
DESIGN AND ACCESS STATEMENT

PROJECT: Abbey Road, Shepley, Huddersfield

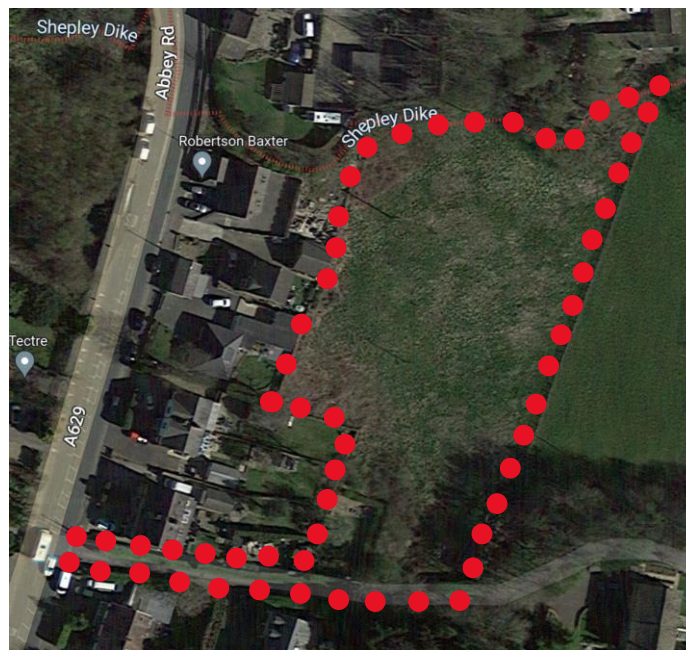
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SUBJECT: Design and Access Statement to accompany a Outline Planning Application for Land off Abbey Road, Shepley, Huddersfield

Project No: 0344

18.02.2023

DESIGN STATEMENT:



This Design and Access Statement has been prepared by eleven52architects in support of a planning application for residential development on behalf of Britology. The site subject to this application is located off Land off Abbey Road, Shepley, Huddersfield.

The purpose of this report is to demonstrate the considered design assessment, which has led to the formal submission of a planning application to Kirklees MB Council as local planning Authority ('the LPA'). Essentially the assessment has involved a visual appraisal of the development site and the proposal in the context of the character and appearance of the wider context of Darton.

The proposed development relates to the development of the site on Land off Abbey Road, Shepley, Huddersfield currently the site is used as a stables and livery.

Because of the wider character of the assessment, the development proposal has been produced which we believe successfully reflects the vernacular buildings of the locality. The character and appearance in the immediate context will be significantly enhanced by the development proposals and consequently invite support from the LPA.

Our intention is to deliver a secure and sustainable development in a safe, green and welcoming environment. We aim to achieve this vision through careful design and communication with the local authority and residents without preconception of the possibilities for this site.

Use and Amount

The Planning Application is for provision of two new properties containing a four-bedroom house with a room in the roof and parking for two cars.

Works are as described in the drawings submitted with the application, which are as follows:

- 0344_SHEP_101_Existing Location and Site Plan
- 0344_SHEP_102_Illustrative Site Plan

Layout

The layout of the proposal is defined by the existing site boundary and in keeping with the local vernacular. The windows are positioned to suit both internal requirements as well as the external appearance and rhythm of the existing streetscape. Where necessary obscure glass will be used to limit any overlooking.

Scale

The scale of the proposal reflects the local site conditions and responds to the existing volumes on the site and aims to blend in with the scale and land fall off Abbey Road. Our proposal stands alone but is set down due to the land formation therefore subservient to the local property.

The local area has varying roofscapes with no specific dominance. Our proposal will follow the more prominent approach from the adjacent semi-detached properties and provide a front to back pitch roof.

Appearance

The design intent behind the proposals is such that they are derived from the local context of the area.

Choice of materials has arisen in response to the need to provide an attractive appearance typical of this area, whilst remaining appropriate and durable.

Front boundaries are often enclosed with walls which partially screen property frontages.

This approach has been taken in order to ensure an appropriate aesthetic which both preserves and enhances the character of the area in lieu of its current status as a commercial livery.

ACCESS STATEMENT:

Transport

Located within the Shepley district, the site is accessed from Abbey Road where properties either abut or are set back from the carriageway, mainly brick and stone built with concrete or slate roofs.

Along Abbey Road residential properties are interspersed with commercial and retail outlets that support the local community. The whole of Shepley and the surrounding districts are well served by shops, community facilities, communication links and schools

Bus stops are located on Abbey Road within 50 meters from the site which provides regular bus services to both, Barnsley and surrounding settlements.

Within easy walking distance local shopping and a post office can be easily accessed and the Shepley area which includes Schools, Supermarkets, Public Houses and other associated domestic need outlets, providing an array of shopping.

The proposals therefore accord with the LPA's requirements in terms of sustainability and access to wider area.

Site accessibility

The existing good quality site access from Abbey Road will be maintained. It is intended that we provide two parking spaces accessed via new openings at the front of the site.

Emergency vehicles

Access for emergency vehicles is in accordance with the Approved Building Regulations Part B such that a fire appliance can be located on the adjacent highway whilst still being well within 45m distance of the dwelling.

Further details on the project generally

The rationale behind the scheme is to provide a sustainable and appropriate accommodation in the context of the local area, whilst bringing an existing commercial site into positive use with the local community.