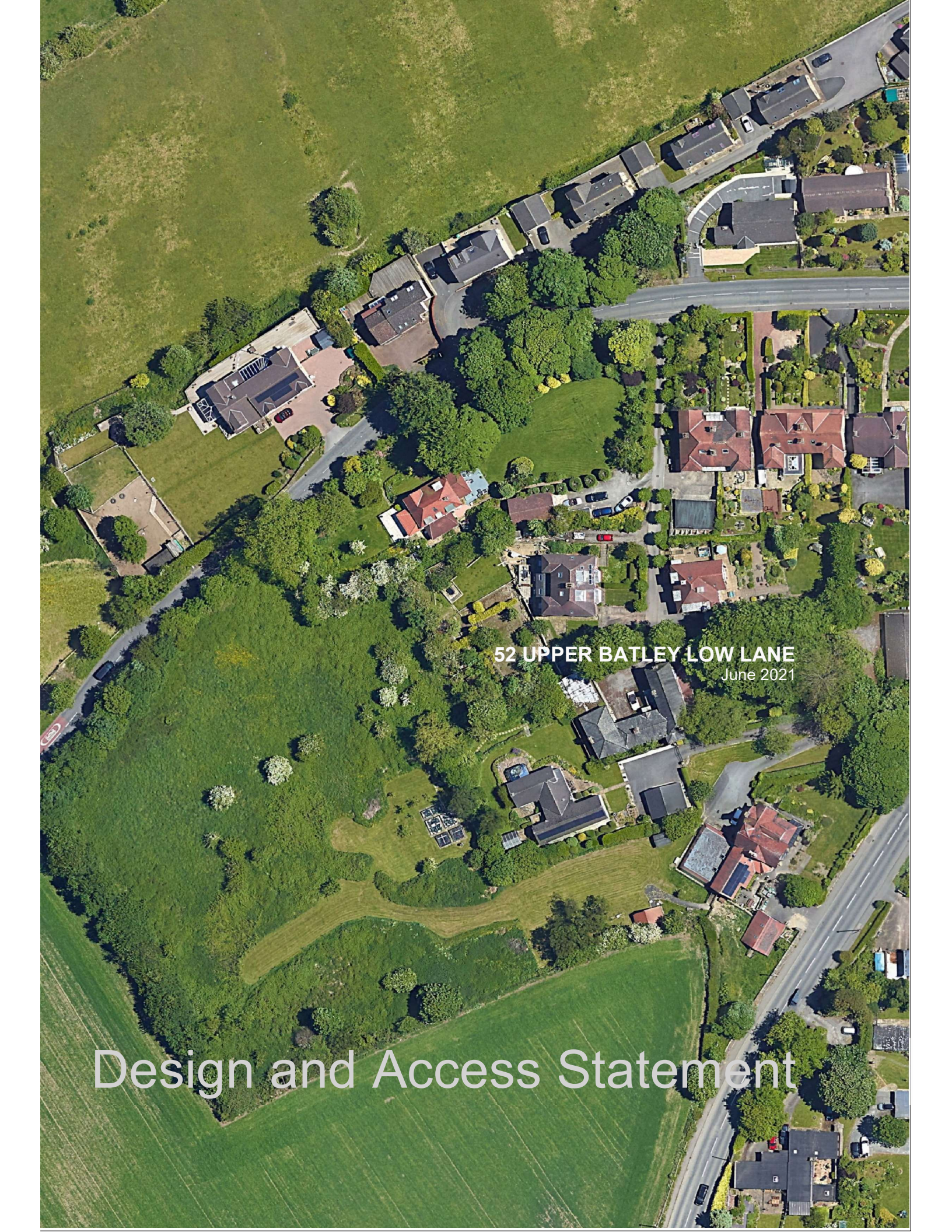


An aerial photograph of a residential area. The image shows a mix of green spaces, including lawns and fields, and built-up areas with houses and roads. A road runs diagonally from the top right towards the bottom right. Several houses with different roof colors (red, grey, brown) are visible. There are many trees scattered throughout the landscape. The text '52 UPPER BATLEY LOW LANE' is overlaid in the center, with 'June 2021' below it. At the bottom, the title 'Design and Access Statement' is written in a large, white, sans-serif font.

52 UPPER BATLEY LOW LANE
June 2021

Design and Access Statement

01 Contents

01 Character of the Area and Location

02 The Site

03 Use

04 Proposals

05 Standard of Accommodation

06 Scale

07 Amenity Space

08 Accessibility

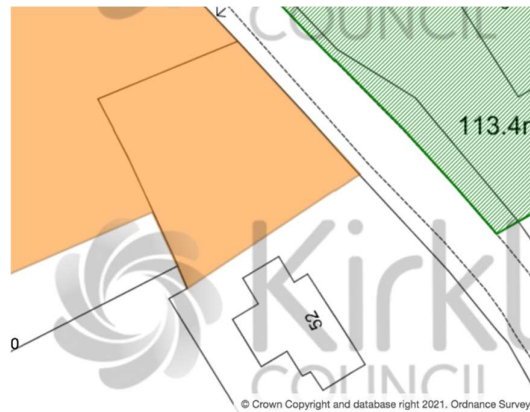
.....

design & access statement

01 Character of the Area and Location

This design and access statement is submitted in support of an outline planning application for the erection of one detached dwelling. The site is located on the outskirts of Batley and as such benefits from good access to the surrounding amenities and transport networks. The development site sits within an established residential area with a mixture of traditional brick and stone and rendered buildings. To the South and West of the site the existing buildings follow this historical style with dwellings of various forms and sizes, arranged around and accessed from private drives. To the South East, new development has taken place with dwellings constructed from stone and located closer to the highway, enclosing the street scene.

The site is currently vacant and is used as garden space for number 52 Upper Batley Low Lane. The site is located within the recently allocated housing site reference HS71. It has a visibility spay of 2.4m x 43m indicated within the assessment for access. The Local Plan has been adopted by Kirklees District Council on the 27th February 2019.



Extract showing land allocation HS71 – adopted local plan

02 The Site

The site is positioned to the side of 52 Upper Batley Low Lane. The land slopes down to the East towards the existing highway. The site is mainly covered with tall grasses and small bushes around the perimeter. The overall area of the site is 0.05 Ha. The surrounding dwellings are typically two - three storeys in scale, constructed with a mixture of stone and brickwork with pitched roofs, reflect the typology of the area as a whole. There are no protected trees within or immediately surrounding the site.

03 Use

The proposal is for a single detached dwelling with detached double garage with off street parking and outdoor amenity space. The dwelling will be 2.5 storey in height with room in the roof to reflect the scale of the adjacent buildings. The layout of the dwelling will be arranged as a typical five bedroom house with bedrooms on the first floor and living accommodation on the ground floor. There will be space for 4 parked cars to the front of the dwelling. Amenity space will be located to the West of the site.



Proposed housing layout for outline purposes.

04 Proposals

The proposal is for family house with parking that will follow the “URBAN” model of the traditional dwellings. The site is located within an existing neighbourhood where there is already an established network of community facilities in close proximity and access to regular public transport routes to both Batley, Dewsbury, Huddersfield and Wakefield. The aim of the proposals will be to develop a high quality building that sits comfortably within its surroundings.

The proposals take attention of the adjacent building line, height, scale, and proportions. The proposed elevations will follow the established building heights with the plan taking the form of a traditional 2.5 story dwelling. This will allow harmonious overall designs typical to the character of the area. The development and amenity space have been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.

05 Standard of Accommodation

The proposed dwelling is located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed dwelling in relation to the existing properties exceeds the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants.

The new 5 bedroom dwellings has a gross internal floor area of approximately 200m². Overall the new dwellings are of a similar scale and massing to the surrounding residential buildings in the area. A large family kitchen dining room and separate formal living room occupy the ground floor of the house, positioned to make best use of the Westerly aspect and opens out onto a secluded landscaped garden. The five bedrooms are on the first floor and are within the roof space. This also includes house bathroom and en-suite to the master bedroom.

06 Scale

• • • • •

The proposed dwelling will be 2.5 storeys with a massing and roof form to replicate the vernacular of other similar sized buildings within the local area.

The design of the dwellings seeks to create buildings of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the older traditional properties within the area. The traditional styled dwelling will be carefully detailed using traditional materials so that it sits comfortable within its established residential area. The overall width, depth and height of the buildings have been carefully considered so that it emulates a classical style of the neighbouring buildings. The main materials of stone and UPVc windows have been selected to be hard wearing and ones that weather and age well over time.

07 Amenity Space

The proposed dwelling will have a private South West facing garden approximately 165m². The design and size of amenity space should be considered in relation to the individual circumstances of each dwelling and should consider development form, siting of buildings to public open space and dwelling types. Private outdoor space will be provided for activities such as sitting out, children’s play, drying clothes and gardening. Each of these spaces can be positioned and designed to take account of orientation, types of uses and aspect.

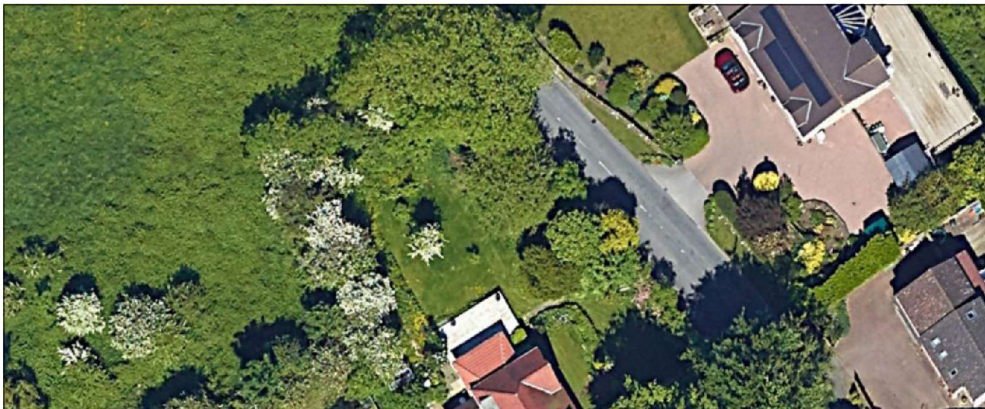
The landscaping works associated with the scheme are limited to those associated with creating new domestic dwellings.

08 Accessibility

Proposed vehicular access will be from Upper Batley Low Lane where the drive width will be maintained at 4.5m wide across its full length. Pedestrian access will be via the private drive where the surface finish will provide a pedestrian priority zone. The proposed dwelling can have 4 dedicated parking spaces. Located off the private drive, adjacent to the entrance will be a bin collection point for the occupiers to use on bin collection day preventing the refuse collection lorry having to enter into the site. The parking area will be landscaped to help soften the development and adequate provision has been provided to allow cars to turn so that they exit the site in a forward gear.

The visibility splays to either side of the access drive provide 2.4m x 43m for a 30 mph road. The existing low stone wall to the right of the new exit will be adjusted back to provide adequate visibility. The drive will provide access to the new dwelling and will be surfaced in a manner to comply with the Communities and Local Government, guidance on the permeable surfacing. The proposed access geometry provides adequate vehicular visibility splays in both directions and the additional car usage will not pose a significant increase to the established vehicular crossing.

The dwelling will have a level threshold with a 1200mm x 1200mm level platforms outside the main entrance door with a clear opening width of 800mm. Internal door widths will achieve 750mm clear openings and circulation of a minimum 900mm wide. The ground floor WCs will allow transfer from two directions, laid out in accordance with Approved Document M and will have a door providing 800mm clear opening.



View of the site and adjacent housing with access out onto Upper Batley Low Lane.



View along Upper Batley Low Lane.



View along Upper Batley Low Lane.