

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

PLANE STREET, HUDDERSFIELD

Written on behalf of



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1.0 Introduction

1.1 Purpose

This Design and Access Statement has been prepared by Watson Batty Architects Ltd in support of an application for Planning Approval submitted on behalf of Accent Housing.

It is acknowledged that a Design and Access Statement is required to accompany the application to assist the Local Authority in understanding the development of the proposals and how the Design Team have considered the context and background of the site.

This document is intended to accompany the drawings and other supporting information submitted by the various consultants involved in the creation of the proposals for the site. The table below outlines the supplementary information submitted with this application.

Document	Author
Planning / Drawings	Watson Batty Architects Ltd
Design & Access Statement	Watson Batty Architects Ltd
Desk Top Study Phase 1	Solmek
Ground Investigation Report Phase 2	Solmek
Tree Survey	AWA Tree Consultants
Ecology Appraisal	Whitcher Wildlife Ltd
Transport Statement	Sandersons
Travel Plan	Sandersons
Stage 1 Road Safety Audit	Sandersons

1.2 Applicant Information

The application is made on behalf of Accent Housing.

Accent Housing

Accent Housing has been providing homes and services for a diverse range of customers since 1966 providing high quality homes, affordably. Accent currently have 20,000+ homes which are located in the North, East and South of the country and are home to over 35,000 people.

1.3 The Proposal

The proposals consist of a full planning application for the site of Plane Street, Huddersfield which will be home to 30 new houses with associated access road, carparking and landscaping.

The development consists of 8no. 6 Bed Houses and 21no. 3 Bed houses with the site being accessed from Plane Street.



2.0 Site Location & Context

2.1 Site Location

Located off a main artery around the centre of Huddersfield within Primrose Hill, the site is approximately 1 mile to the South of the main town.

2.2 The Site

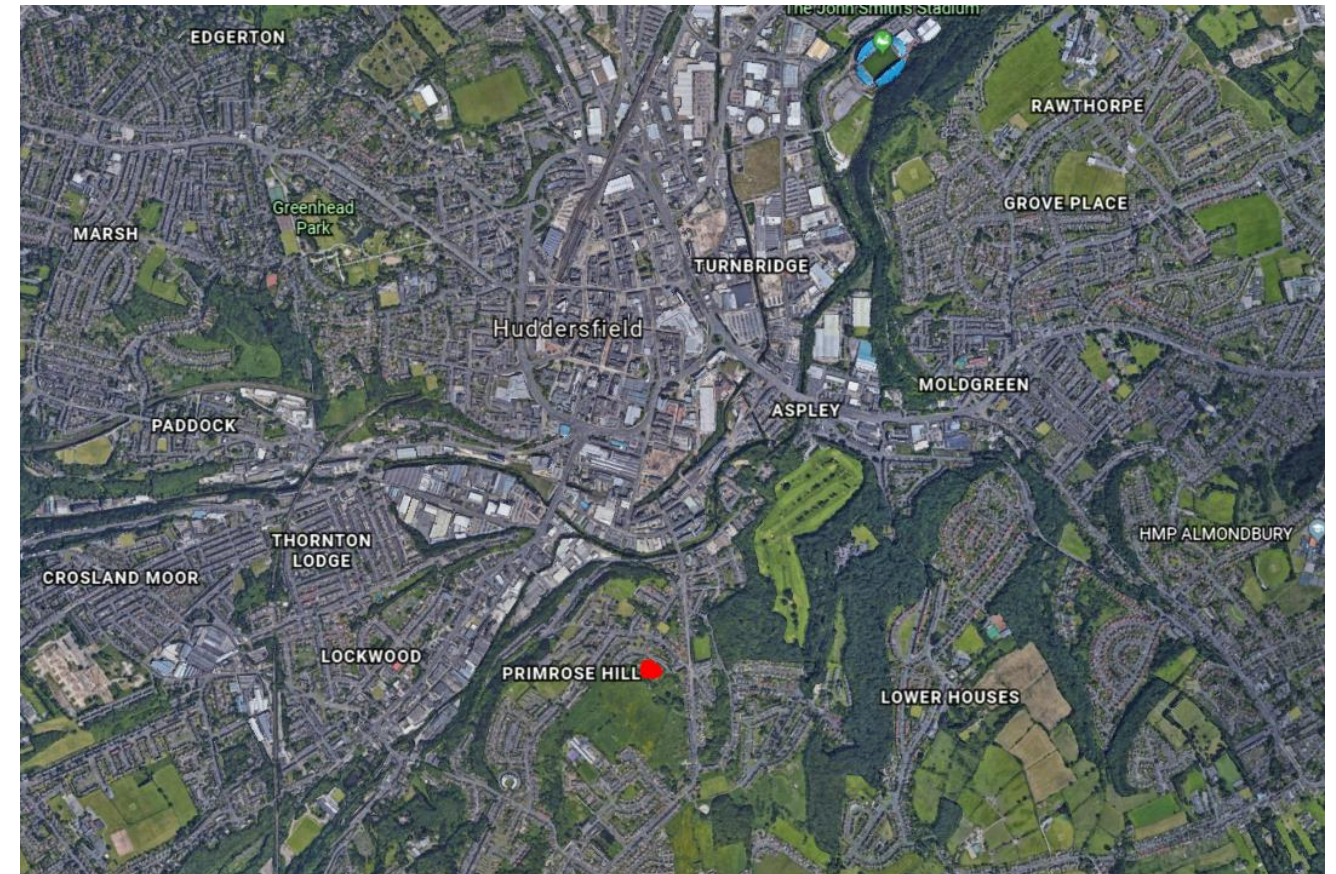
The site used to house Stile Common Infants & Nursery School until this was close in 2009 with the school amalgamating/merging with Hillside Primary School. Since this time the buildings have been demolished and the site is currently open land.

The site has existing dwellings to the North on Plane Street and North West on Malvern Rise with open land to the South and East of the site. Regular Public Transport can be found in 5 minutes walking distance on Stile Common Road and Newsome Road with direct connections to Huddersfield Town Centre, Berry Brow and Holmfirth.

2.3 Site Opportunities

The following opportunities were identified:

- Contribute towards the supply and mix of housing within the Huddersfield area.
- The site will bring local employment opportunities during construction.
- Future residents of the dwellings will bring additional spending power into the local economy to help sustain local shops and businesses.
- The site is well connected with the local transport network.



2.4 Site Constraints

Constraints identified:

- Existing retaining wall to the Northern boundary.
- Proximity to existing residential properties on Malvern Rise which have reported subsidence issues.
- Level change across the site.

3.0 The Proposals

3.1 Use and Amount

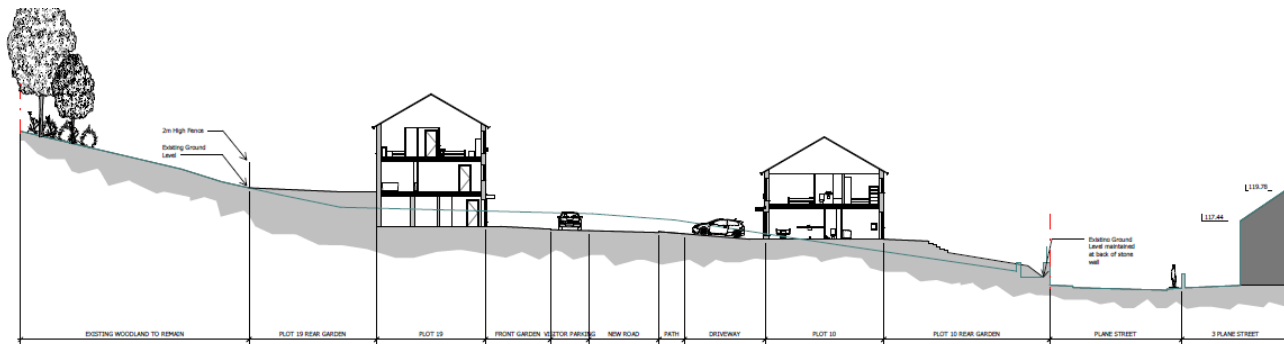
This application seeks approval for 30no. two and three bedroom residential dwellings with associated private parking within the curtilage of the dwelling. The development will contain a variety of properties from single occupancy to family dwellings with varied internal square footages to maximise the options available for potential occupiers.

3.2 Layout



3.3 Scale

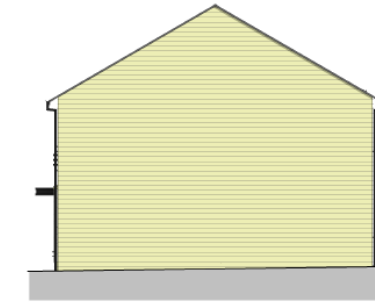
The proposed site section drawings that accompany this planning application clearly demonstrate our considered response to the existing site topography and keep overlooking distances to a maximum where possible.



Site Section Plan



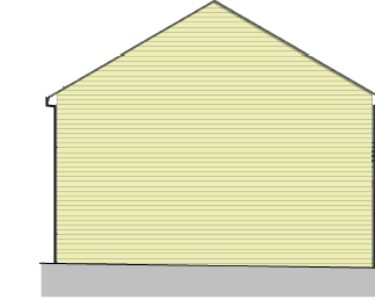
Plot 1 to 3 Front Elevation
1 : 100



Plot 1 Side Elevation
1 : 100



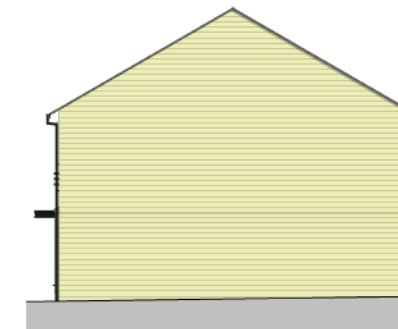
Plot 1 to 3 Rear Elevation
1 : 100



Plot 3 Side Elevation
1 : 100



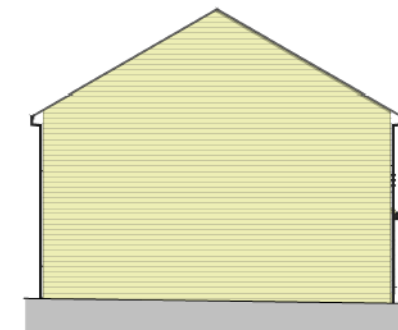
Plot 7 and 8 Front Elevation
1 : 100



Plot 7 Side Elevation
1 : 100



Plot 7 and 8 Rear Elevation
1 : 100



Plot 8 Side Elevation
1 : 100





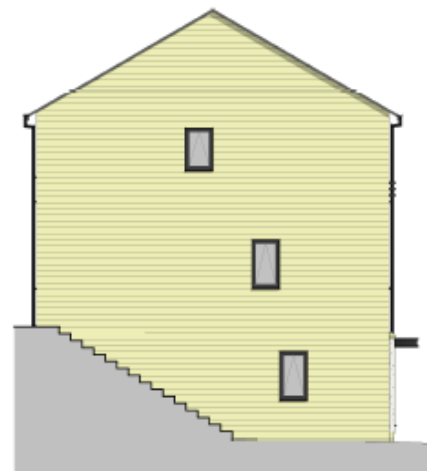
Plot 19 & 20 Front Elevations
1 : 100



Plot 19 Side Elevation
1 : 100



Plot 19 & 20 Rear Elevation
1 : 100



Plot 20 Side Elevation
1 : 100

3.4 Appearance

The new development aspires to respect the local vernacular in terms of scale & façade material. The scaling, proportions and simplicity of the fenestration patterns to the main façades have been developed to give each property its own identity.

Aesthetically the buildings will be built from artificial stone. Concrete roof tiles have been specified with grey UPVC windows. The use of the artificial stone allows the new development to sit comfortably within the area having picked visual clues and references from the surrounding area, adjacent to and beyond the existing site. The development bears significant relevance to the scale surrounding area whilst also having a modern architectural style.

3.5 Landscaping & Boundary Treatment

The street frontage will be broken up with pockets of landscaping. Front garden boundaries will be separated with low level planting which will also be used to delimit key areas and to eliminate natural desire routes. Rear gardens will be secured with 1.8m fencing with lockable rear garden gates.

3.6 Access and Parking

The properties will be accessed via an adopted road directly off Plane Street. All 3 Bed units have 2 parking space with 2 Bed units having 1 parking space. There will be level access to the front door of all dwellings in line with Part M Regulations.



4.0 Community Safety and Prevention of Crime

4.1 Residential Design for Crime Prevention Measures

Safety and security together with crime and other anti-social behaviour has been one of our high priorities when considering solutions. The layout has been designed with consideration to achieving natural surveillance to ensure that potential offenders are strongly deterred and that a sense of care and responsibility can quickly develop between neighbours.

The principles set by "Secure by Design" have been incorporated in the design of the layout. Each dwelling has a secure rear garden and the introduction of additional windows helps provide maximum natural surveillance across public areas, footpaths and parking areas.

5.0 Conclusion

5.1 Compliance with Aspirations

The scheme proposed will enhance the local area by developing a neglected site and also cater for much needed housing in the local area which will help contribute to the councils target for providing affordable housing.

