

Design & Access Statement

**Proposed residential development of
3no. new dwellings at
749 New Hey Road
Outlane
Huddersfield
HD3 3YL**



Introduction

This document is to be read in conjunction with associated documents and drawings submitted as part of the full planning application. It forms a brief outline to explain how we consider that the proposed development is a suitable response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.

Context

The site is located in Outlane to the south of New Hey Road and to the north of the M62 motorway, with the former Golf House Hotel and St. Mary Magdalene's Church to the west.

The existing dwellings in the area and adjacent to the site are mainly two storey terraced family houses generally constructed in stone, but the more modern estate on the opposite side of New Hey Road incorporates some red brick and render. These also have in-curtilage car parking in the form of side drives and street parking is readily available for the terraced houses on the main road.

The existing buildings on the site are the former farmhouse and adjacent Listed Barn both built in stone with stone slate rooves and a large pole barn and attached shed. These are described in more detail in the Heritage Assessment also submitted as part of this application.

Site Layout Design

The proposed site layout has been designed as a bespoke residential development following the theme of a series of modern farm-like buildings around a farmyard/courtyard so as to be inspired by its former use.

This both creates an appropriate layout for a small modern residential development and is respectful to the heritage asset as explained in the Heritage Assessment.

3no. new dwellings are proposed on the site plus the former farmhouse which is also retained as a separate dwelling, all as per the submitted proposed site layout plan, general arrangement plans and 3d visuals.

Vehicular Access

Vehicular access for the proposed dwellings would all be via the existing access on New Hey Road, with adequate turning for cars, refuse and emergency vehicles being provided by means of an appropriately constructed new hard-surfaced area within the central area of the site, as necessary.

Dedicated bin storage areas are also provided for each of the dwellings.

The existing access road would also be resurfaced so as to be more appropriate for vehicular & pedestrian use, and within-curtilage dedicated car parking is proposed for all dwellings, together with two visitor parking spaces as shown on the site plan.

In total 5no. dwellings will be served from this private drive access (including the existing parking for no. 747 near the entrance to the site) as is considered acceptable to current Highways design standards.

Details are shown on the proposed site layout plan submitted.

Pedestrian Access

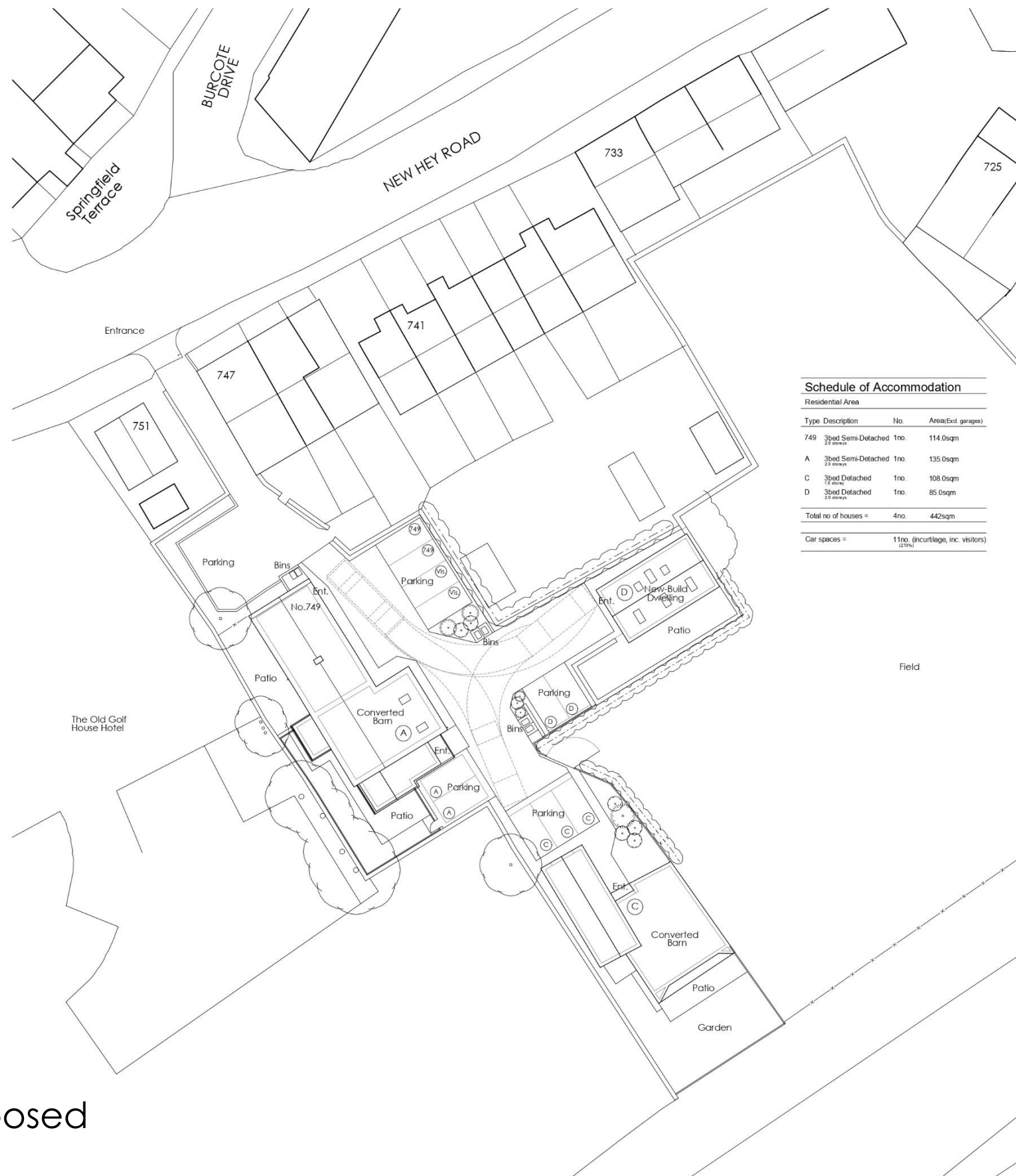
Pedestrian access to all dwellings will be provided from New Hey Road also via the existing driveway access, resurfaced to be more suitable for both pedestrian and vehicular use.

This will be at a relatively shallow gradient as the existing levels already allow, and will lead to the car parking areas and pedestrian accesses for all the dwellings.

In this way full and level access can be easily provided to the main entrances of all houses, as required.

Conclusion

For the above reasons it is considered that the proposals are an appropriate response to the site context and setting in both proposed use and design, as well as layout and access and we therefore trust that the Full Planning Application can be approved accordingly.



Site Plan as Proposed