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Designers & Architects

DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT AT FORMER NEWSOME BOWLING CLUB

Job Ref: 2749

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SECTION 1: INTRODUCTION

1. This design and access statement has been prepared in support of an application for the erection of ten dwellings on the site of the former Newsome Bowling Club Green.

2. This statement sets out the constraints, design opportunities and rationale behind the design and drawings which have been submitted as part of the application.

SECTION 2: BACKGROUND AND SITE DESCRIPTION.

3. The application relates to the former Newsome Bowling Club Green, which sits off St. John's Ave. St. John's Ave is listed as a public highway and adopted road.

4. The site was formerly used as a Bowling Green for the Newsome Working Men's Club (WMC). The Site has been vacant since early 2014 as the clubhouse was converted to 6 apartments. The site was used for community events and in addition to other club functions and activities.

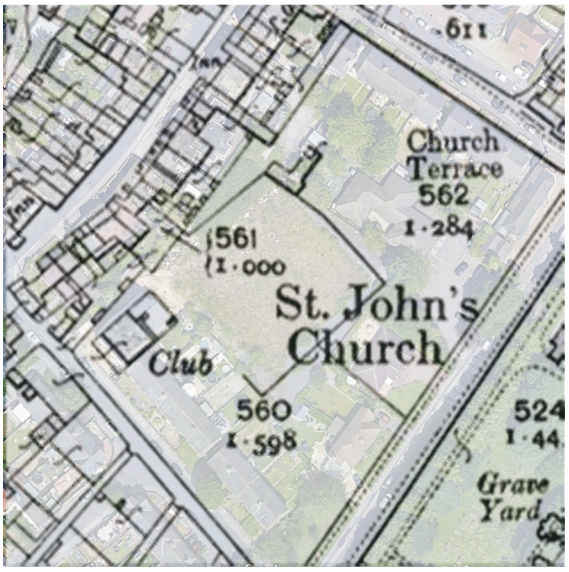
5. The site comprises a single title. An extension to the Newsome WMC has been removed to provide road access to the site

6. The site has no public right of way running through it.

FIG 1 & 2

(Left) 1892-1914s historic map overlay

(right) 2020





7. The site is surrounded by

North - To the north of the site are residential buildings along Church Lane. These are predominantly terraced houses that are mostly stone-faced. The houses are of varying sizes but have similar-sized gardens.

East – There is a collection of commercial properties to the east as well as several residential buildings. These commercial properties are also stone-faced as well as are semi-detached residential properties.

South – St. John's Avenue sits due south of the old club building which is now apartments and borders the site.

West – There is a collection of residential properties to the west as well as some commercial buildings that are also predominantly terraced houses that are stone-faced.

FIG 3

Approximate site boundary with immediate context



8. The site is currently in a semi-derelict state. There is a mild formation of rubble/debris and low-quality scrubland and shrubs along some of the boundaries.

9. The site boundary comprises a mixture of shrubs, rubble and dilapidated or collapsed fencing. The boundary to St. John's Avenue and Newsome WMC features some small areas of concrete fencing.

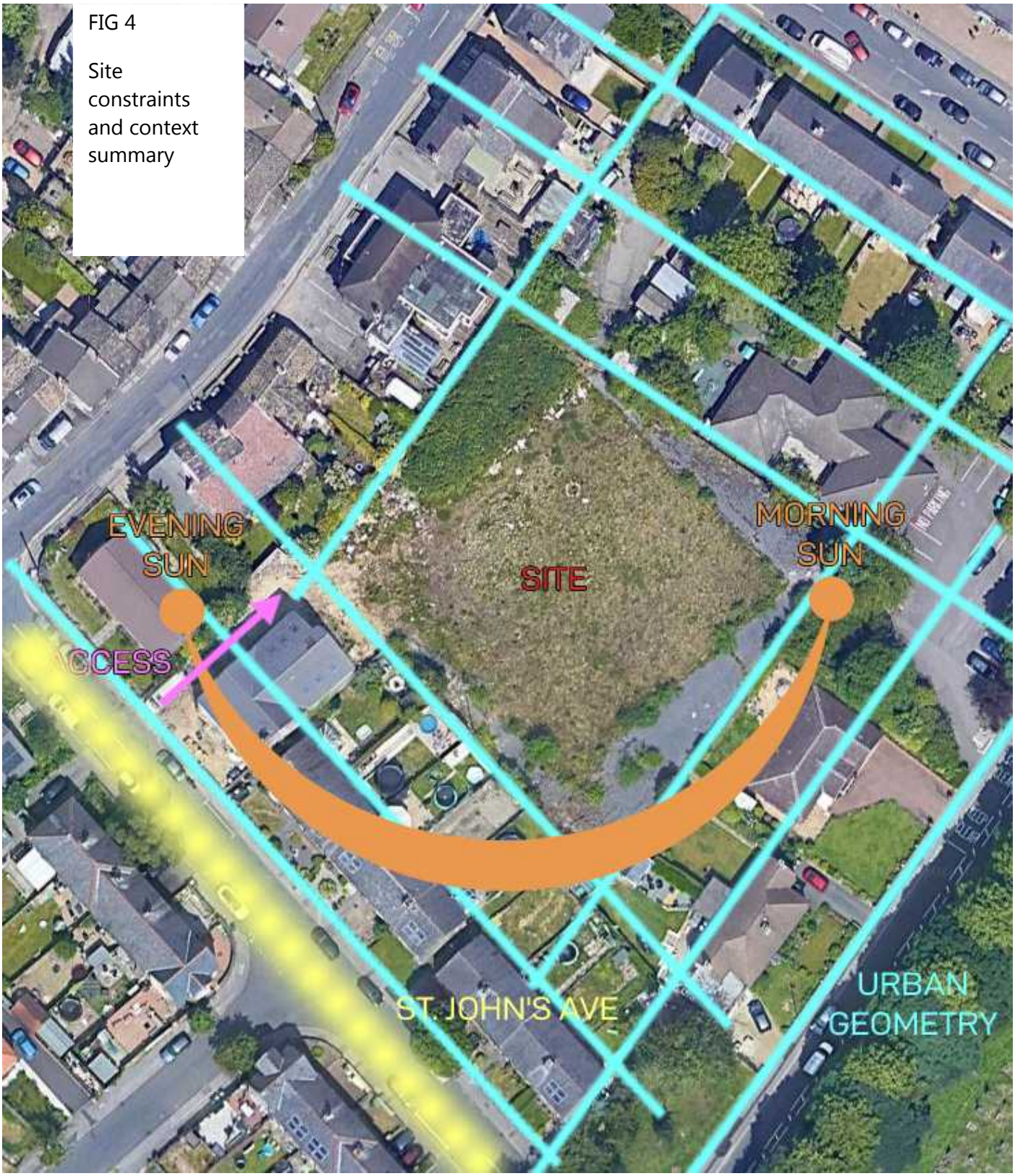
10. The site is almost surrounded by residential buildings except for the entrance from St. John's Avenue. The terraced houses to the east follow the line of the roadway. The Site follows the linear and fine urban grain of the surrounding area.

11. The existing surrounding properties are predominantly 2 storeys with some featuring attic conversions. The properties have varying ridge levels. There is a mixture of both modern and traditional buildings.

12. The Bowling Green site currently enjoys planning permission for 8 dwellings under planning no. 2020/90535. The neighbouring WMC site enjoys 2 planning consents under planning no.'s 2015/92928 and 2017/90375

FIG 4

Site constraints and context summary



13. The site sits directly off St. John's Avenue. This is a commuter access road with links directly to Newsome Rd South which leads to the A616 and wider highway network. The submitted site layout has been designed to allow for service vehicles turning and a small internal private drive. The parking provision on site is in line with the standards set out in the Kirklees Local Plan and highway design guide.

14. Regular bus service is provided to the main Huddersfield bus station and Berry Brow Train Station from bus stops located approximately 100m away from the site.

15. The site has 2 public rights of way leading to it from the west and south but doesn't have any through or alongside it.

16. The proposed access road achieves the required visibility splays of 33m when set back 2.4m from the Type B Street (Local Residential) road edge. The development will form one dropped access point for vehicles to cross over the pedestrian sidewalk path. This will make the pavement more accessible for pedestrians.

17. The club green has rear access from the lane adjacent to 2 Church Lane. This lane access to the site will be closed off. The lane will be retained to serve the existing properties. It will not serve this development.

18. Plots 1-7 lie close to parallel with St. john's Avenue and the existing properties that lie along with it, and plots 8-10 lie perpendicular. This allows the urban geometry from the existing surrounding plots to continue. To achieve this, as well as a greater degree of highway safety, all plots have parking within the site, as well as 2 allocated visitor parking. Plot 1 parking is accessed off a front private drive. Plots 1, 4, 5, 9 & 10 have allocated parking either in front or alongside their respective properties.

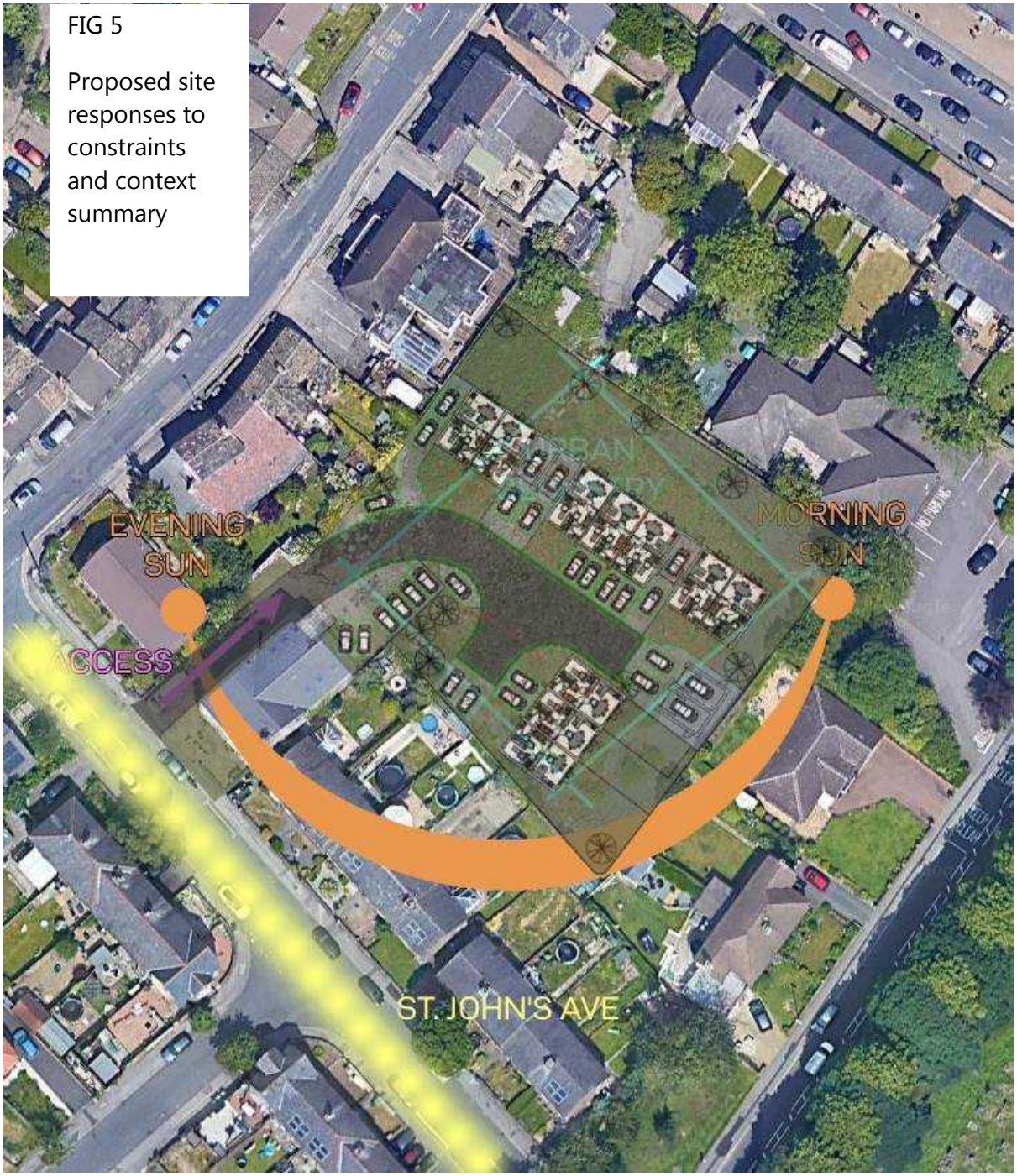
19. Plots 2, 3, 6, 7 & 8 have front driveways which can accommodate 1 car, plus an external garage (3m x 6m).

20. All new roadways on site will be finished with permeable surfaces.

21. Each plot will have low-level thresholds and any ramp gradients will not exceed 1:12 in line with Part M of the building regulations. All dwellings will conform to visitable standards.

FIG 5

Proposed site responses to constraints and context summary



22. The site currently enjoys planning consent for eight units incorporating two plots as bungalows which are out of character with the area and do not provide efficient land use of this part of the site hence the redesign to provide two-storey properties and increase the density which is in line with the planning officers' comments in their report on the previous scheme. The layout is also in large part product access to the site, access requirements and the urban geometry within the site.

23. The access layouts have been designed to be as efficient & safe within the site from the previously approved entry point.

24. The layout of plots 1-7 has been designed to continue the street geometry from the terraces adjacent to the site. This continues the ebb and flow of general street apparel. The creation of houses here creates a small, enclosed hamlet, with small front garden areas with opportunities for interaction as well as public green spaces. All the Plots have traditional rear gardens apart from Plots 7 & 10 having wrap-around gardens with a side element. This gives the houses a double aspect.

25. Plot 1 & 2 have been separated from other plots to keep formation with the original club and once again follows the urban geometry. The angle of the plot invites the eye into the site and all properties all within view once it turns the corner. The position of these plots creates interest & maintains privacy.

26. Plot 7 has been positioned in the most spacious plot with a large wrap around garden and view of the St John the Evangelist Church.

27. Plots 1-7 have all been designed to have sight of the church to the east from their rear gardens.

28. All plots offer good separation from the adjacent houses, ensuring privacy for the residents. This is also true internally.

29. All areas of the site achieve good levels of natural surveillance for pedestrians & residents. This has been a consideration to design out crime from the outset.

SECTION 5: SCALE & APPEARANCE

30. The proposal sees the development of 10 dwellings. Each house is similar in size and follows the urban grain within the area. The plots follow a similar layout to those in the surrounding area.

31. The proposed site offers 3-bedroom houses, supplying a uniform contribution to the local housing stock, providing housing that meets local demand.

32. The houses are 2 1/2 storeys, with pitched roofs. All plots feature attic bedrooms with ensuites. The detached houses feature a uniform frontage with subtle peaks in the dominant windows of each house to create an orchestrated street scene. The developer was very keen to provide a strong sense of place on-site with the homes proposed.

33. The plots are of a similar scale and massing to the adjacent terraced houses. This achieves continuity of the urban grain.

34. All houses are to be built from artificial stone walls with Marley modern interlocking concrete roof tiles. This offers a traditional palette of materials that relates to the surrounding context. This traditional palette will then be accented by the addition of a white render. The render offers a more traditional element and breaks up the elevations along with the contrasting charcoal door canopy and divider to create a more visually interesting development. The houses have well-proportioned picture windows with casement windows on one side that crank out to allow the internal spaces to benefit from good levels of daylight.

35. Each house type is of a similar design have been designed as a collection that creates character.

SECTION 6: LANDSCAPING

36. The proposed development sees a significant reduction in hard standing from the existing layout in the removal of concrete.

37. Each plot benefits from a well-proportioned rear garden. All rear gardens will be laid on the lawn and offer border planting opportunities for the new residents.

38. Plots 1, 2, 3, 6, 7, 8 & 10, have front gardens which will be planted with native shrubs and saplings to offer texture and layering to the development.

39. The area after the turning head features a visitor parking bay on either side of the road and the area to the right will be landscaped to provide native shrub and tree species.

SECTION 7: CONCLUSION

40. The proposed development has been designed to a scale and layout which compliments the surrounding area. Great care has been taken in researching the site's boundaries and constraints to achieve a design that encompasses the access and design constraints. The design process began with the access routes on-site and was followed by setting out various plots in alignment with the surrounding building geometry. Once the plots were identified, the house type was designed with great care taken to ensure the amenity was high. The design is traditional in style, with contemporary accents, to reflect the contextual character.

41. We conclude the development of this vacant site would offer a positive contribution to the surrounding area. The proposed plans accompanying this application show how a well-considered scheme could be accommodated on this site.

42. The development has been designed in response to the previous planning consent for 8 plots which included 2 bungalows that are not in keeping with the local character, approved in May 2019. The layout has also been designed to take into consideration the information available in the supplementary design guides.

43. The proposal ultimately seeks to regenerate an unmaintained site, which would soon become neglected. This proposal offers a quality housing development in an area that is desirable and requires new housing stock

44. We hope that all the information presented within this document, as well as the other information submitted with the planning application, allows you to grant planning approval on this site.

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