

# Chris Finn

## ARCHITECT

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HEATON AVENUE FIRST AND NURSERY SCHOOL, WESTCLIFFE ROAD,  
CLECKHEATON, BD19 3EP REF 2017/70/92874/E 14-06-2021

### **Planning Statement to accompany Section 73 Application to vary conditions 4 (boundary Treatments)**

The changes proposed in this application stem purely from a desire to reduce potential damage to trees fronting Westcliffe Road which sit outside the application site but within the highway margin and footpath.

The gas and electricity service providers ultimately decide how they will supply the services to each proposed property. In this instance the most direct route for plots 1 to 10 fronting Westcliffe Road would have been to excavate trenches through the root systems of T7 to T13 across the margin and footpath.

To prevent the potential harmful effects of 'utilities' trenches across Westcliffe Road we have created services pathways within the site. This allows all services to be connected to properties from the rear avoiding any excavations through tree roots, however, it requires clearly defined services pathways that are available to access at all times. The services enter the site between plots 15 and 16 from Bramhope Road to the east.

Gas meters are located on brick piers (indicated on the drawing with a 'gm') which allow access to the meter from the services links or house drives.

The drive to plot 9 has been shifted from Westcliffe Road to Heaton Avenue and sited alongside plot 10's drive which has been shifted to the west. This reduces plot 10 garden area but only to a similar size to the other plots.

The revision also standardises the 'estate fencing' type as all 900mm high. With the exception of 2 short areas of 1.8m high timber fencing to plots 16 and 18 all other fencing is at the lower height of 1.2m which helps preserve some openness within the site.