Proposed Lidl Foodstore, New Hey Road (Application Ref 2021/94029)

Justification of Proposed Design Approach

As part of the ongoing discussions in relation to the viability of residential development at the site owned by Lidl on New Hey Road, Huddersfield, the Case Officer, Richard Gilbert, requested on 11th August 2022that consideration be given to an alternative scheme incorporating a further 3 residential units within the site. More specifically we were asked to prepare an: -

> *"amended site plan incorporating 3 further units at the site frontage (presumably through inclusion of two sets of semi-detached units). If only 2 extra units are capable of being included, justification should be provided as to why a 3rd is not feasible."*

In the context of the above, consideration has been given to this request and an updated residential site layout prepared, which accommodates a further two units.

This note explains the design approach taken in relation to the various residential layout options, and why it has not been possible to accommodate a third unit in the latest layout option which has been subject to viability testing.

Original Layout.
The front section of the site which faces directly onto New Hey Road, incorporates the main vehicular and pedestrian access into the site. This is then accompanied by an open public green space with trees and shrubs to soften the development and break up the built-up street scene of New Hey Road. Behind the open public green space sits a 3-bedroom detached dwelling, with separate garage, which faces mainly east towards the entrance road. The open green space was deliberately positioned, allowing the built-up boundary and dwelling to be set back into the site, following the overall street grain of New Hey Road. The majority of the dwellings in the vicinity of the site have a low-level wall accompanied by soft vegetation either over the top or surrounding.

Revised Layout.
The revised layout, which seeks to respond to the Case Officer's request, removes the open green space along the front of the site and replaces it with back gardens to the three dwellings which are positioned alongside the site entrance. The dwellings comprise a mixture of sizes with one being a 3-bed detached property, and the two 2 bed semi-detached dwellings. All three dwellings face into the site and have a 2m close boarded timber fence

along the boundary on New Hey Road. As this will be the rear garden of the properties, security will be important and fencing of this height will likely be required to avoid easy access into the gardens. The three properties are positioned in such a way that they do not disturb the existing trees and root protection areas along the western edge of the site. They also Incorporate appropriately-sized gardens for properties of this size.

Requested Revision.

The approach suggested by the Case Officer was that 4 dwellings should be accommodated at the front of the site, in addition to the site entrance. In our view, this would result in an unacceptable form of development, as to achieve that number of units, the layout would need to have accommodated 4 semi-detached properties along the front of the site, all backing onto, and facing away from, New Hey Road. As well as being uniform in appearance, and reducing the variety of house types across the site, the properties would also suffer from significantly smaller gardens and reduced external space. It would also increase the amount of traffic at the site entrance with the parking areas for these dwellings being within 3-4m of the site entrance.

In this context, we do not feel that a scheme incorporating 4 residential dwellings (and the site entrance) would offer an acceptable form of development, and our revised viability assessment has been based upon the revised layout which accommodates an additional 2 units.