



Design and Access Statement

0899-EA-A-DAS01 revG - November 2022

**Full Planning Application for
Residential Development**

Northorpe Lane, Mirfield



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1.0 Introduction

1.1 Purpose of this document

1.2 National Planning Policy

1.3 Local Planning Policy

1.0 Introduction

1.1 Purpose of this document

1.1.1 This Design and Access Statement has been prepared by Edward Architecture on behalf of the applicant Newett Homes, to support a Full Planning Application for the demolition of an existing building to facilitate residential development at land off Northorpe Lane, Mirfield.

1.1.2 This document has been submitted in response to the requirements of the Town & Country Planning (General Development Procedure) Order 2006.

1.1.3 This document seeks to follow the guidance published by CABE in the document *'Design and access statements - How to write, read and use them'*.

1.1.4 The purpose of this document is to describe in detail the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.

1.1.5 By preparing this document the intention is to ensure that the proposals result in the creation of high-quality places that are inclusive, practical and attractive.

1.1.6 This document will demonstrate how the physical characteristics of the scheme have been informed by a rigorous process including;

- **Assessment**
- **Involvement**
- **Evaluation**
- **Design**

1.1.7 Through the above process the following design issues will be addressed;

- **Use** | What the buildings and spaces will be used for
- **Amount** | How much would be built on the site
- **Layout** | How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- **Scale** | How big the buildings and spaces would be (their

height, width and length)

- **Appearance** | What the building and spaces will look like, for example, building materials and architectural details.

1.1.8 The following access issues will also be considered;

- **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.

1.1.9 The main body of this document was prepared in March 2021 to accompany planning application ref; 2021/91914. It was subsequently updated to accompany revised proposals which were resubmitted in December 2021.

1.1.10 The proposals have been further considered, and details have been resubmitted following comments received from Kirklees Council in January 2022. In order to demonstrate the design process and explain the proposed amendments, the main body of the document remains as previously submitted with the revised proposals detailed in an Addendum to the document.



1.2 National Planning Policy Framework

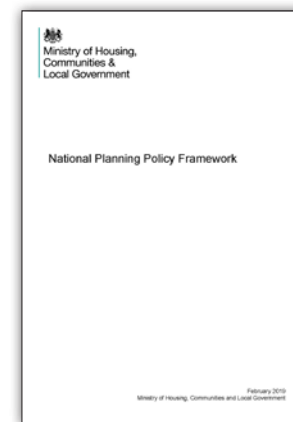
1.2.1 The purpose of the National Planning Policy Framework is to help to achieve sustainable development. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

1.2.2 It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

1.2.3 Detailed national planning policy information is provided within the Planning Statement prepared by Johnson Mowat which supports this application.

1.3 Local Planning Policy

1.3.1 Information relating to local planning policy is provided within the Planning Statement prepared by Johnson Mowat which supports this application.



2.0 Site and Surroundings

2.1 Site Location and Current Use

2.2 Visual Analysis of Site

2.3 Visual Analysis of Surroundings

2.0 Site Description and Analysis

2.1 Site Location and Current Use

2.1.1 The site is located in the town and civil parish of Mirfield, approximately 3km to the west of Dewsbury and 9km to the north-east of Huddersfield, and within the administrative authority of Kirklees Council (see Figures 1 & 2).

2.1.2 The site is approximately 1.37 ha in size and is located to the east of Northorpe Lane (see Figure 3).

2.1.3 The site is currently accessed from the private driveway of a residential property, 28 Northorpe Lane (see Figure 3).

2.1.4 The site comprises the existing dwelling and private garden with an open field beyond. The garden includes a polytunnel with a koi carp pond and a number of open, unused carp ponds.

2.1.5 The site is bound to the north by an open field, separated by a barbed wire fence.

2.1.6 The site is bound to the east by a dense strip of woodland which separates the site from Stoney Lane, a private road serving a small number of residential dwellings and a commercial premises.

2.1.7 The site is bound to the south by the gardens of residential properties on Northorpe Court and Shillbank Lane. These properties generally back onto the site boundary with the exception of 4 Northorpe Court, which is orientated side-on to the boundary.

2.1.8 The site is bound to the west by the gardens of residential properties on Northorpe Lane. These properties all back onto the site boundary with generously-sized rear gardens providing separation from the site.

2.1.9 The site is not in a conservation area and there are no listed buildings on the site.

2.1.10 The site is easily accessible on foot and by car and bus services run along Shillbank Lane into Huddersfield, Dewsbury and Leeds.



2.2 Visual Analysis of Site

2.2.1 The site is served from Northorpe Lane, an adopted road taken from the arterial Shillbank Lane.

2.2.2 Northorpe Lane terminates just beyond the application site and transitions into the narrow single-lane Jill Lane.

2.2.3 The site is accessed via the private drive of 28 Northorpe Lane, a 2-storey residential dwelling with a single storey wing (See Figure 4).

2.2.4 The sloping drive gives access to the property's rear garden, beyond which lies an open field.

2.2.5 The garden includes a polytunnel with a koi carp pond and a number of open, unused carp ponds.

2.2.6 A mixture of single storey and 2-storey residential properties which back onto the site are located along the west of the site served from Northorpe Lane (See Figure 5).

2.2.7 A small development of 2 storey dwellings on Northorpe Court back and side-onto the site at the south (See Figure 6).

2.2.8 The site slopes steeply down from west to east with a total level difference of approximately 16m (See Figure 6).

2.2.9 The site is generally well-maintained grassland with a small number of shrubs and trees within the centre.

2.2.10 The north and east boundaries of the site are enclosed by a barbed wire fence.

2.2.11 The south and west boundaries of the site are enclosed by residential garden boundary features which include a mixture of stone walls, concrete gravel board retaining walls and timber fences.



2.3 Visual Analysis of Surroundings

2.3.1 The town of Mirfield extends to the southern and western edge of the site, beyond which is generally a mixture of open countryside and individual residential properties.

2.3.2 The town of Mirfield comprises predominantly residential properties with a mixture of styles.

2.3.3 A small residential development on Northorpe Court is to the immediate south of the site. These properties are detached and two-storeys in height. The properties are of reconstituted stone construction with brown uPVC windows and brown concrete roof tiles (see Figure 7).

2.3.4 There are some single storey bungalows further south served directly from Northorpe Lane. These properties are of buff coloured brick construction with white uPVC windows and grey concrete roof tiles (see Figure 8).

2.3.5 The Plough public house sits at the bottom of Northorpe Lane at the junction with Shillbank Lane. This 2 storey building is a mixture of cream and black painted brick with white uPVC sash-style windows and a hipped roof (See Figure 9).

2.3.6 The properties on Northorpe Lane have a wide range of styles and materiality. The wall facing materials are a mixture of red brick, stone, render, and pebbledash. The roof materials are a mixture of grey and brown concrete tiles, slate tiles, and red and brown concrete pantiles.

2.3.7 The example shown in Figure 10 is a two-storey building of red-brown brick construction. This property has a hipped roof with red concrete tiles, single height square bay windows and attached single-storey garages.



3.0 Design Development

3.1 Site Constraints Plan

3.2 Site Opportunities Plan

3.3 Site Led Design Objectives Plan

3.0 Design Development



Figure 11 - Site Constraints Plan



Figure 12 - Site Opportunities Plan



Figure 13 - Site Led Design Objectives Plan

4.0 Proposal

4.1 Kirklees Council's Design Policies

4.2 Use

4.3 Amount

4.4 Layout

4.5 Scale

4.6 Landscaping

4.7 Appearance

4.8 Access

4.9 Crime Prevention

4.0 Proposal

4.1 Kirklees Council's Design Policies

4.1.1 Consideration has been given to the *Adopted Local Plan* for Kirklees and the relevant strategy and policies.

4.1.2 The proposed scheme has been designed in accordance with the Kirklees Housebuilders Design Guide 2021.

4.1.3 The proposed scheme has been designed with consideration given to the *Highway Design Guide SPD*.

4.2 Use

4.2.1 The site currently comprises a residential dwelling, garden and an undeveloped field.

4.2.2 The proposed use is residential.

4.3 Amount

4.3.1 The proposed scheme seeks permission for 43 no. dwellings.

4.4 Layout

4.4.1 The Proposed Site Layout is shown overleaf (see *Figure 14*).

4.4.2 Proposals include the demolition of the existing dwellings at 28 Northorpe Lane to facilitate a new vehicular and pedestrian access to the site.

4.4.3 The existing topography has informed the layout with an upper and lower plateau of development and split-level houses in the central portion of the site.

4.4.4 The proposed road sweeps downwards into the site serving houses on the west of the road backing onto the western boundary and split level houses on the east of the road absorbing the significant level changes whilst minimising the need for retaining structures. At the lower plateau, houses front the street and overlook the existing woodland belt to the east and the open space to the north.

4.4.5 3 properties at the south of the site are served from a private drive accessed from the primary road.

4.4.6 An area of public open space is provided to the north of the site which will also include a drainage pumping station. This open space also includes a soft buffer to the existing woodland along the eastern boundary.

4.4.7 The orientation of the properties makes best use of the site's existing topography with level changes being absorbed within the split-level properties and rear garden zone between the upper and lower plateaus, with soft-landscaped solution where practicable, in order to minimise the requirement of large retaining structures.

4.4.8 A summary of the key layout principles is as follows;

- Existing building demolished to facilitate site access
- Bungalows proposed to the rear of 28 Northorpe Lane to minimise the impact of development
- Houses orientated towards the street to give an active frontage and ensure a good level of natural surveillance
- Road layout to use existing site topography and provide generous separation distance to existing properties on Northorpe Lane
- Properties on lower plateau to front onto the site boundary to provide a soft buffer to the woodland belt to the east
- Houses overlooking public open space to give an attractive outlook and good level of natural surveillance
- New tree planting provided, see Landscape Plan for details
- Private garden space to the rear of properties enclosed by secure perimeter boundaries
- In-curtilage car parking provided throughout at a minimum ratio of 1 space per 2 bed dwellings and 2 spaces per 3 bed and 4 bed dwellings.

- Dual-aspect houses to key corners to increase natural surveillance and avoid prominent blank elevations

4.5 Scale

4.5.1 The proposed dwellings are a mixture of 1, 2 and 2.5 storeys in height.

4.5.2 The scale of the proposed dwellings are in keeping with the local character and scale.





Figure 14 - Proposed Site Layout

4.6 Landscaping

4.6.1 A Landscaping Scheme detailing the proposed planting has been prepared and submitted with this application.

4.7 Appearance

4.7.1 The proposed dwellings have been designed to reflect the local character. Floor Plans and Elevations for each proposed house type including a schedule of proposed materials supports this application.

4.7.2 3 different elevation styles are proposed to reflect the mixed character of local properties and add variety to the appearance.

4.7.3 The following is a general summary of the key design features;

- A mixture of reconstituted stone, red brick and rendered elevations as follows;

All plots to have;

- Pitched roofs in grey concrete tiles
- White uPVC double glazed windows with glazing bars to front elevations
- White uPVC fascia boards and soffits
- Black uPVC rainwater goods
- Composite front doors (colour TBC)

Brick plots to have;

- Plinth and contrasting brick band to front elevation
- Splayed contrasting brick soldier heads and brick on edge sills to front elevation
- Projected dentils and contrasting brick corbel detail to front elevations

Stone and render plots to have;

- Artstone window heads and sills to front elevations and surrounds to key windows
- Artstone dentils to front elevations
- Artstone quoin surrounds to some front doors
- White render to projecting gables of key plots

4.8 Access

4.8.1 An new site access is proposed from Northorpe Lane, details of which accompany this application

4.9 Crime Prevention

4.9.1 Although the proposals don't seek Secured By Design accreditation, the layout has been designed to achieve the key principles of *Secured by Design Homes 2016*.



Figure 15 - Visual showing typical residential development by Newett Homes

5.0 Conclusion

5.1 Summary

5.0 Conclusion

5.1 Summary

5.1.1 This document supports a Full Planning Application for the demolition of a building and residential development of 43 no. dwellings.

5.1.2 Detailed and careful consideration has been given to the proposals. The proposals create a development that not only respects the site and its surroundings but also provides a high quality and well considered place to live.

5.1.3 In light of the documentation submitted in support of this application it is considered that consent should be granted for the proposed development.

6.0 Addendum

6.1 Introduction

6.2 Summary of Amendments

6.0 Addendum

6.1 Introduction

6.1.1 This addendum has been included to accompany information resubmitted to Kirkless Council in May 2022. The purpose of the addendum is to illustrate amendments made to the scheme following comments received from Kirkless Council in January 2022.

6.1.2 To differentiate between the previous and current proposals and to illustrate the design process, the main body of the document remains as previously submitted.

6.2 Summary of Amendments

6.2.1 The proposed number of dwellings has reduced from 43 to 39 dwellings to create a more open and less dense layout.

6.2.2 Frontage parking has been reduced throughout the layout and replaced with side parking. This has resulted in a 'looser' and less dense layout, with more generous spacing between plots and less car-dominated street scenes.

6.2.3 The internal road arrangement has been redesigned with the pedestrian footpath to the west of the road extending further into the site and forward visibility splays incorporated into the highway.

6.2.4 A road hierarchy has been achieved through the inclusion of a shared surface street serving the lower plateau of the site, creating a more pedestrian-friendly space.

6.2.5 Additional visitor parking has been introduced in defined bays within the highway.

6.2.6 Street trees have been incorporated into the layout throughout to give structured tree-lined streets.

6.2.7 A pedestrian connection has been added to the eastern boundary to give connectivity to the adjacent woodland.

6.2.8 Terraced house types have been omitted to avoid the need for rear-access paths between plots.

6.2.9 The dwelling formerly proposed at the site entrance has been omitted and the site entrance has been defined by green space with formal street tree planting.

6.2.10 The dwellings previously annotated as plots 2-4 have been rotated to improve their relationship with the existing property at 26 Northorpe Lane, with an increased separation distance and a dual-aspect property addressing to the street corner.

6.2.11 Plots 11-18 have been given side parking which has allowed these plots to be brought forward to improve their relationship with the existing properties on Northorpe Court, giving increased separation distances.

6.2.12 Plot 11 has been given a hipped roof to improve its relationship with 16 Northorpe Lane.

6.2.13 House types at plots 11-18 have been substituted to ensure the required separation distance is achieved to plot 20.

6.2.14 The Baildon house type has been omitted.

6.2.15 The Beeches house type has been redesigned internally to provide an open plan lower ground floor.

6.2.16 A revised Proposed Site Layout has been included overleaf.



Figure 16 - Proposed Site Layout