1.0 INTRODUCTION

1.1 The site is situated 3.6 km west of Huddersfield Town Centre. It is an area of vacant land which has, in the past, been cleared of all buildings and has regenerated naturally.

1.2 An application for outline consent to construct two detached dwellings was granted approval on10/02/2006. A reserved matters application reference 2009/61/90335 was granted approval on 02/04/2009 and subsequently extended. Application reference 2022/60/90326/W was refused on the basis that development encroached into urban greenspace, represented overdevelopment, and failed to provide adequate external amenity space.

1.3 This application seeks outline approval (some matters reserved) for the construction of two detached dwellings and a site access.

2.0 ACCESS STATEMENT

2.1 This site is located on Longwood Gate which is a residential street with a speed restriction of 30 mph.

2.2 A bus stop is located 40m form the site, where a regular service is available to and from Huddersfield town centre.

2.2 The proposed entrance will provide site lines of 2.4x30 to the west and 2.4x45 to the east.

2.3 Two parking spaces and bin storage will be provided for each dwelling.

3.0 DESIGN STATEMENT

3.1 **Context;**

The application site is located 3.6 km from Huddersfield Town Centre. Longwood Gate at this point is a residential street with a range of historic cottage properties and more recent development from the second half of the 20THC. An area of urban greenspace is adjacent to the northern boundary. This area has been cleared in the past, following which natural regeneration has created scrubland with some immature trees.

3.2 **Amount;**

This application seeks approval for the construction of two detached dwellings and a site access.

3.3 **Layout;**

The layout has evolved in response to the following site constraints.

The existing building line.

The aspect of adjacent properties.

The optimum location for the site entrance.

Site topography.

3.4 **Scale**;

The scale of the proposed dwellings has been set to create a coherent street scene. Ground levels and storey heights have been set to ensure that the eaves lines of the proposed dwelling are comparable with numbers 84 & 100.

3.5 **Appearance;**

The appearance of the dwellings has been informed by local vernacular traditions. Locally sourced natural materials assembled using handicraft techniques will ensure that a coherent architectural expression is created, which will enhance the character of the area.

3.6 **Landscape;**

Existing masonry boundary walls to the adjacent properties will be retained. A dry-stone wall will form the boundary along Longwood gate with timber fences to the rear of the properties. A stone-faced retaining wall will support the higher ground to the rear of the properties. A permeable concrete block surface is proposed for the access and parking spaces. Terraces and paths will be surfaced in buff concrete flags.