



HIGH STREET, HANGING HEATON, WEST YORKSHIRE

DESIGN & ACCESS STATEMENT

20520-311- 04 | MARCH 2021

REVISION	DATE	NOTES
01	14.04.21	Updated in line with Client Comments
02	15.04.21	Updated in line with Final Drawings
03	16.04.21	Final Comments
04	28.04.21	Final Comments



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INTRODUCTION

1.0

1.0 INTRODUCTION

This document has been prepared by Corstorphine + Wright Architects on behalf of Vistry Partnerships Yorkshire in support of Full Planning Application for the development of 55 dwellings on a 1.72 hectare parcel of vacant land, adjacent to High Street in Hanging Heaton, near Dewsbury.

The development aims to create a scheme that provides high quality open market and affordable homes that meet local demand and Local Authority requirements, whilst also providing an integrated and sustainable neighbourhood that enhances the surrounding context and reflects the site's character and landscape.

The schemes impact upon and relationship with the local area has been fully considered, and relevant Consultants have been engaged with in order to create a scheme that is beneficial to both the residents and the wider community.

Early engagement with Kirklees Council in the form of a pre-application enquiry (REF: 2020/20431) has been undertaken with the comments received evaluated and incorporated into the revised proposals as much as possible.

- KEY
- Site boundary line
 - Surrounding residential context
 - Educational Facilities
 - Healthcare facilities
 - Recreational facilities
 - Agricultural facilities
 - Industrial Employment facilities
 - Dense landscaping
 - Green Areas
 - St Pauls C Of E Church (Listed Building)
 - Hanging Heaton W M Club & Institute



Existing Usages Plan



SITE ANALYSIS



2.0

2.0 SITE ANALYSIS

2.1 Location & Connectivity

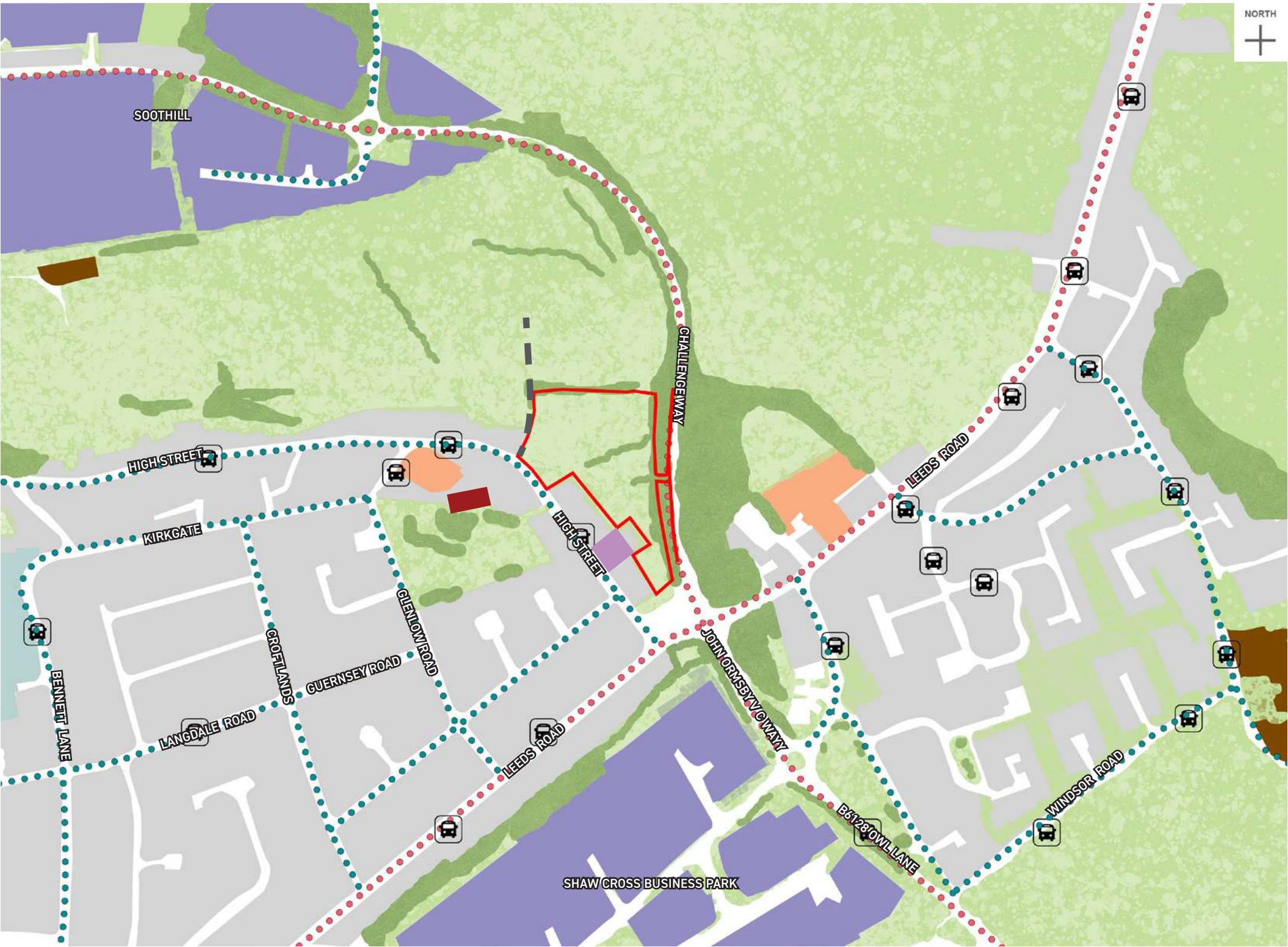
The site is situated in Hanging Heaton, a village located within West Yorkshire. The development sits approximately 1.3 miles northeast of Dewsbury, 1.5 miles southeast of Batley, 4.6 miles west of Wakefield and 7 miles southwest of Leeds.

The site benefits from good transport links via Leeds Road which connects the site to major infrastructure links such as the M62 and M1. It also offers sustainable transport connections, served by four bus stops located along High Street and many more within close proximity to the application site.

Batley Railway Station is located approximately 1 mile in a north-western direction and Dewsbury Railway Station is 1.5 miles southwest of the site, both of which offer regular services to Leeds City Centre and the National Railway Service. This means that the site has convenient access to amenities, services and employment opportunities both locally and nationally.

KEY

Site boundary line

Primary connections

Location and Connectivity Plan

2.2 Local Amenities

A variety of accessible amenities can be found within 10-minutes walking distance, including Hanging Heaton Working Men’s Club and Institute, Shell Petrol garage, religious centres, public houses and eateries. Batley and Dewsbury host further facilities such as shops, further eateries and public houses and green spaces. Hanging Heaton has both a golf and cricket club, and Dewsbury Country Park is located just 3.5 miles in south-western direction.

The employment centre of Shaw Cross Business Park is located within a short walk of the site to the south, as well as Soothill village to the north, both offering ample local work opportunities and leisure facilities.

There are a number of primary schools in close proximity to the site, including Hanging Heaton Church of England (VC) Junior and Infants School and Shaw Cross Infants and Nursery School, both within a five-minute walk of the proposed development. Further educational facilities are situated slightly further afield, such as Manor Croft Academy and Westborough High School in Dewsbury and Leeds University, University of Huddersfield and University of Bradford, all within a 30-minute drive of the application site.

The local city centres of Leeds and Bradford include live music venues, Leeds Kirkgate Market, museums and galleries, cinemas and further outdoor facilities such as Lister Park, as well as providing transport services to other cities and amenities close by such as Manchester and Sheffield.

KEY

5 Minute walking distance

10 Minute walking distance

Community Amenities

Healthcare Facilities

Sports Facilities

Education/Schools

Other

1 Hanging Heaton W M Club & Institute

2 Shell Garage

3 Shaw Cross Club

4 Informal Play Area

5 St Pauls C Of E Church

6 Hanging Heaton CE VC J&I School

7 Shaw Cross Infant & Nursery School

8 Fenner Drive Manufacturing

9 Blackgates Engineering

10 Dormeuil Manufacturing Ltd

11 Royal Mail Batley Delivery Office

12 Taylorsmith Fabrications Ltd/Howdens

13 Oxfam Offices

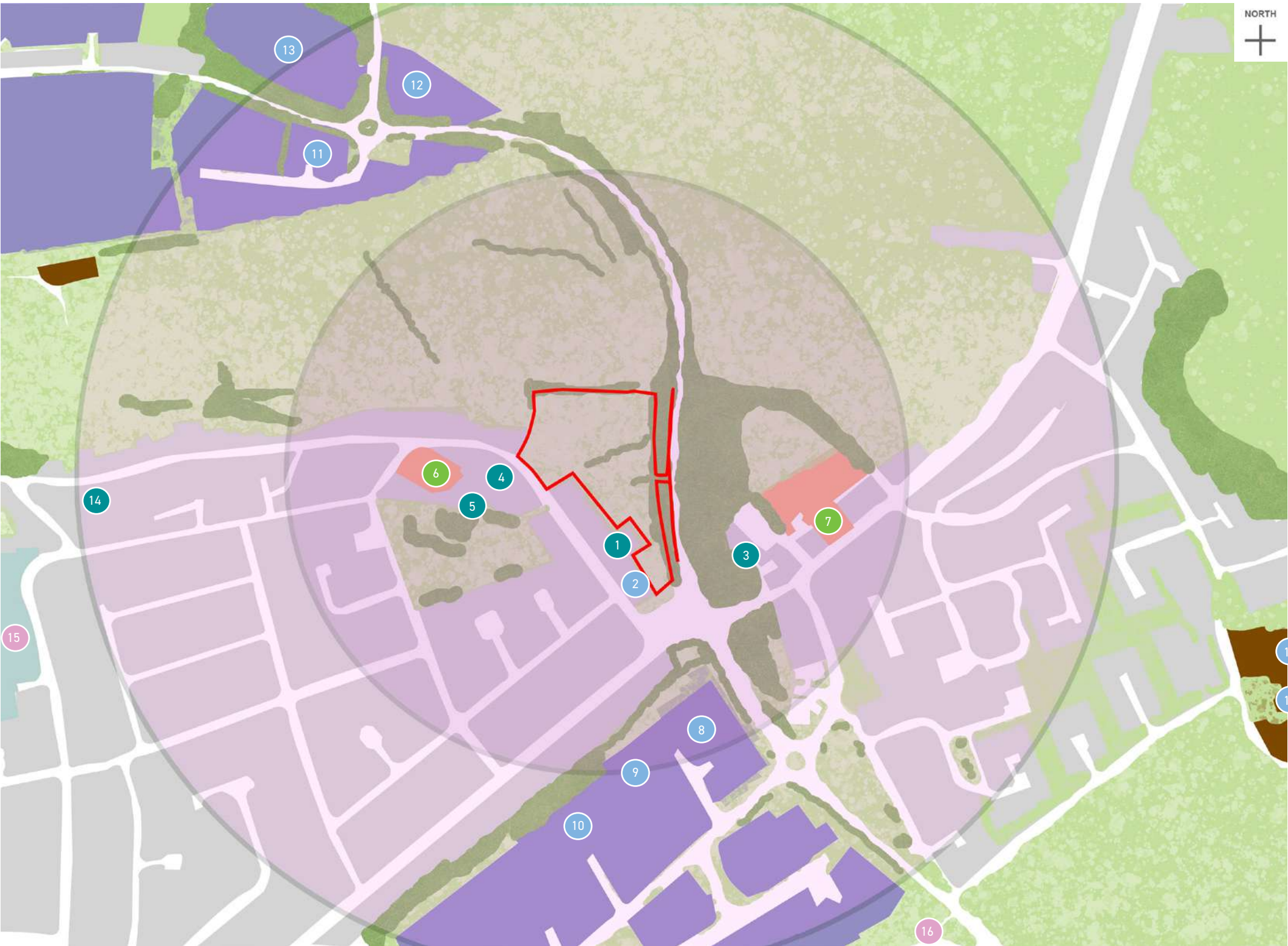
14 Ebenezer Methodist Church

15 Hanging Heaton Cricket Club

16 Dewsbury Rams R L F C

17 Chidswell Farm Shop

18 Owl Lane Farm shop



Local Amenities Plan

2.3 Site Description

The development site comprises 1.72 ha of vacant land, positioned to the northeast of High Street. The site is predominantly grassed with two receded hedgerows located within its centre. The remnants of a small stone wall is also located in the centre of the site, running east to west, as well as a boundary stone situated along the site's south-western boundary. The site features a steady slope down towards the northeast of approximately 12.0m, with the lowest part of the site being the north-eastern corner.

The northern boundary is defined by a mature hedgerow with open fields beyond, accessed via an overgrown public footpath that runs along the western boundary. The eastern boundary is defined by a dense row of trees, offering a natural buffer against Challenge Way (B6128) which connects Hanging Heaton and Shaw Cross Business Park to Soothill to the north.

The southern-most part of the site is defined by a hedgerow that separates the development from the Shell Petrol Service Station adjacent. The southwest boundary undulates and is defined by a dwarf stone wall, abutting the footpath of High Street. The remainder of the boundary features a number of two-storey dwellings that back onto the application site, with rear gardens bounded by timber fences and hedges. Another element of this edge of the site is the car park to the Hanging Heaton WM Club and Institute, itself bounded by a 0.9m high brick wall.



Location Plan

2.3 Site Description Continued

The site is located in a predominantly residential area within the village. Hanging Heaton and Shaw Cross itself has a varied character and mix of building usages, including commercial, community and industrial properties as well as farmland and open countryside.

The majority of housing within the vicinity is single and two-storey and a mixture of detached and semi-detached, with examples of terraced runs to the southeast along Leeds Road and to the east. Most of the housing surrounding the site has red facing brickwork with roofs finished in slate and grey, brown and red roof tiles.

Residential elevations within the local area are relatively simple, with canopies and ornamental brick and stone detailing refined. Where window cills and headers have been used, they are typically understated and coherent with the facing brick or stone. There is a variety of roof styles used locally, including pitched, gable fronted and hipped.



Photograph Location Key



Hanging Heaton W M Club & Institute



View of site from Public Footpath.



Brick Houses along High Street



Existing properties along High Street



Brick Houses along High Street



St Pauls C Of E Church



View of countryside to north of site.



View from proposed site entrance towards the entrance to the Church



Potential Location of Site Access



View of existing High Street properties backing onto site.



View towards St Paul's Church from site.



View from centre of the site looking north.



EVALUATION

3.0

3.0 EVALUATION

3.1 Constraints and Opportunities

The site features a number of constraints and opportunities which are discussed below:

Constraints

- At present, there is no vehicular access to the site. Vehicular access will be via Challenge Way to the east of the application site.
- The northwest area of the site includes overhead power cables which divert underground at the location of a pole and cable-stays. Electric cables are intended to be diverted underground.
- The site is affected by sewer and water main easements the latter of which requires an 8.0m easement. The required easements have been incorporated in the layout.
- A public footpath defines the west boundary.
- The rear gardens to 191 to 215 High Street back onto the site, consideration of overlooking has been taken into account.
- Similarly, the car park to the rear of the WM Club projects into the development site and, due to the triangular nature of the site will limit development potential in this area.
- Challenge Way to the east of the site is a busy road. The existing bank of trees along this edge of the site provides visual screening and a degree of acoustic protection.
- Part of the site is within a coal mining risk area. A Site Investigation has been carried out, including a Coal Risk Assessment.

Opportunities

- There is the opportunity to create a site access point on Challenge Way with easy access to the local highway network and amenities.
- The site offers attractive views towards the open fields to the north.
- The existing belt of trees to the east boundary form a visual barrier between it and Challenge Way (B6128).
- The lowest area of the site is located to the northeast of the site and offers the opportunity for an open green space overlooked by proposed dwellings. This area will provide surface water attenuation.
- The site falls within Flood Zone 1 which, is the lowest risk of flood from rivers.

KEY

— Site boundary line

➡ Potential access point

- - - Water Mains Easement

- - - Foul Sewer Easement

• • • Public Footpath

• • • Pedestrian Links

Overhead power cables

Bus stop locations

Existing landscaping /hedging

Lowest point on the site suitable for surface water attenuation system combined with Public Open Space

➡ Topographical rise

➡ Potential views out



Opportunities and Constraints Plan



PRE-APP RESPONSE & PUBLIC CONSULTATION

4.0

4.0 PRE-APP RESPONSE & PUBLIC CONSULTATION

Pre-App Response

A pre-application enquiry based on a development comprising 53 dwellings was submitted to Kirklees Council on 5 October 2020. The submission included an indicative site layout as proposed supported by a brief document describing the characteristics of the site, the development strategy and initial proposals. A response was issued 23 November 2020.

The main issues as they affect this proposal and a summary as to how they have been addressed is described below:

Concerns were expressed about a proposed vehicular access from High Street and an access from Challenge Way, to the east of the site was felt to be more appropriate. This amendment has been incorporated into the submitted proposals.

The land allocation (HS51) provides an indicative capacity of 61 dwellings. The site has a number of constraints which include a more-than-normal level of easements required to existing sewers and a high-pressure water main which, runs diagonally through the site. The dwelling types are also based on extensive market research carried out by the Applicant. As such, the current proposal for 55 dwellings is now closer to the target and is the maximum achievable within a viable layout.

A request to locate the POS adjacent to the High Street boundary was made. The surface water proposal includes an underground attenuation tank located under an open space. To function correctly, this needs to be located within the lowest area of the site and combined with the open space to enable efficient development.

It was felt the original scheme included too many three-bedroom houses to the detriment of two and four + bedroom houses. This concern has been addressed within the proposal.

A separate Heritage Impact Assessment is submitted in support of this application which, addresses the issues raised in the pre-application enquiry response. The layout is designed to preserve the boundary stone located on the High Street boundary and also retain much of the former Batley / Dewsbury boundary wall, traces of which remain in the site.

The house types used in the development should comply with Nationally Described Space Standards. The dwellings now described within this revised proposal are designed to comply with NDSS.

A concern was expressed about the proximity of dwellings to the east tree belt and the potential for overshadowing and tree nuisance. By positioning a proposed easement along a section of this edge, a zone has been created which, will provide an attractive buffer without further detriment to the developable area.

Electric Vehicle Charging Points were advised as required, and EVCP's will be provided as part of the proposal.

During the subsequent design development the Applicant and the design team have sought to address the feedback received from the pre-application enquiry whilst working within the constraints imposed by the site.

Public Consultation

Due to the pandemic and Covid19 restrictions a traditional, in-person, public consultation or exhibition was not possible. However consultation flyers were issued to local residents outlining the proposals with the option for residents to comment on the scheme, encouraging community involvement and voicing public opinions about the proposals. Responses will be collated with those resulting from the planning authority's own public consultation process and where necessary incorporated into the proposals prior to determination by the planning committee.



Initial proposed layout submitted as part of Pre-App discussions



DESIGN PROPOSALS

5.0

5.0 DESIGN PROPOSALS

5.1 Development Strategy

Key Planning Issues

The site is allocated to housing under reference HS51 within Kirklees Council’s Local Plan adopted 27 February 2019 with an indicative capacity of 61 dwellings. It is the only designated residential allocation within Hanging Heaton.

The site is opposite a Grade II Listed Building and a Boundary Stone faces High Street, adjacent to the stone wall that defines the site’s western boundary. Historic England has rated this site as “green” in terms of its potential impact on the historic environment. This means that it considers the development of this site is unlikely to result in harm to designated heritage assets.

Policy LP11 sets out a requirement for 20% affordable housing of which 55% shall be affordable rent and 45% intermediate tenure.

There are no SSSI’s, TPO’s or geodiversity designations affecting the site. The site is not within an Air Quality Management Area. The woodland outside of our eastern boundary is a designated Wildlife Habitat Network within the Adopted Local Plan.

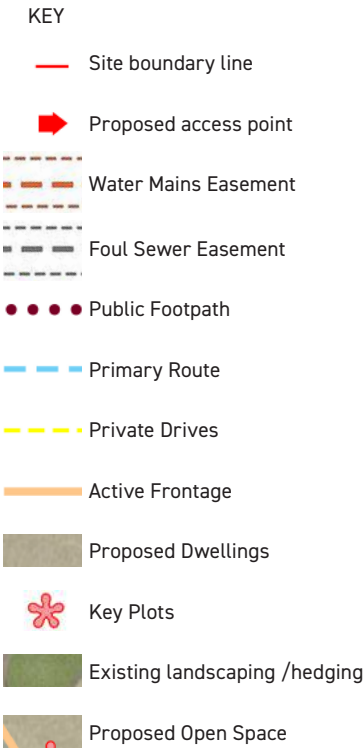
Source: Planning Overview, prepared by Carter Jonas, January 2020.

Development Strategy

The following concepts have driven the development strategy:

- Vehicular and pedestrian access will be via a new junction located along Challenge Way.
- Dwellings located adjacent to the site access will be positioned to frame the entrance and create a sense of arrival.
- The overhead power cables are to be removed and relocated underground.
- The existing sewer and water main easements are to be retained.
- Surface water attenuation is to be located within the northeast and lowest corner of the site. This shall be designed as an attractive landscaped space overlooked by dwellings.
- Existing hedgerows and the mature landscaping to the northeast boundary and centre of the site are to be retained.

- The existing tree belt outside of the eastern boundary will form a backdrop to the development in addition to a visual barrier to Challenge Way.
- The shape of the site will be used to generate a mix of formal and informal housing layouts with dwellings positioned to overlook the street, landscape features and informal courts.



Concept Plan

5.2 Proposed Layout

Design Principals

The design of the layout has been informed by the local context and identified opportunities and constraints. The main principles are to:

- Create a proposal that integrates into and responds to the surrounding context.
- Provide a single point of vehicular access from Challenge Way.
- Provide an extension to the existing village of Hanging Heaton, offering a sympathetic response to the local area and its rich vernacular.
- Sensitively respond to the existing dwellings to the western boundary of the site.
- Provide a mix of house types to encourage and maintain a sustainable community.
- Establish a new high-quality neighbourhood which is sustainable and creates a balance between appropriate levels of development and public space.
- Create a distinctive sense of place through a legible road layout, using focal buildings at key locations and an area of public open space to aid in legibility.
- Create an organic yet coherent flow of streets and footpaths that provide memorable connections and links to existing infrastructure.
- Create a strong interface between the built form and public spaces through building orientation and interaction with the street.
- Use a sensitive materials palette that responds to the local vernacular, but that also creates a distinctive sense of character and place.



Proposed Site Plan

5.2 Proposed Layout Continued

Amount

55 two-storey dwellings are proposed of which 11 (20%) will be affordable. These break down as follows:

Open Market Units:

2-Bed	17-units
3-Bed	23-units
4-Bed	4-units
Sub-total:	44-units

Affordable Units:

1-Bed	4-units
2-Bed	5-units
3-Bed	2-units
Sub-total:	11-units

Total:	55-units
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Based on the overall site area, this equates to 42 dwellings per hectare.

KEY

	1 bed unit
	2 bed unit
	3 bed unit
	4 bed unit



Proposed Tenure Plan

5.3 Access & Highways Strategy

A single point of access with 4.3 x 43m visibility splays onto Challenge Way has been proposed. This will adjoin the spinal road to the existing highway to the east, ensuring that the proposal is integrated into the local context and enhancing the development's connectivity. The primary road through the site has an organic form, which along with the integration of soft landscaping and planting creates an attractive setting.

Vehicles are encouraged to reduce speeds once they have entered the development to negotiate the road pattern. The streets respond to the position and orientation of the proposed dwellings with active frontages overlooking new vehicular and pedestrian links, including those already existing along High Street and the Public Footpath to the southwest and western boundaries. The scheme creates a clear legibility and sense of place through housing placement and orientation, using focal buildings in key locations to frame gateways through the site.

The new development is easy to navigate because of its connections between people and places. The scheme delivers a safe and accessible road pattern where routes are not just vehicle throughfare, they are designed to be pedestrian and cycle friendly links to the wider community and infrastructure. This is demonstrated through the two links to the existing public footpath to the west and the existing footpath on Challenge Way.

Parking provision across the site provides a mix of on plot and frontage parking solutions. All units have a minimum of 2 parking spaces, with the largest of the proposed house types, the Goodridge, having an additional integral parking space. Where frontage parking has been used, it aids in reinforcing a strong build line without large gaps to accommodate driveways. Strategic landscaping has been included to break up areas of frontage parking, adding visual amenity to improve the overall quality of the streets.

The internal layouts of the house types also consider accessibility, with flexible spaces designed to accommodate residents' potentially changing needs.

KEY

Existing surrounding highways

Primary access road

Shared surface

Private drives / parking

Existing pedestrian links

Proposed / pedestrian links



Access & Movement Plan

5.4 Landscaping, Security, Heritage and Refuse & Storage Strategies

Landscaping

The proposal seeks to enhance the existing on-site topography and establish new landscaping features through a number of key landscaping and sustainability principals:

- Where possible, retain existing landscaping features, including mature hedging and trees to all of the boundaries as well as retaining existing trees to the centre of the site, maintaining the character of the site and sustaining existing habitats within the design proposal.
- Provide an area of Public Open Space for residents of the site and others within the surrounding community to enjoy.
- Incorporate sustainable drainage within the Public Open Space to increase biodiversity, improve the local landscape character and increase the recreational benefits for people, whilst also providing a suitable drainage solution.
- Plant strategic trees.
- Provide adequate private garden sizes which reflect the size of the property it serves.

Security

The following 'Secure by Design' principals have been incorporated into the proposal to provide a safe, secure and attractive environment:

- Passive surveillance is encouraged through building orientation.
- Dual aspect dwellings turn corners and overlook all public and semi-public realms.
- Active frontages overlook all public and semi-public realms.
- Clear delineation between public and private spaces which increases the proposals legibility.
- A mix of properties enables a greater potential for dwellings to be occupied throughout the day.
- The use of 1.5m and 1.8m high close boarded fencing to separate rear gardens minimises overlooking into gardens and defines private ownership.
- Car parking is overlooked, secure and well-related to the property it serves.

Heritage

A Heritage Impact Assessment is submitted in support of this application. The site is opposite a Grade II Listed Building and a Boundary Stone sits adjacent to the western boundary, along High Street. The site layout also considers the viewlines to the church tower from within the development and respects this landmark.

Historic England has rated this site as 'Green' in terms of its potential impact on the historic environment which means that it considers the development of this site as unlikely to result in harm to designated heritage assets.

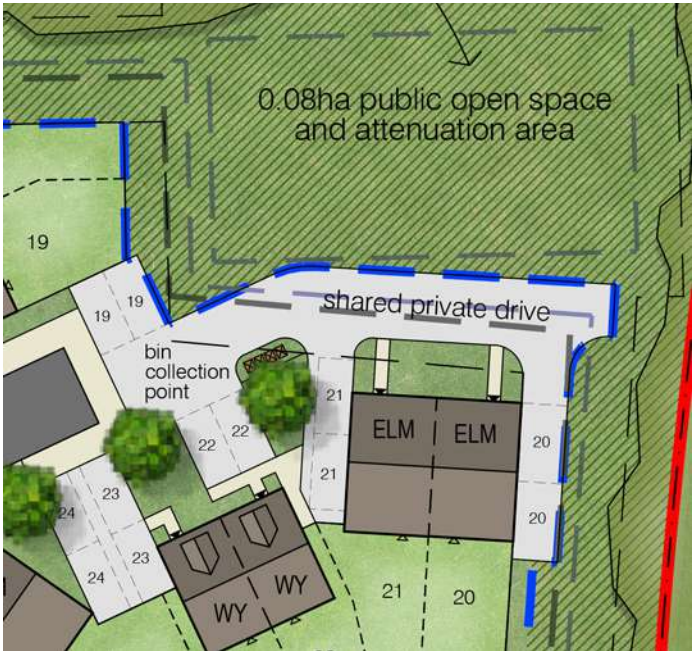
The key issues as they affect the proposals are the retention and protection of the existing boundary stone located on the High Street boundary. We have also incorporated the retention of most of the remains of the former boundary wall, to the centre of the development.

The boundary stone will not be affected directly by the proposals and will be preserved and protected during the construction phase of the development. The remains of the former boundary wall comprises low remnants of a stone wall which, is combined with a receding hedgerow. The proposal describes the retention of much of the boundary wall and the hedgerow.

Refuse & Storage

A refuse and storage strategy has been carefully considered with each property having an appropriately sized garden that can accommodate bin storage to the rear. Every dwelling has an external access to their rear private amenity area for convenient movement of bins and recycling.

Bin Collection Points have been incorporated into the design that meets regulatory requirements, ensuring ease upon collection for both the residents and refuse collectors, following guidance provided by Highways Consultants and the Local Authority guidelines.



A sustainable drainage feature has been provided within the area of Public Open Space, allowing for a practical drainage solution to be installed, as well as an attractive amenity space for the residents and local community to enjoy.



Section of Site Plan showing a mixture of hard and soft boundary treatments, enhancing the sites visual amenity and creating a clear distinction between public and private spaces.

5.5 External Elevations

The proposed dwellings are a mixture of 2 storey and 2.5 storey units. Houses that are 2.5 stories in height have been strategically located to frame views and add visual interest to the streetscape. The arrangement of the dwellings reflects the local character in terms of scale and massing, responding to the neighbouring dwellings located along the southern and western boundary, as well as considering the visual impact upon the open greenspace to the north.

The proposal offers a range of built forms using locally inspired materials and housing typologies. A selection of 2 red brick types, and Artstone front elevations to key units are proposed to reflect the main building materials found in the local area, as well as grey roofing tiles. Refined ornamentation again reflects the local vernacular, with minimal window and opening details echoing the style of residential properties found within Hanging Heaton.

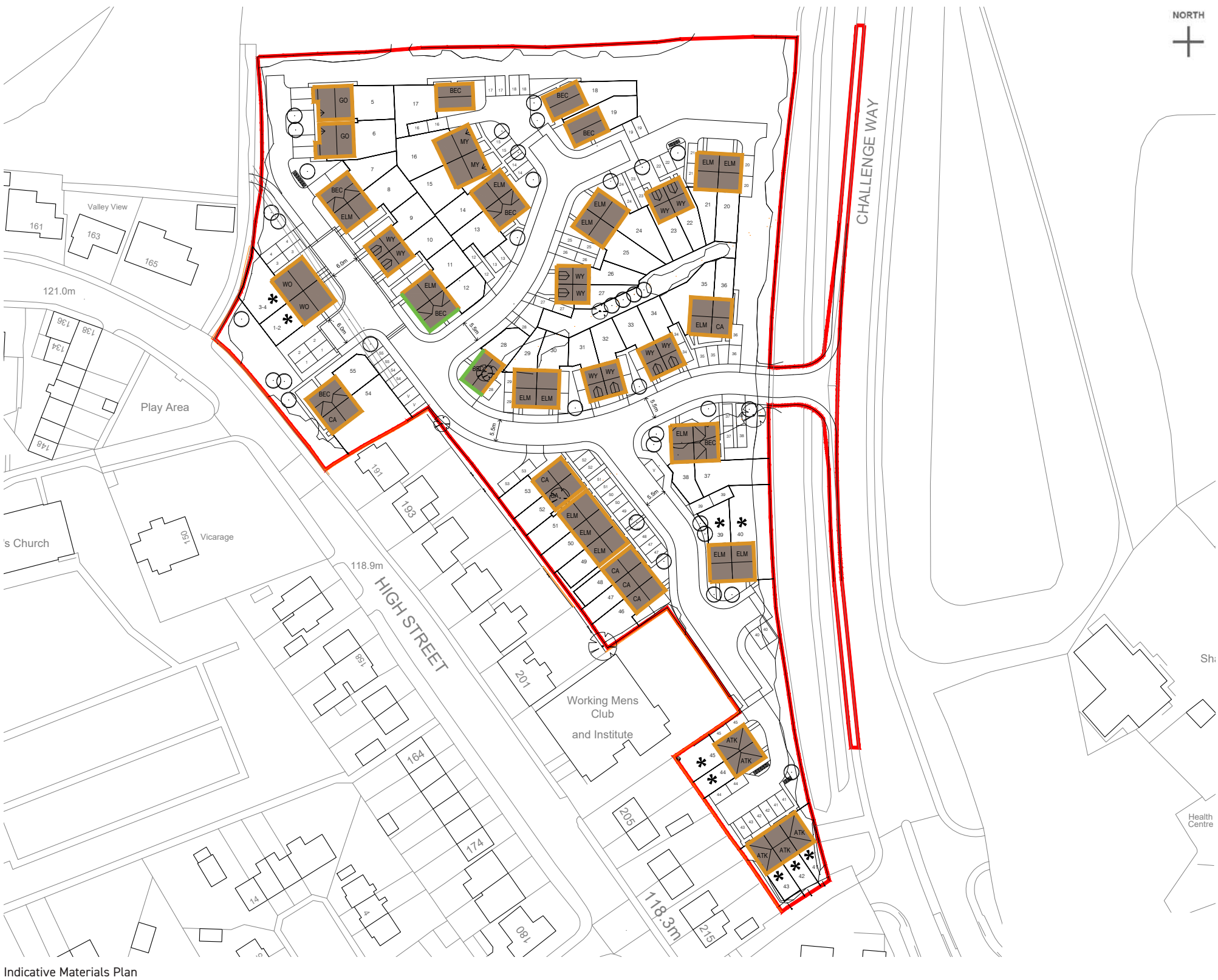
The proposals aim to deliver a strong sense of place by reflecting the traditional architectural vernacular, whilst further establishing a new local identity and sense of place. The architectural response creates a high-quality neighbourhood which provides a consistent rhythm and form. A simple material palette helps to integrate the proposals into its surroundings, creating a distinctive place with a unique sense of identity whilst remaining in keeping with the immediate local context.

KEY

Grey interlocking concrete roof tile

Brickwork - to be determined at later stage

Artstone - primary elevations only



Indicative Materials Plan



SUSTAINABILITY STATEMENT

6.0

6.0 SUSTAINABILITY STATEMENT

The location of the site makes the development appropriate for residential use due to its close proximity to local amenities and range of nearby community facilities, all of which can be accessed by sustainable transport methods such as existing and proposed public footpath links, bus routes and national transport connections to facilities further afield, reducing the reliance on motor vehicles.

The proposals retain the existing trees to the northern and eastern boundaries, which act as natural noise and visual buffers against Challenge Way. The retention of as many existing trees and hedgerows as feasibly possible, and the incorporation of strategically planted street trees in key locations, have been used for both their environmental properties as well as to break up the hardscaped areas within the development.

Sustainable Drainage Solutions have been incorporated within the schemes Public Open Space, the lowest part of the site in terms of topography, increasing biodiversity, local character and encouraging informal recreation and social engagement.

The development is mindful of its environmental impact, making conscious efforts to reduce the schemes carbon footprint. Some examples include sourcing local materials with reduced embodied energies and the installation of EVC Points.



Existing trees and hedgerows retained, with area of Public Open Space acting as a buffer between the existing landscaping features and the built development.



SUMMMMARY

7.0

7.0 SUMMARY

This Design and Access Statement supports the Full Planning Application for the development of 55 dwellings on vacant land, accessed via Challenge Way, Hanging Heaton. The proposal aims to create a layout, density and mix that helps to meet the needs of the residents and local housing requirements.

The scheme has been designed to preserve and enhance existing onsite landscape and ecological features, and to provide a development that is in keeping but that will also enrich its semi-rural location.

The development has been progressed under guidance provided by the Local Authority and relevant consultees in response to pre-app discussions, maintaining key design principals outlined throughout this process. The proposal also addresses access and highways in line with specialist guidance, considering existing vehicular and pedestrian links alongside the proposed with the intention of creating an attractive and distinctive place that integrates fully into its immediate context.

The development of new pedestrian links and an area of Public Open Space, alongside the retention of existing mature landscaping and unique heritage features, will create a sustainable community which enhances the character of the local area, developing a distinct sense of place whilst respecting the local identity in terms of scale and massing.

We therefore trust that the council and its members will support this proposal.



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