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STATEMENT

DEVELOPMENT OF 10 DWELLINGS, LAND TO
REAR OF 18 KINGSLEY AVE, CROSLAND
MOOR, HUDDERSFIELD, HD1 3SR

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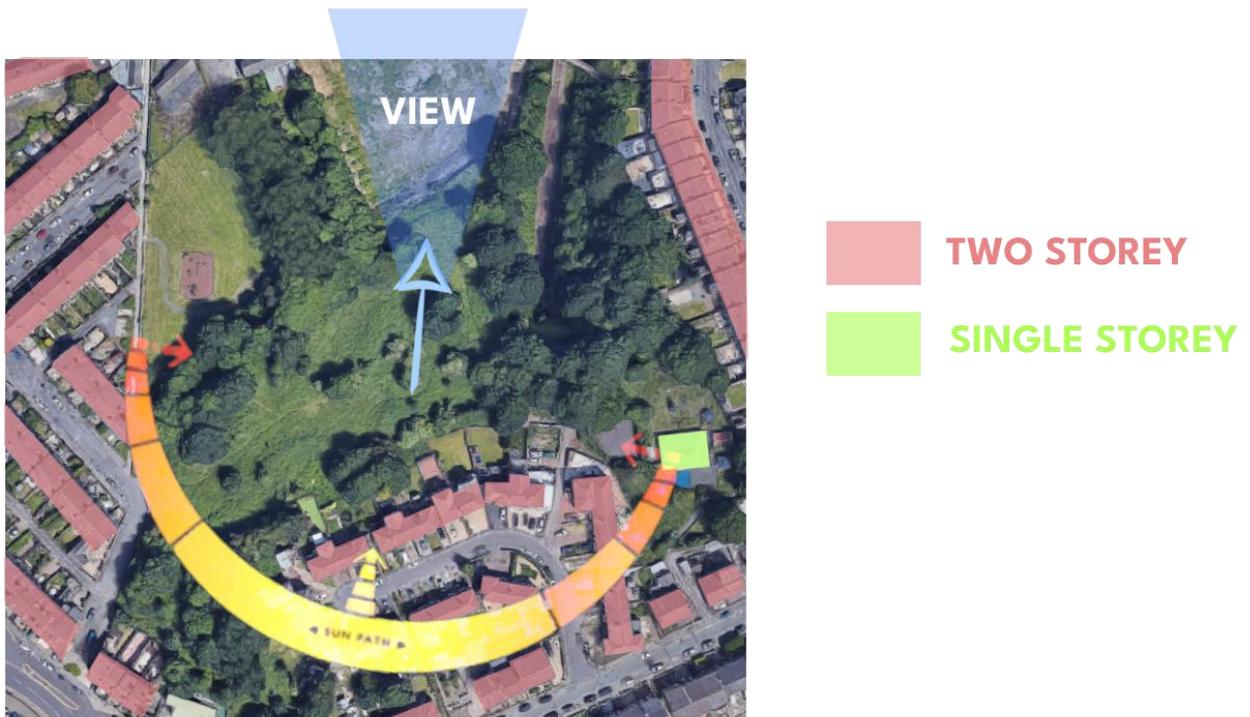
SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the development of 10 dwellings to the rear of 18 Kingsley Ave, Crosland Moor.
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 site is within the curtilage to the rear 18 Kingsley Ave, which is a substantial area of expansive open land adorned with a diverse assortment of mature trees and thriving vegetation. It is readily evident that the site is informally utilized as an open space. Despite its inherent potential, the site appears to be languishing in its current state, with limited human activity and a lack of purposeful engagement.
4. The site currently lacks vehicle access, but plans are underway to address this limitation by demolishing no. 18 Kingsley Avenue. This strategic action will establish a dedicated access point, enhancing practicality and convenience for occupants and visitors, while enabling seamless transportation and expanding the range of activities that can be accommodated on the site.
5. The site is surrounded by:
 - North – an expanse of half concreted land open land overrun with weeds and vegetative debris.
 - East – To the east, the residential dwellings feature a mixture of 19th – 20th century terrace houses and well-maintained sidewalks, creating a pleasant pedestrian environment. Single-family homes and townhouses are common as well as a preschool.
 - South – A collection of residential dwellings include detached houses, semi-detached units, and multi-unit buildings, beyond which lie several business and industrial units.
 - West – the residential area is primarily characterized by terraced housing. Rows of terraced houses form a distinct architectural feature, creating a visually cohesive streetscape. Besides which lies David Brown Santasalo.
6. The site is primarily covered in overgrown grass, with sporadic trees dotting the area.
7. The site is bordered by intermittent trees to the north, while to the east, it is defined by a railway line. Property fences mark the boundaries to the south and west, demarcating the site from neighboring properties.
8. The surrounding properties consist mainly of two-story buildings, some of which have attic conversions. These properties exhibit varying ridge levels and encompass a mix of modern and traditional architectural styles. There is no dominant theme, with a vibrant blend of modern and traditional designs, creating a diverse housing stock within the area.

9. The image below shows the sun path and immediate constraints, as well as the views which have been a key influence on the design.



SECTION 3: ACCESS

- 10.** The site sits off Kingsley Ave, Crossland Moor. Which is an unclassified highway. The proposed site will be accessed by enlarging the existing private drive adjacent to no. 18 via the demolition of no. 18. This will create a new adoptable road with a private drive and a turning head for a fire tender appliance.
- 11.** An hourly bus service is available on Yews Hill Rd North Street which has routes to Huddersfield Town, Marsden, Oldham, Bradley and Beaumont Park Ave. The closest bus stops in both directions are circa 185m from the proposed site.
- 12.** The proposed dwellings on site each have a single garage, as well as room for 2 further cars on the driveway and 3 visitor parking spaces.
- 13.** The front doors on properties will feature a low-level threshold, and all external stairs will be 'easy going' in line with part M to allow for inclusive access to the property.

SECTION 4: LAYOUT

14. The proposed dwellings have been sited to ensure privacy to the existing surrounding dwellings, as well as to maximise the amount of outdoor amenity space.
15. The main massing of the dwellings are 2 storey on the front and 3 on the rear, which would allow for greater privacy and separation between the main living spaces and neighbouring properties. The proposed dwellings feature a master bedroom which spans the rear elevation of the ground floor allowing for room to benefit from the view down the valley.
16. The proposed layout includes the demolition of an existing end terrace, to allow for the new access to site.
17. The proposed site takes its principal entrance from an existing private drive that is to be widened. 5 properties will be situated on a proposed adopted road and 5 on a private drive. The front door of each dwelling leads to the entrance hallway with which there is a garage, staircase, snug, WC & Master Bedroom with ensuite. The Staircase ascends to bedrooms 2, 3 & 4 on the first floor as well as the bathroom and study, and descends to the kitchen, dining & living spaces as well as a utility, pantry & further WC. Each floor is lobbied to comply with fire regulations.
18. The windows are only placed on front and rear elevations, this is to help reduce the impact of external noise from neighboring properties and allows for greater control over privacy. Side elevations with fewer or no windows can prevent direct views into neighboring properties, enhancing privacy for occupants. The hallways lead into the master bedroom, which features a dressing area, ensuite and bedroom with a view down the hill.

SECTION 5: SCALE & APPEARANCE

19. The proposal sees a proportional massing response to the plot, which responds to the neighboring context, grain and density, mirroring the properties to the south to the plot which also are 2 story front / 3 storey rear.
20. The front elevation of the proposed dwellings is to be finished with natural coarse stone walling to the ground floor, accented from the first floor upwards with off white render and an ashlar band to separate them, creating a balanced appearance. The rear elevation is to be finished with natural coarse stone walling to the lower ground floor area that protrudes outwards and accented from the ground floor upwards with off white render to give it an airy lightweight feel.
21. All windows within the new dwelling Are to be black slimline aluminum frames.
22. The proposed roof is to be finished in a slate tile.
23. The proposed dwellings have been designed to be of a similar scale to neighboring properties with a bit of extra room to allows for greater comfort, flexibility, and the ability to accommodate larger families or growing households, whilst still leaving a good proportion of the site to be left as amenity space.

24. The dwellings are to be semi-detached which while sharing a common wall with the neighboring unit, still offer a significant level of privacy and independence. Each unit has its own separate entrance, backyard, and living spaces, ensuring that residents can enjoy their own private domain without excessive intrusion. Semi-detached homes also offer design versatility, allowing for the alternating of the house types to aid in diversifying the design to create an aesthetically pleasing streetscape.

SECTION 6: LANDSCAPING

25. The proposed development sees a redistribution of land mass, cutting into the hill to allow for the new adopted road and private drive to comply with road gradient regulations which also allows for the proposed dwellings to be a little bit lower and lessen visual impact of neighbouring properties.
26. The rear of the property features a lower ground floor patio to provide outdoor living and entertaining space for homeowners.
27. The proposed driveways will allow homeowners to park 2 vehicles, 5 will lead to private road and 5 will lead onto adopted road.
28. The rear garden of plots 1-9 will feature a 1.5-2m rockery utilising earth removed from the road to allow for the garden to have a flatter area, making them more practical for use.
29. Several trees and bushes are to be removed to allow for the road, turning head, plot 1, 2, 5, 6, 9 & 10. However, to offset this, several trees are to be planted in the rear gardens and green spaces, which will also improve the amenity spaces on site.

SECTION 7: CONCLUSION

30. The proposed development seeks to honor and enhance the existing local character of the area by, drawing inspiration from the architectural and natural elements within the vicinity, establishing a harmonious and distinctive identity that complements the surrounding built environment in terms of its height, shape, form, and architectural features, and showcasing the thoughtful incorporation of landscape opportunities to ensure a responsive and suitable integration with the local context.
31. The proposed development demonstrates a strong response to its context in terms of materiality, scale, form, and aesthetics. The focus is on creating comfortable family homes that blend harmoniously with the surrounding environment. The proposal presents a modest yet effective solution for delivering a residential project that meets the needs of future residents while respecting the character of the area.
32. We trust 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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Written - HB | Checked - HG