF under paragraph 127, which identifies that comprehensive policies are needed to understand and evaluate defining characteristics to achieve quality development.

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while*

not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience;

Sustainability

3.7 The detailed design of the new dwellings will be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme. The scheme will preserve many of those landscape features on the site.

3.8 The proposed dwelling will be provided with a private garden and will also be provided, by design, with good natural daylight levels to ensure inhabitants' wellbeing and reduced reliance on artificial lighting.

SECTION 4: ACCESSIBILITY

4.1 The application site is approximately 700m from the centre of Lindley which is well served by shops and services. Huddersfield town centre, and its surrounding employment areas, is easily accessible by the frequent 370 and 371 bus services that run along Cowrakes Road.

4.2 Access to the site will be directly off Cowrakes Road via a private track. The access currently serves 4 private garages, which has the potential to generate significantly more traffic than the proposed development, which will see a de-intensification in the use of the site.

4.3 Space will be provided at the head of the private drive to allow cars to turn around.

- 4.4 Refuse bins from the dwelling will be brought to the frontage of Cowrakes Road avoiding the need for service vehicles to enter the site. A fire appliance will also be capable of reaching the dwelling from the highway without entering the site. Whilst there has been no consultation with the Highways Authority, the layout takes into account the Local Authority's standards.
- 4.5 Access into the new dwelling will be in accordance with the requirements of the Building Regulations - Approved Document M

SECTION 5: CONCLUSION

- 5.1 This statement has been prepared to support a planning application for a detached dwelling with associated access and car parking at land off Cowrakes Lane, Lindley.
- 5.2 It is considered that the application proposal provides a sustainable and suitable residential development which will contribute towards enhancing the vitality of the local community. The development is considered to offer an opportunity to redevelop this land for a high quality residential development.
- 5.3 The accessibility of the site has been analysed both in terms of the surrounding area and within the site itself. This has considered the ease of movement through the site together with the sustainability of the site.
- 5.4 The proposal will provide adequate off-street car parking which will meet the needs of the future occupants, particularly given the proximity to the bus service facility.
- 5.5 The proposed development will contribute to the deliverable supply of much required housing. Whilst being sympathetic to the character of the surrounding area the proposal will make efficient use of the site.