



SHEPLEY
DESIGN & ACCESS STATEMENT
1914-RE-02
SEPTEMBER 2020



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1.0 INTRODUCTION

This Document
This Design and Access Statement has been prepared on behalf of Yorkshire Country Properties to accompany the full planning application for the development of land off Abbey Road, Shepley. The application seeks approval for 52 new dwellings and associated infrastructure.

This document describes the key issues taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development.

The site was identified for housing allocation (Ref H203) by Kirklees Council. Phase 1 development of 31 units (highlighted in blue) was approved in July 2020 and this application (highlighted in red) seeks the approval of a further 52 dwellings on the remaining available land.

A full suite of technical reports will accompany the application to deal with key issues such as flood risk, drainage, ecology, and highways.

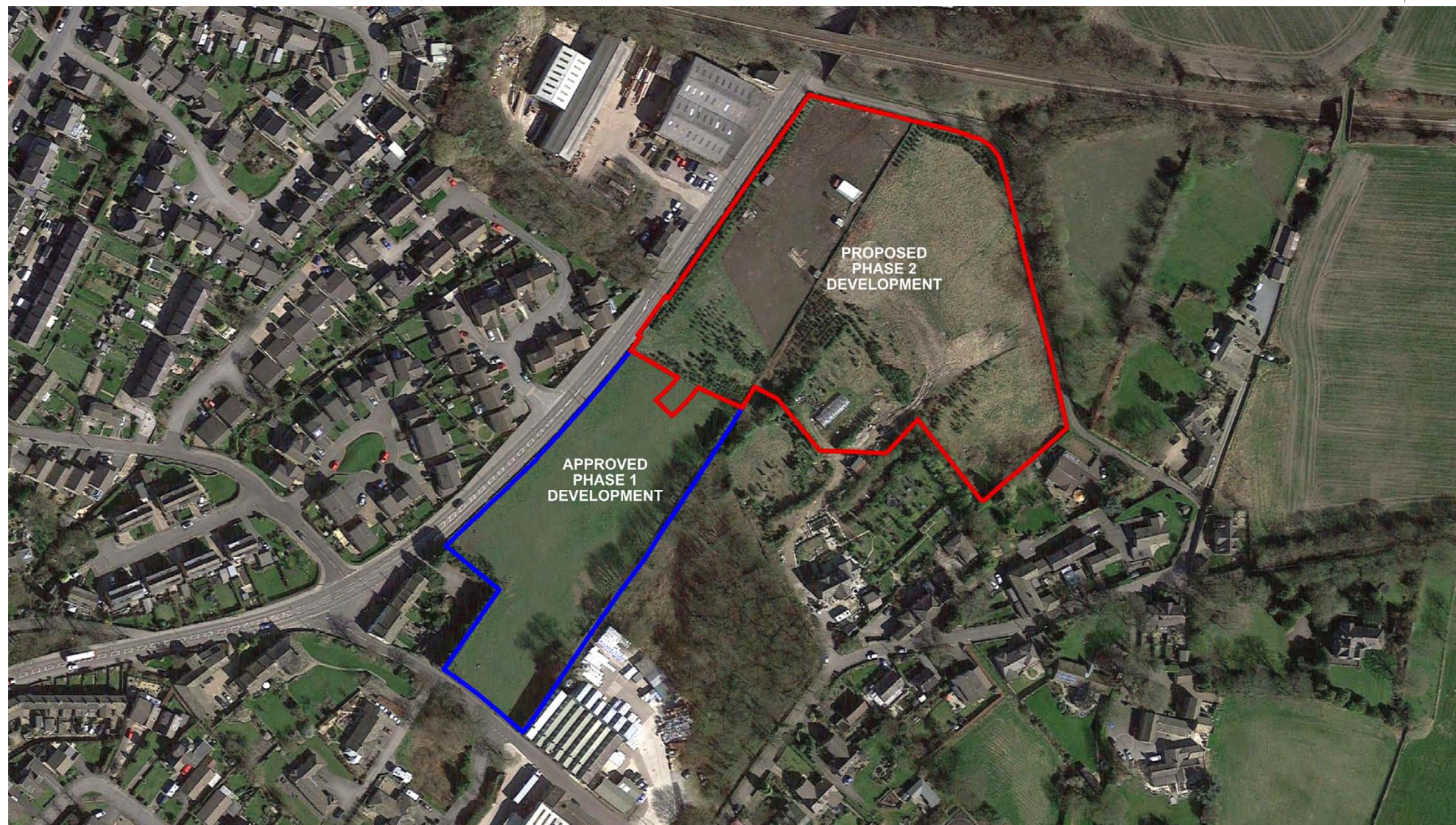
The Vision for Abbey Road, Shepley:
These proposals for land off Abbey Road, Shepley will aim to deliver:

- 1. A well designed place which will complement the existing character.
- 2. A range of high quality individual homes to meet a range of local needs.
- 3. Best practice in urban, landscape and ecological design in order to create a high quality development which will in turn sit comfortably into the surroundings and offer a good standard of amenity for all existing and future occupants.

This Design and Access Statement explains how this vision will be met, through sensitive site layout to ensure the delivery of a high quality scheme.



1.1 INTRODUCTION



2.0 SITE LOCATION

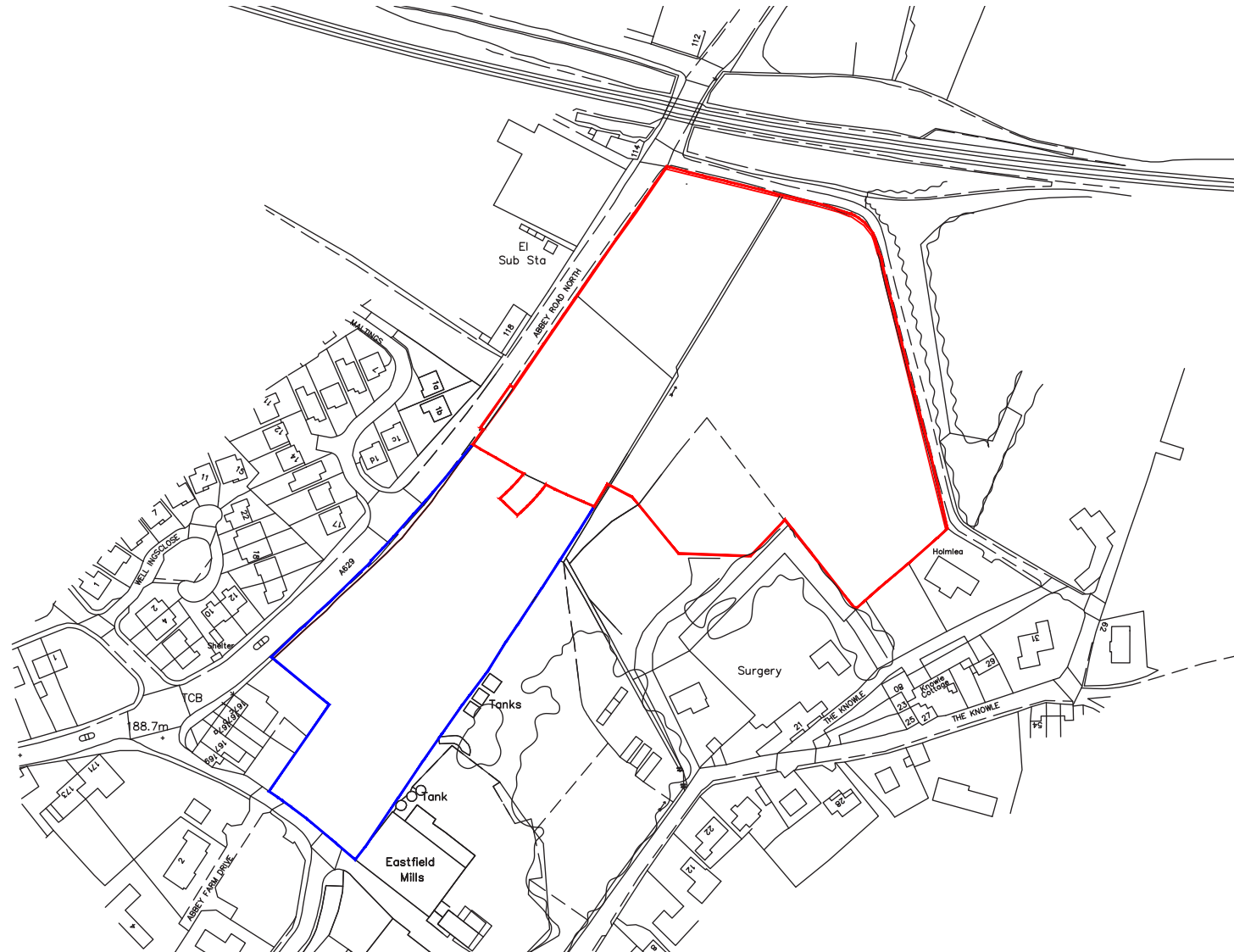
The application site lies within the settlement limits of Shepley, Huddersfield, West Yorkshire and is located off Abbey Road. Shepley village centre is 0.3 miles south-west of the site. The OS reference is SE 19838 10123 and the nearest postcode is HD8 8FG. The site is currently bound by a dry stone wall and existing vegetation.

In the context of the wider area, Huddersfield town centre lies approximately 7 miles to the north-west via the A629 and Wakefield city centre is approximately 12 miles to the north-east.

The M1 motorway is approximately 7 miles east of the site providing access to the wider motorway network. Shepley train station is approximately 300m north-east of the site, providing access to the rail network.



2.1 SITE LOCATION

Location Plan 1:2500

3.0 SITE CONTEXT & ANALYSIS

The site, which covers an area of approximately 1.9 Ha (4.7 acres), is located to the north-east of Shepley, east of Abbey Road. Shepley itself is a village in the town of Huddersfield, which is part of the Kirkburton civil parish, within the local authority of Kirklees.

The site is currently open grassland within the green-belt but has been earmarked for housing development within the new local development plan.

Abbey Road runs along the western boundary and will provide access to the site. An existing dry stone wall bounds the site along Abbey Road and The Knowle which runs along the northern and eastern sides. The remaining boundaries are defined by existing domestic curtilages and vegetation.

Existing residential development can be found opposite the site along Abbey Road and beyond as well as directly adjacent to the east on The Knowle. Details and images of the existing housing stock can be found in the local character analysis section of this document.

To the south beyond existing vegetation is a small area of woodland. To the north and east are groups of existing trees. Further north is the railway line and embankment.

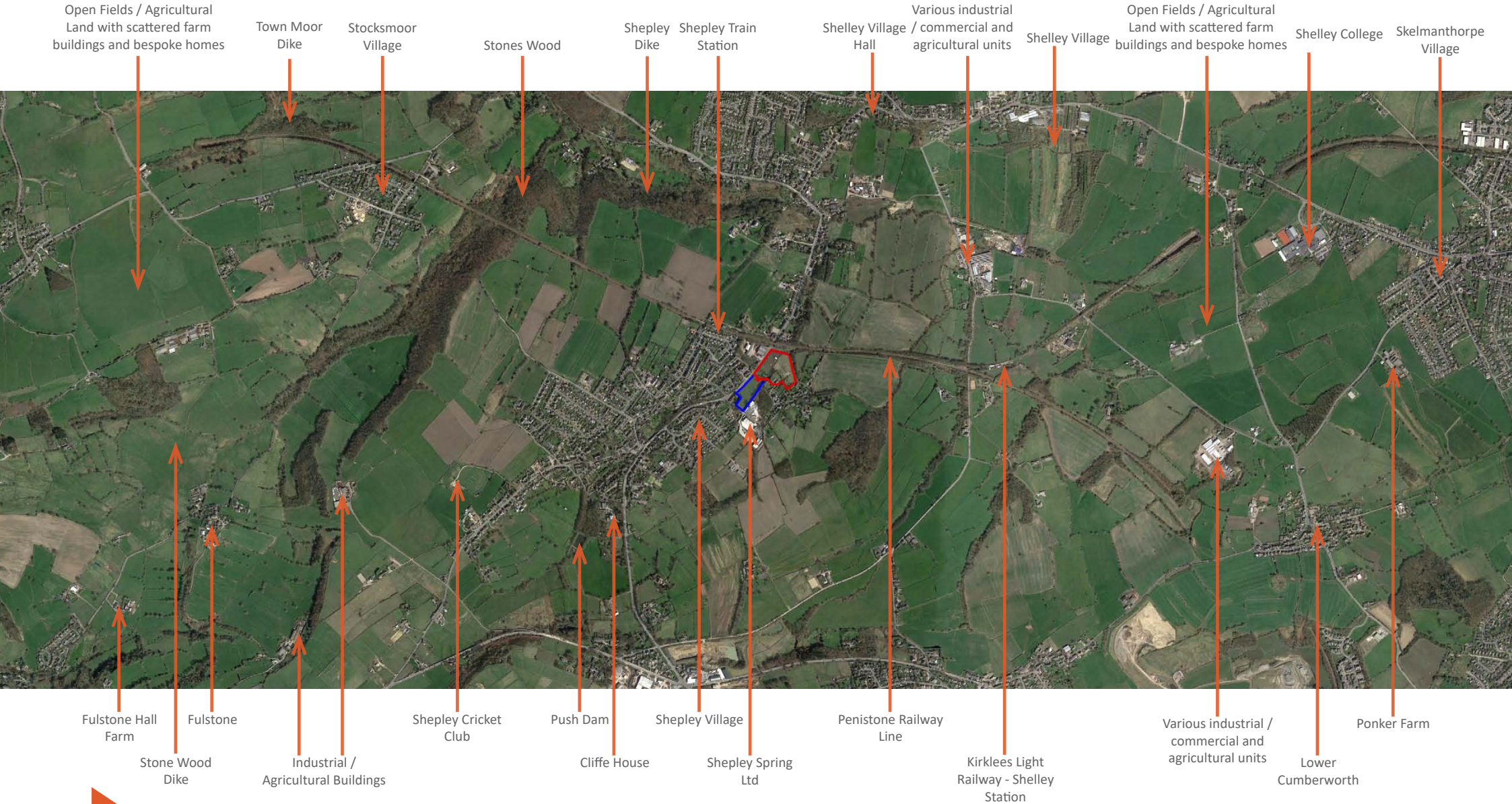
Across Abbey Road, to the west, is a commercial unit currently occupied by CTS bridges, a specialist manufacturer of bridges.

To the south-east are existing residential properties typically detached with large open gardens. Directly south of the site is the approved phase 1 development (Ref: 2019/91569) for 31 dwellings.





3.1 SITE CONTEXT & ANALYSIS

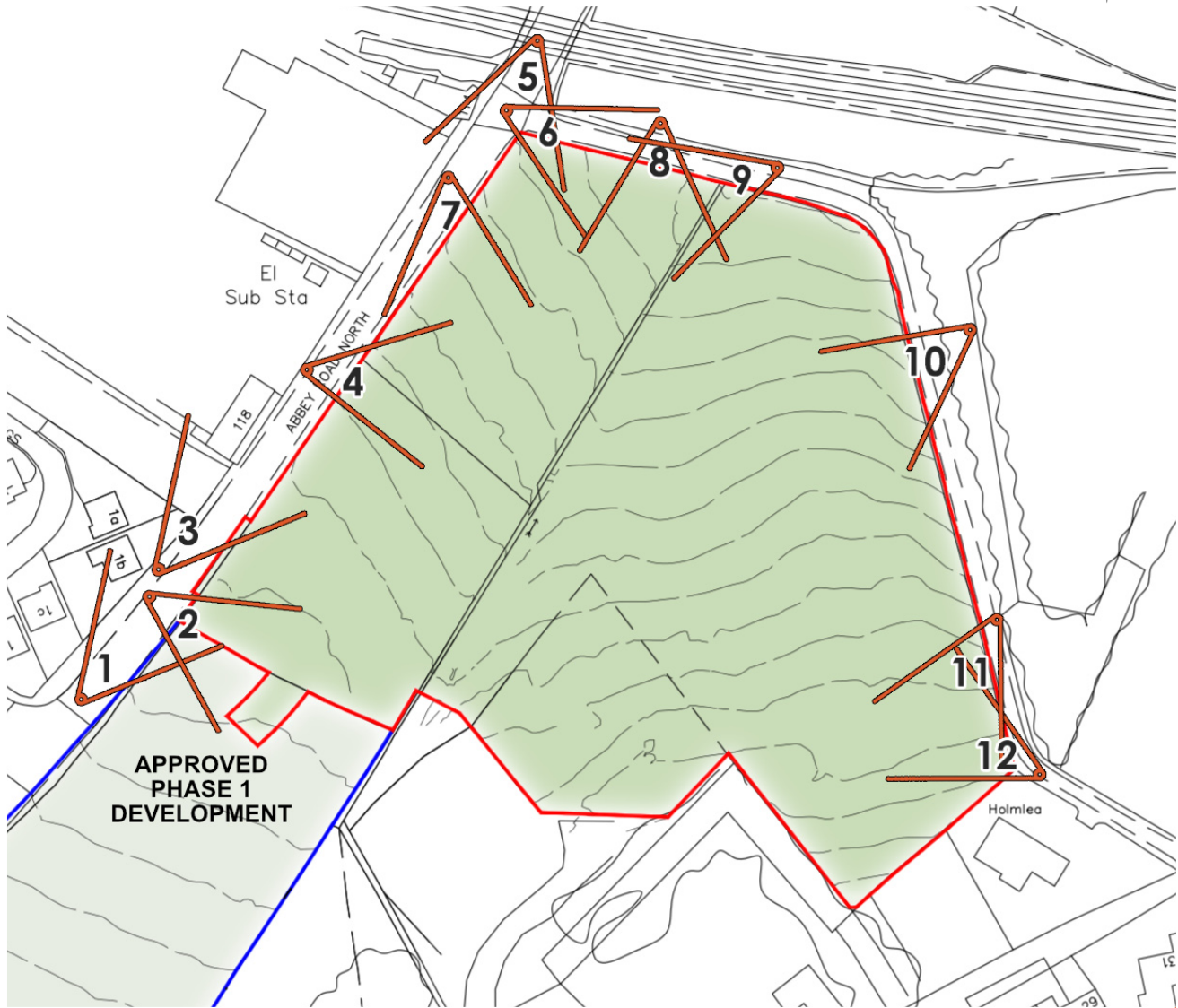


3.2 SITE CONTEXT & ANALYSIS

Site Photographs

The following photographs show the existing site, including the approach to the site and the existing vegetation and dry stone walls that currently bound the site.

The adjacent site plan shows the viewpoint positions for the photographs.



3.2 SITE CONTEXT & ANALYSIS



APPROACH TO THE SITE FROM THE SOUTH ON ABBEY ROAD



VIEW OUTSIDE PROPOSED SITE ENTRANCE ONTO ABBEY ROAD



APPROACH TO THE SITE FROM THE NORTH ON ABBEY ROAD



VIEW FROM ABBEY ROAD LOOKING SOUTH OVER THE SITE



EXISTING SITE ENTRANCE & STONE WALL TO ADJACENT PHASE 1 DEVELOPMENT



EXISTING VEGETATION & WALL FACING ABBEY ROAD ON THE WEST BOUNDARY OF THE SITE.



THE KNOWLE IMMEDIATELY ADJACENT NORTH AND EAST EDGES.



VIEW FROM THE KNOWLE LOOKING SOUTH OVER THE SITE

3.2 SITE CONTEXT & ANALYSIS



DILAPIDATED BOUNDARY TREATMENT ALONG THE KNOWLE



VIEW LOOKING SOUTH-EAST OVER THE SITE FROM THE KNOWLE



SITE BOUNDARY ADJOINING EXISTING RESIDENTIAL DEVELOPMENT



VIEW OVER THE SITE FROM THE WEST CORNER ON THE KNOWLE

4.0 LOCAL CHARACTER

A variety of different dwellings can be found in the area surrounding the site. Houses are predominantly stone built, 2 storey dwellings with the occasional dormer bungalow and 2.5 storey property. Historical, architectural character and patterns of development sit side by side with more modern examples of housing development.

The photographs to follow illustrate the existing housing stock and their locality in the surrounding area.



BIRDS EYE VIEW OF SITE AND SURROUNDING AREA



DETACHED, STONE PROPERTIES DIRECTLY OPPOSITE SITE, BACKING ON TO ABBEY ROAD



2 AND 2.5 STOREY, DETACHED DWELLINGS ON THE MALTINGS, OPPOSITE THE SITE



2 STOREY, VARIED STONE PROPERTIES ON THE MALTINGS, OPPOSITE THE SITE



4.0 LOCAL CHARACTER



FRONT OF STONE AND RENDER TERRACES SOUTH OF THE SITE



ROW OF 2 STOREY TERRACED PROPERTIES ALONG ABBEY ROAD TO THE SOUTH



END OF TERRACE, STONE PROPERTY AT THE JUNCTION OF ABBEY ROAD & THE KNOWLE



EXAMPLE ELEVATIONS OF APPROVED PHASE 1 DEVELOPMENT HOUSETYPES



STONE BUILT BUNGALOW ON THE KNOWLE



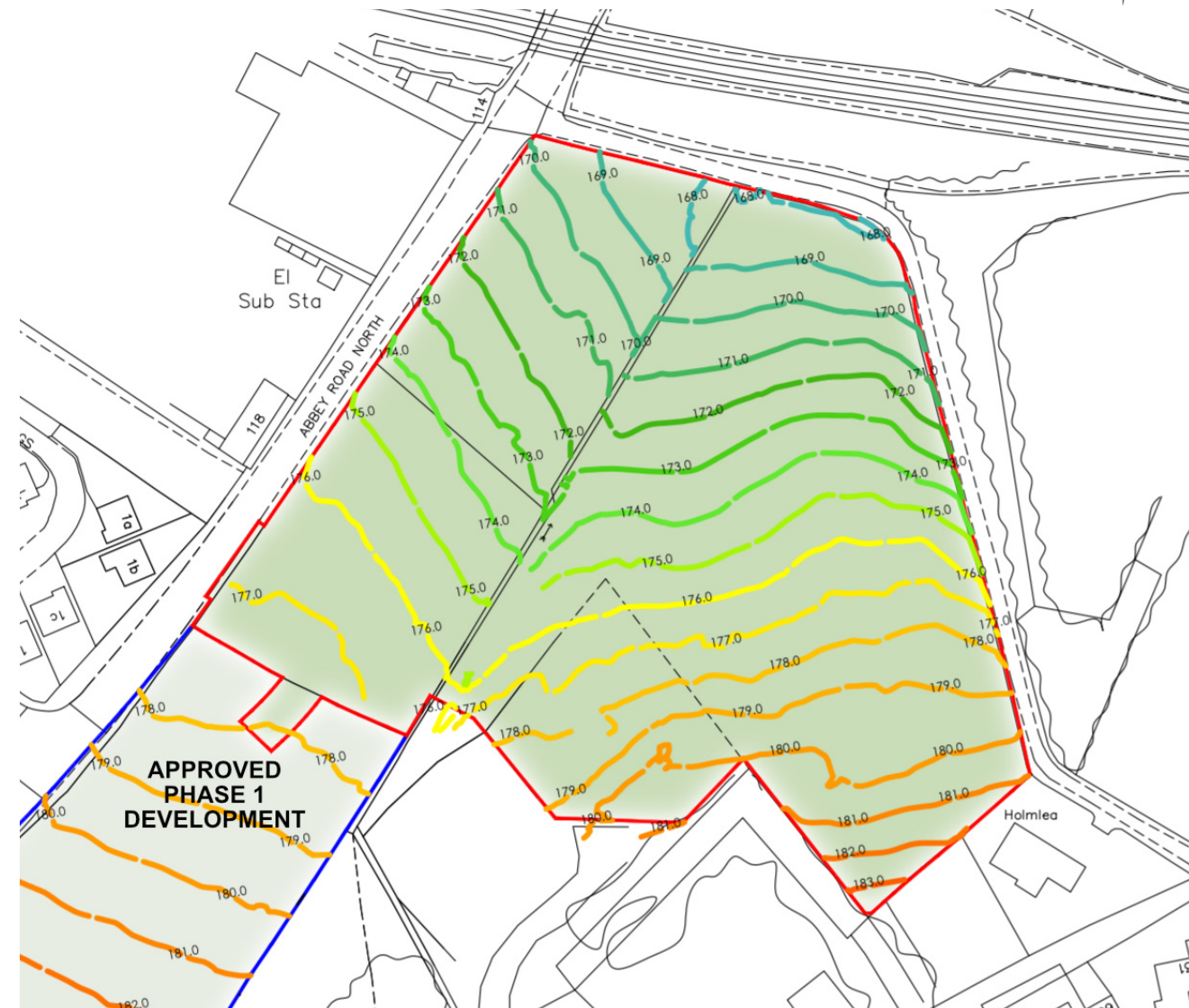
STONE COTTAGES ALONG THE KNOWLE, TO THE EAST OF THE SITE

5.0 SITE SURVEYS

Topographical Analysis

The application site has a steady fall of approximately 15m from south to north. Levels across the site vary between 183 A.O.D and 168 A.O.D.

The sloping nature of the site offers the opportunity to design an interesting and varied environment that responds well to the sites topography and takes advantage of views over open land to the east.



5.1 SITE SURVEYS

Tree Report

A tree survey has been undertaken by Iain Tavendale Arboricultural Consultant which details the amount, type and condition of the existing trees that are on and immediately adjacent to the site.

The site consists of open fields with hedgerows and trees to the boundary.

The plan opposite shows the location and condition of the existing trees and hedgerows on site.

Tree Report Legend

-  Category A Tree
-  Category B Tree
-  Category C Tree
-  Category U Tree
-  Tree Root Protection Zone
-  Group of Trees
-  Hedgerow
-  Area of Vegetation



6.0 PLANNING CONTEXT

Introduction

This section sets out key national and local design policy and guidance, which, together with a detailed appraisal of the site and its surroundings, will inform development proposals.

National Planning Policy Framework (2019)

The Ministerial Foreword to the NPPF explains that

“Our broken housing market is one of the greatest barriers to progress in Britain today. The Government wants to fix this and provide people with the opportunities and the security that come with a place to call their own. To do this we need to build many more of the right homes in the right places, whilst protecting the environment and providing the facilities and opportunities communities need”.

Section 12 - Achieving Well-Designed Spaces

Paragraph 124 states; “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Paragraph 127 States; 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);

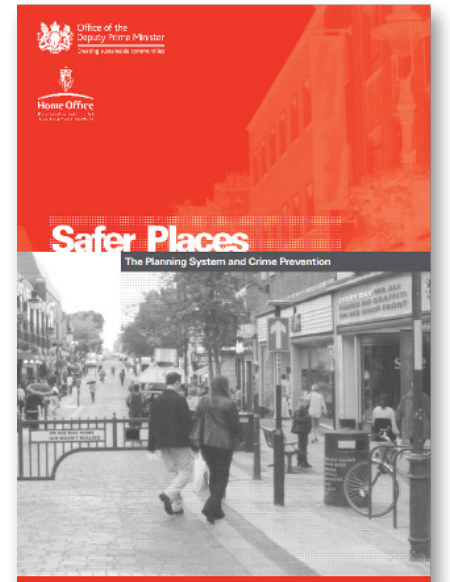
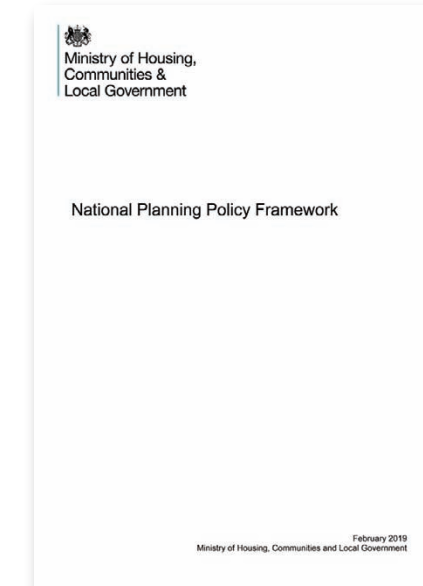
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;

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.

Safer Places (ODPM/HO 2004)

This document highlights the fact that safety and security are essential to successful, sustainable communities and that well designed, attractive environments help reduce crime and the fear of crime.



6.0 PLANNING CONTEXT

Secured by Design

Secured by Design is a police initiative, which encourages the building industry to adopt minimum standards in designing safe and secure developments. This gives equal weight to the importance of environmental design and physical security. Research proves that schemes that meet Secured by Design standards are significantly less likely to suffer from vandalism or criminal attacks.

In achieving Secured by Design, the following principles should be considered and addressed:

- Environmental quality and sense of ownership: Provision of high quality landscape settings for new development to help create a sense of place and strengthen community identity. These spaces tend to be well used and offer fewer opportunities for crime.
- Natural surveillance: Public and semi-private areas should be visible from nearby buildings or from well-used rights of way. Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed.
- Access and footpaths: Secluded access points and routes should be avoided; roads to groups of buildings should promote a sense of identity and ownership; location of planting should avoid the creation of hiding places; good visibility should be maintained along footpaths and routes.

Manual for Streets (2007)

Manual for Streets focuses on lightly trafficked and residential streets, setting out clear guidelines for street design which reduce the impact of the car and make streets more accessible for pedestrians and cyclists. The key principles are:

- Apply a user hierarchy to the design process with pedestrians at the top.
- Recognise the importance of the community function of streets as spaces for social interaction.

- Promote an inclusive environment that recognises the needs of people of all ages and abilities.
- Move away from hierarchies of standard road types based on traffic flows and/or the number of buildings served.
- Develop street character types on a location specific basis with reference to both the place and movement functions for each street.
- Encourage innovation with a flexible approach to street layouts and the use of locally distinctive, durable materials and street furniture.
- Design to keep vehicle speeds at or below 20mph on residential streets unless there are overriding reasons for accepting higher speeds.
- Use the minimum of highway design features necessary to make the streets work properly.



6.1 PLANNING CONTEXT

Kirklees Local Plan & Land Allocation

The site was identified for housing allocation (Ref HS203) and the adjacent Eastfield Mills site (Ref HS197) by Kirklees council local plan.

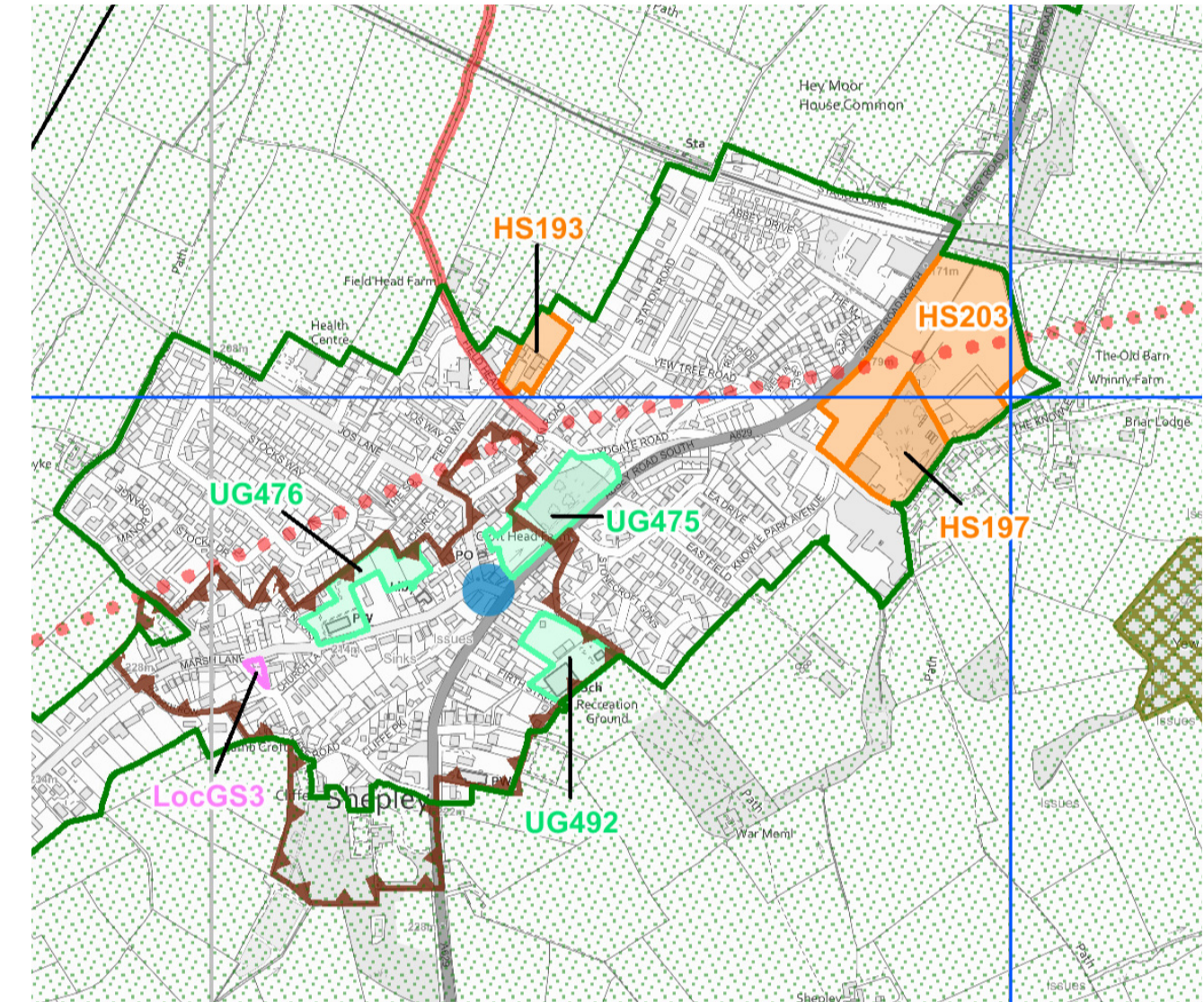
Under the allocations technical appraisal the site (Ref HS203) was identified as having a possible housing capacity of 91 plots, with good site access and visibility. The adjacent site (Ref HS197) had an identified capacity of 16 plots.

The report continued to state that the site is contained by the railway line and roads and is characterised as an area of urban fringe on the edge of Shepley. Development would have little impact on the openness of the green belt and there is no risk of sprawl or encroachment as new strong green belt boundaries could be found.

The plan alongside is extracted from Kirklees Local Plan and shows the proposed site allocation of HS203 along with the adjoining allocation of HS197

Land Allocation Legend

- Green Belt
- Urban Green Space (UG)
- Local Green Space (LocG)
- Housing (HS)
- Conservation Area
- Local Wildlife Sites (LWS)
- Local Centre
- Existing Walking, Cycling, Riding Network
- Indicative Walking, Cycling, Riding Network



6.2 PLANNING CONTEXT

Initial Masterplan

Yorkshire Country properties were asked by Kirklees Council to prepare masterplan proposals for allocations HS203 & HS197.

The following considerations were taken into account in the formation of the schematic designs and the plan adjacent is the first draft indicative masterplan:

- Both sites HS203 and HS197 masterplanned together, despite the likelihood of HS197 coming forward in the short/medium term. A flexible masterplan has therefore been devised.
- One or two vehicular access point from Abbey Road acceptable if adequate visibility splays can be provided, and subject to highways safety assessment.
- Internal roads ideally to be looped – cul-de-sacs should be avoided as they necessitate refuse vehicles reversing, are less efficient in terms of refuse collection, and are less dementia-friendly.
- The watercourse has been regarded as fixed.
- TPO woodland and protected habitats regarded as fixed.
- Potential for the TPO woodland to meet, or partly meet, open space and play requirements considered.
- Net biodiversity gains to be achieved. This consideration informs the proposed layout.
- A vehicular route through the site, connecting Abbey Road North and The Knowle was considered however all potential alignments have obstacles.
- A pedestrian connection between Abbey Road north and The Knowle, running along part of the watercourse and between the TPO woodland and 17 The Knowle included. Footpath to meet Abbey Road North directly opposite the existing footpath that connects Abbey Road Road and Abbey Drive (providing commuters with a useful route to the train station).
- Attenuation tanks to be located at the north end of the site (the site's lowest point).
- Flood routing informs the proposed layout.
- Minimum development density figures to be achieved.



7.0 CONCEPT DEVELOPMENT

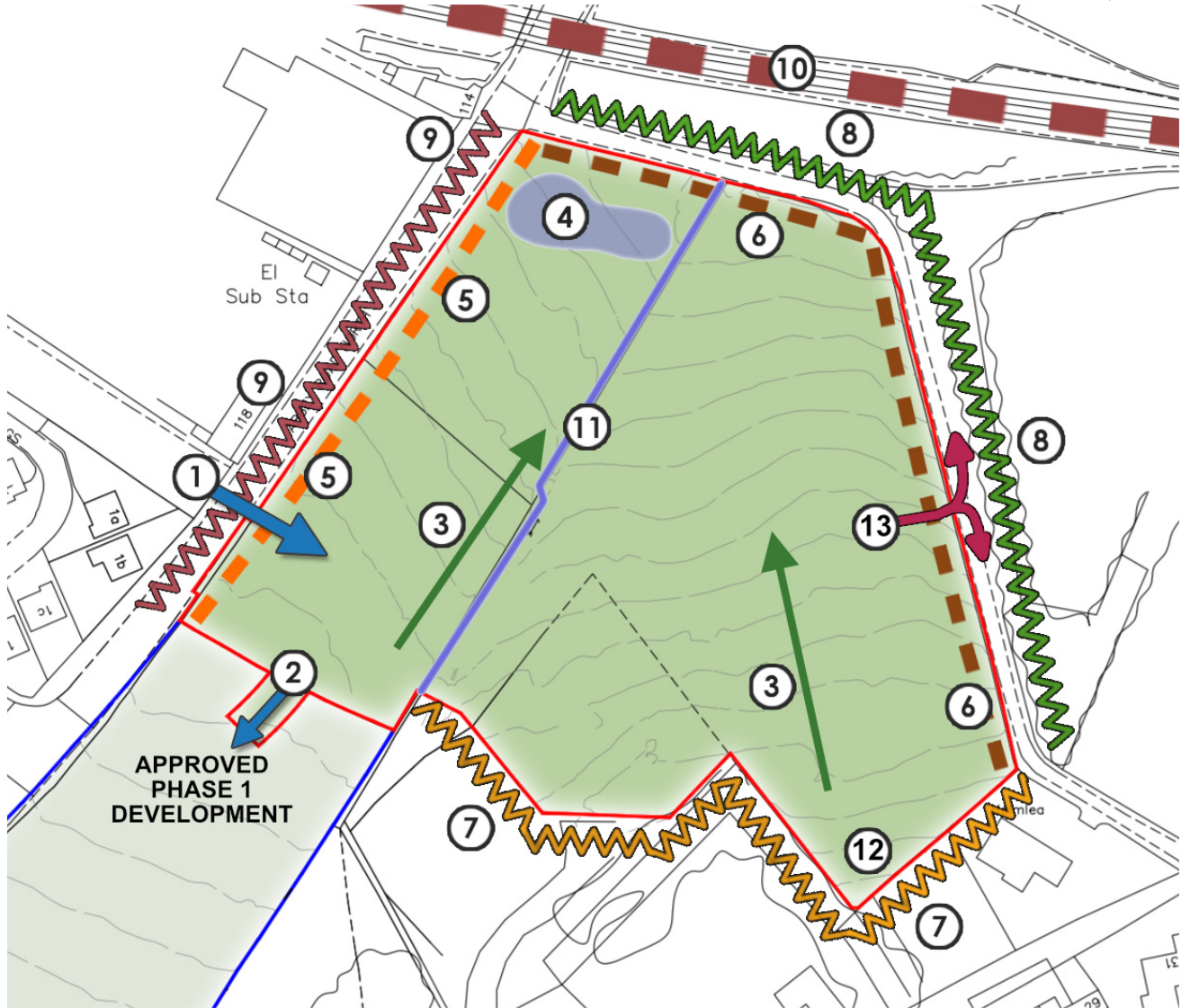
Opportunities and Constraints

Following discussions with landowners it was confirmed that allocation HS197 and part of HS203 land would come forward for development separately in the medium term. The chapters in the document now focus on land available for immediate development.

The adjacent plan is a visual illustration of the key constraints and opportunities to the development site which reflect the character and visual context of the site.

The important following consideration inform the master plan layout.

- 1 Indicative proposed access off Abbey Road.
- 2 Proposed link road to approved phase 1 development
- 3 Fall of land
- 4 Low point of site. Potential location for drainage basin/ attenuation.
- 5 Existing dry stone wall along Abbey Road.
- 6 Existing dry stone wall along The Knowle.
- 7 Boundary to adjacent residential properties
- 8 Boundary to the Knowle
- 9 Consideration should be given to minimise impact of noise from Abbey Road
- 10 Existing railway line
- 11 Existing open watercourse
- 12 Highest point in the south-east area of the site
- 13 Opportunity to provide pedestrian link to the knowle



7.1 CONCEPT DEVELOPMENT



Masterplan

The adjacent plan indicates the framework development based on the key constraints and opportunities of the development which will inform the concept development.

- 1 Main point of access off Abbey Road.
- 2 Proposed link road to phase 1 development.
- 3 New area of open space.
- 4 New linear open space along existing water course.
- 5 Development cells.
- 6 Access framework to include loop road.
- 7 Existing residential development.
- 8 Existing railway.
- 9 Existing trees.
- 10 Phase 1 development - Approved.
- 11 Footpath link to The Knowle.
- 12 Footpath link to Abbey Road.
- 13 Potential access for future development.



7.2 CONCEPT DEVELOPMENT



Concept Plan

The adjacent plan indicates the concept development based on the key constraints and opportunities.

- 1 Proposed access off Abbey Road.
- 2 Proposed link road to approved phase 1 development.
- 3 Possibility to make use of existing site access points.
- 4 New open space with footpath link.
- 5 Detached blocks to open boundary.
- 6 Existing trees to be retained.
- 7 New internal loop road.
- 8 Potential link.
- 9 Mews court.
- 10 Linear open space following line of existing stream. Blocks face onto open space.
- 11 Phase 1 development - Approved.
- 12 New blocks frame entrance and respond to phase 1 block arrangement.
- 13 New blocks frame open space.
- 14 Footpath link to The Knowle.
- 15 Footpath link to Abbey Road.



7.3 CONCEPT DEVELOPMENT



Frontages and key buildings

The site is laid out with all areas of public open space overlooked by building frontages. This will improve the security of these spaces through natural surveillance, enhance the feelings of safety for users, and thereby increase the use of these spaces.

The placement of focal and key buildings help create identifiable spaces and aids navigability through the development.

Key frontages are designed to be distinctive to reflect the importance of the area which may be a key node or route through the site.

Focal buildings respond to other view lines within the secondary movement network by ensuring that these views are terminated with attractive facades rather than blank walls, garages or other less important features.

Gateway features are used to frame views and mark the entry to specific areas of the scheme. They are formed with or without pinch points, may use symmetry or strong design features, may be houses or smaller built elements or landscape features such as walls or trees.

Frontages and key buildings Legend

- Key frontages
- Focal buildings
- Gateway buildings
- Key view lines



7.4 CONCEPT DEVELOPMENT

Community Consultation

At the start of August 2020 a Community Consultation leaflet drop was carried out, distributed to residents local to the proposed development.

Information included details of the proposals and the sensitive approach taken toward design, the impact on neighbouring residents and businesses in addition to how any impact will be mitigated.

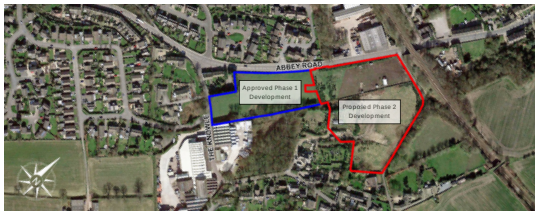
This was an opportunity for local residents to review information and comment on the proposals. Contact information of representatives of the applicant were provided in the leaflet drop.

Finally the next steps in the process were incorporating feedback from the consultation responses.

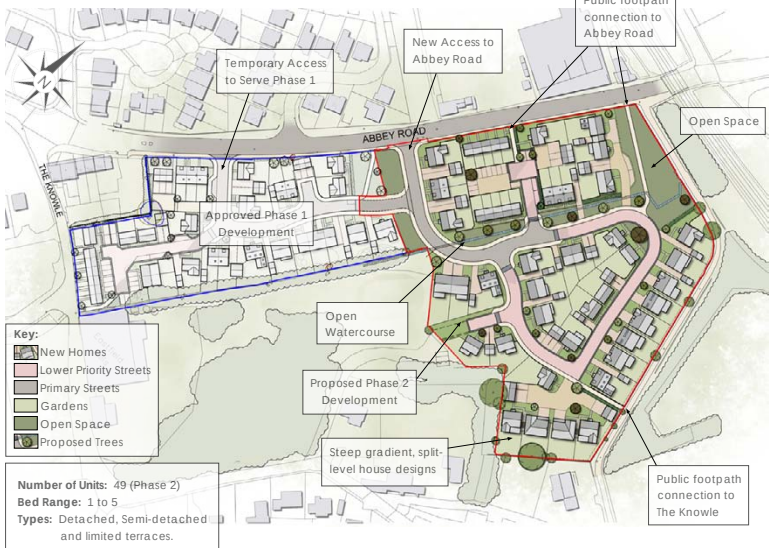
Proposed Residential Development at Abbey Road, Shepley

Yorkshire Country Properties would like to provide you with the opportunity to review their proposals and to give your ideas on how the scheme can help meet the needs of the local community, prior to the submission of a full planning application to Kirklees Council.

The image opposite identifies the site and the plan below provides an image of the proposed site layout.



Proposed Site Layout



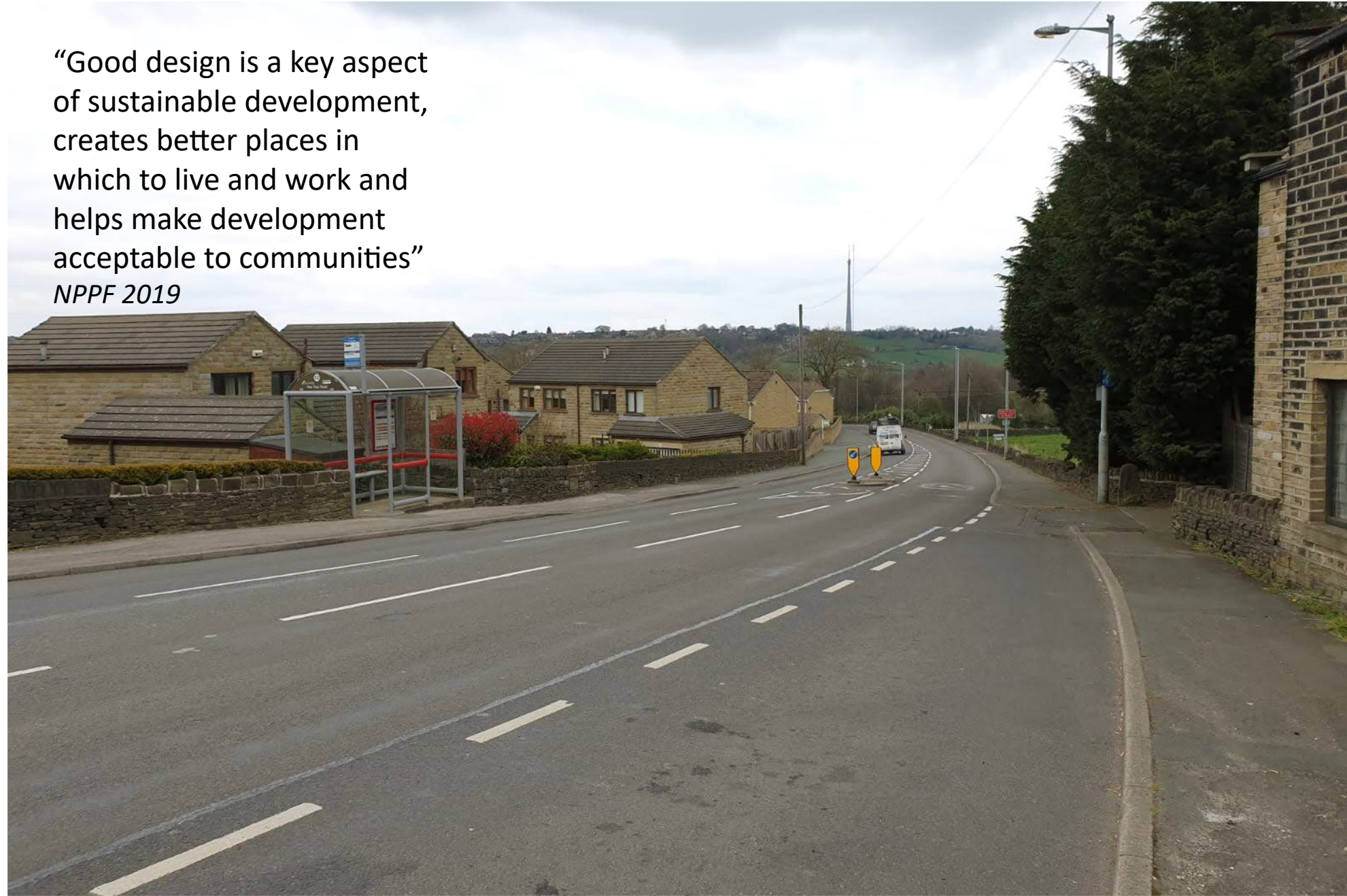
The site was identified as a Housing Allocation (Ref HS203) by Kirklees Council. You may already be aware that the adjoining land (Phase 1) is being brought forward for development of 31 dwellings which provides a range of housing types including much needed starter homes. This was granted planning approval in June 2020. We are looking to bring forward a Phase 2 scheme for an additional 49 new homes in line with the Councils policy for development of the site.

A full suite of technical reports will accompany the application to deal with key issues such as flood risk and drainage, ecology and highways. This will ensure any potential impacts are addressed appropriately. We intend to submit a detailed planning application this summer and would like to seek views on the proposal in advance of this.

PARKER PEEL
ARCHITECTURAL



“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”
NPPF 2019



8.0 SITE LAYOUT & DETAILED ANALYSIS

Proposed Layout

The purpose of this document so far is to illustrate the process that has led to the development proposal opposite.

The record of detailed site analysis and exploration seeks to explain and justify the proposals in a structured way, demonstrating the assessment - involvement - evaluation - design process that has informed the layout.

This involves consideration of a number of important factors including; Scale and Massing, Use, Amount and Density, Access and Movement and Boundary Treatments. They must work together to create a cohesive proposal overall and are explained in more detail in the following pages.

The layout design has been based on the Opportunities and Constraints appraisal. The layout has gone through an evolution of sketches where different road patterns and building arrangements have been explored.

The adjacent plan identifies the proposed site layout which forms part of this application. The scheme proposes the erection of 52 dwellings which have been carefully structured around the existing site features and topography.

The site analysis and local area character assessment have also informed the proposals for the site. The layout has been structured so that there is good natural surveillance to all areas of open space and roads. Dwellings are laid out with parking either alongside or in front of buildings. This mixed arrangement allows for landscaping in the street and changes in character areas. Limited use of blocks of multiple dwellings have been used. Dwellings vary from 1 to 2/3 split level storey heights with the predominate height being 2 storeys.



8.1 SITE LAYOUT & DETAILED ANALYSIS



Response to Character Area Analysis

From the extensive local area analysis we have identified key characteristics that are incorporated within the layout;

- Enclosed streets often with no pavements (or pavements to one side), creating lanes.
- Strong levels of enclosure and frontage continuity created by interlinked buildings and stone boundary walls, properties mostly fronting street, some properties at right angles presenting gables to street.
- Buildings are generally placed in structural arrangements or tight-knit complexes with short runs of cottages.
- Some detached / semi-detached properties with symmetrical forms.
- Generally rectangular shape, low squat buildings, shallow eaves and roof pitches, some 2.5 storey key buildings.
- Simple forms with a horizontal emphasis, either stand-alone properties or interlinked to form horizontal emphasis composition of properties.
- Gable roof forms predominate, hipped roofs out of context.
- Low stone walls and landscaping provide a positive influence in the street scene by screening views of parked cars within property curtilages.

Building Groups

The overall scheme has been designed as a series of set-pieces. Individual houses form layout groups and the group is more important than the individual plot. Each group is part of an organising structure where buildings relate to one another through orientation, topography and road type / alignment.



8.1 SITE LAYOUT & DETAILED ANALYSIS



The Watercourse

This collection of dwellings frame the open watercourse dividing the site on a south to north axis.

The watercourse presents an opportunity to create a green setting within the development which includes the 'spine' of the road layout for the site.



8.1 SITE LAYOUT & DETAILED ANALYSIS



The Courtyard

A collection of 1 bedroom terraced cottages and mix of detached and semi-detached dwellings are arranged around a central parking courtyard.

Thought out hard and soft landscaping and low dry stone walls combine to create an arrangement typical of local villages.



8.1 SITE LAYOUT & DETAILED ANALYSIS



The Open Space

The largest area of open space is placed at the northern corner of the site, overlooked by proposed new dwellings, Abbey Road, and The Knowle.

The open space is safe and well overlooked by new dwellings. Buildings are organised to frame the edges and provide natural surveillance.



8.1 SITE LAYOUT & DETAILED ANALYSIS



The Lane
Detached dwellings and changes in topography distinguish 'The Lane' from other character areas. Each dwelling will step up or down responding to ground levels and road gradient as levels change in this steep part of the site.



8.1 SITE LAYOUT & DETAILED ANALYSIS



The Hill
The south east part of the site sees the greatest changes in ground levels across the shortest distance. This has resulted in the proposal of a series of split level dwellings arranged along the south east boundary.



8.2 SITE LAYOUT & DETAILED ANALYSIS



Scale & Massing

Important consideration has been given to the proposed dwellings against the surrounding built form and the adjacent residential developments. How the dwellings relate to the site setting has also been considered.

The response of the new development to existing buildings is an essential component in creating a cohesive place. The proposal aims to sit comfortably within the local setting and this has been taken into account when considering storey heights and positioning.

The adjacent plan shows how proposed storey heights vary. This variation is informed by context with the site boundaries and features and relationships with other buildings across the site.

Neighbouring developments are predominantly 2 storeys in height but also feature some 2.5 storey properties. The proposals have carried this into the design with a mix of predominantly 2 and 2.5 storey dwellings with a single bungalow and some 2/3 storey split level dwellings.

Key:

- 1 Storey Bungalow/ Garages
- 2 Storey units
- 2.5 Storey units
- 2/3 Storey split level units



8.3 SITE LAYOUT & DETAILED ANALYSIS



Use

The proposed layout identifies that the detailed application accommodates 52 dwellings for residential use.

The overall aim of this development is to create a high quality, safe and desirable place to live, which maximises the site and integrates it into the surrounding area. Analysis of the local character has been taken into consideration when approaching the layout design.

Amount & Density

The form of housing varies to provide a range of dwelling sizes, types and tenures to meet the needs of the community.

The adjacent plan illustrates the number of bedrooms in each dwelling. Overall there are 10no 1 bedroom terrace, 1no 2 bedroom bungalow, 13no 3 bedroom semi-detached/terrace, 8no 3 bedroom detached, 16no 4 bedroom detached and 4no 5 bedroom detached dwellings. There are 52 units in total.

The layout also shows the density levels across the site, indicating areas of detached, semi-detached and terraced units. With a total of 52 dwellings being proposed and a site area of 1.91 Ha, the site density is approximately 27 dwellings per hectare.

Key:

- 1 Bedroom units
- 2 Bedroom units
- 3 Bedroom units
- 4 Bedroom units
- 5 Bedroom units



8.4 SITE LAYOUT & DETAILED ANALYSIS



Starter Homes

There is a requirement for starter homes in this area of 20% of the total number of new dwellings to meet local housing needs. This equates to 10 dwellings.

The requirement is allocated as follows: 10 no 1 bedroom terraced dwellings.

The location and breakdown of starter homes is shown on the plan opposite.

The starter homes will be indistinguishable from the other units by having the same appearance and finish, and being built from the same materials.

Key:

1 Bedroom starter homes



8.5 SITE LAYOUT & DETAILED ANALYSIS



Access Transport & Movement

External Access

Primary access to the site, which has been designed to accommodate the site's density, is gained via Abbey Road, to the west of the site. A link road has also been designed between the Phase 1 development providing a secondary access to the site.

People are very different in their needs and in the way they use the built environment. An inclusive environment recognises and accommodates this in a way that is universal.

Principles of an inclusive environment will be:

- able to embrace diversity and difference, to be safe, legible and of high quality.
- able to offer people the freedom to choose how they access it and allow them to participate equally in all activities it may host.
- easily used by as many people as possible without undue effort, special treatment or separation.

Internal Access and Movement

Inclusive access within the layout provides for ease of movement. Part M of the Building Regulations ensures this happens within, when entering / leaving new residential buildings. It ensures that minimum standards for disabled access are adhered to. The design considers access and use of the environment and the dwellings by residents and visitors. Accessibility has been incorporated while being mindful of the overall aesthetic and design aims of the scheme and with due consideration given to the constraints of the site.

Key:

- Primary Site Access
- Secondary Loop Road
- Tertiary Roads
- Footpaths



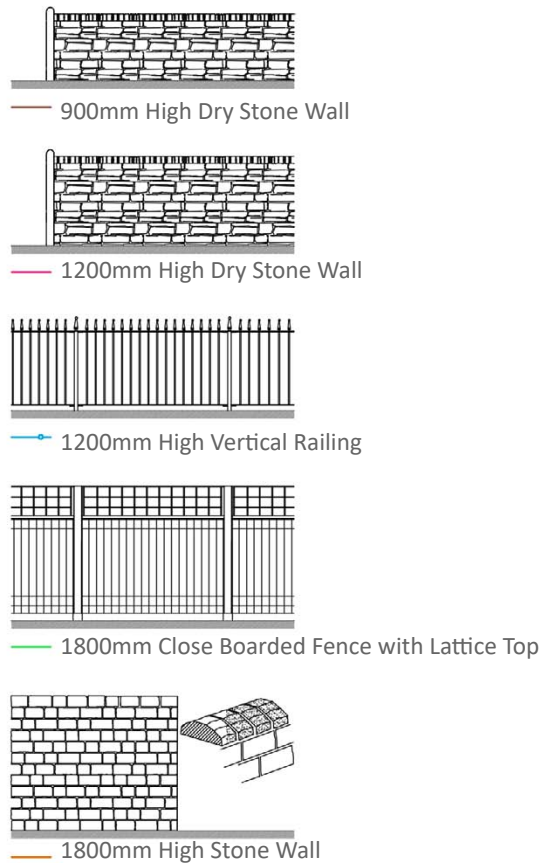
8.6 SITE LAYOUT & DETAILED ANALYSIS



Boundary Treatment

The relationship between public and private space is key when designing safe and attractive environments. Consequently, boundary treatments have been a key element of the design process and have been used as a way of articulating different areas of the site. The adjacent plan shows the distribution of varying boundary treatments.

Enclosures Legend



9.0 MATERIALS & APPEARANCE

Street Scenes / Site Sections

Street scenes / site sections have been prepared for the site. One from Abbey Road and the other looking east across the site from the open watercourse.

Where appropriate definition between public and private domain, providing 'defensible space' to frontages is provided through careful use of boundary treatments such as metal railings, dry stone walls and landscaping.



Site Plan illustrating the location of the Street Scenes



Streetscene A-A - View from open watercourse looking east across site



Streetscene B-B - View from Abbey Road Picking up the site entrance and the main open space area

9.1 MATERIALS & APPEARANCE

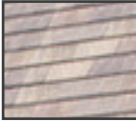
Materials
Yorkshire Country Properties centres core construction on locally sourced, entirely natural products including Yorkshire ‘tumbled,’ stonework to exterior walls, stone roof slates, patio and pathway flags - guaranteeing a truly ‘Yorkshire,’ authenticity.

To highlight the stonework, each property features contemporary UPVC window frames and aluminium guttering, with a proposed finished in a conservation green.

The adjacent CGI, although not representing any particular plot on the proposed development, illustrates Yorkshire Country Properties aim for high standard materials with a mix of traditional feel and modern convenience and style.



Proposed natural ‘tumbled’ stonework to the external facards.



Proposed natural stone slate roof tiles



Additional stone details proposed in the development including quoins, dentils, and corbel blocks.



A mixture of Parapet walls and traditional pointed verges will characterise areas of the site and aid in creating key focal plots.



10.0 SUMMARY

This statement has been prepared in support of a full planning application which seeks approval for the development of 52 dwellings off Abbey Road, Shepley as part of a wider development inclusive of the an approval for 31 dwellings directly south of the proposed site.

Our vision for the scheme sought to create a high quality and inclusive design of buildings and spaces, landscapes, roads and movement.

Key to its success is the process which has been involved, which includes:

- The contextual analysis of the surrounding area.
- Reference to relevant national and local design guidance.
- Consideration of house types that fit in with the local vernacular.
- Adhering to minimum separation distances between all neighbouring properties.

This process and the considerations involved, along with good design, are key to creating a successful, high quality and well thought out place, which will complement the existing character.

This document focuses on the overriding design principles and detail of the planning application. It tells the story of the design progression that has led to the development proposals in a structured way. We have continually assessed and evaluated our design ideas and the overall scheme.

The robust process that we have undertaken has meant that essential design analysis and principles have been adopted which have informed and influenced the proposals.