

# Cliffe Lane, GOMERSAL

Design Response  
January 2024



DATE OF ISSUE	REVISION	NOTES	COMPLETED BY	CHECKED BY
JAN 2024	-	-	BC	JC
FEB 2024	A		BC	JC
MAY 2024	B	UPDATED SUIT LATEST INFORMATION	BC	JC

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# CLIFFE LANE, GOMERSAL

## Introduction

The purpose of this document is to review the planners design comments and their concerns raised for the proposed site plan layout at Cliffe Lane, Gomersal. This document will address and justify the design rational behind the proposed layout.

The following pages of this document will highlighting key area of concern and how we can establish other option for a positive response.

# CLIFFE LANE, GOMERSAL

## Planning Comments - A

On initial inspection and review, plots 23 and 24 need to be flipped around to face onto the open space and plots 01, 10, 29, 35, 64, 69, 70, 78, 79, & 87 need to also have bespoke design onto open space as per paragraph 7.14 of the Housebuilders Design Guide SPD on account of their prominent positions relative to highly visible areas. This will not only benefit the visual appearance of the development, but will also have the dual purpose of increasing surveillance of open spaces from multiple perspectives so that risk of crime is minimised. Simply adding a window onto the side elevations of buildings is poor design response and the SPD provides examples of height/elevational treatment mixes that are appropriate.

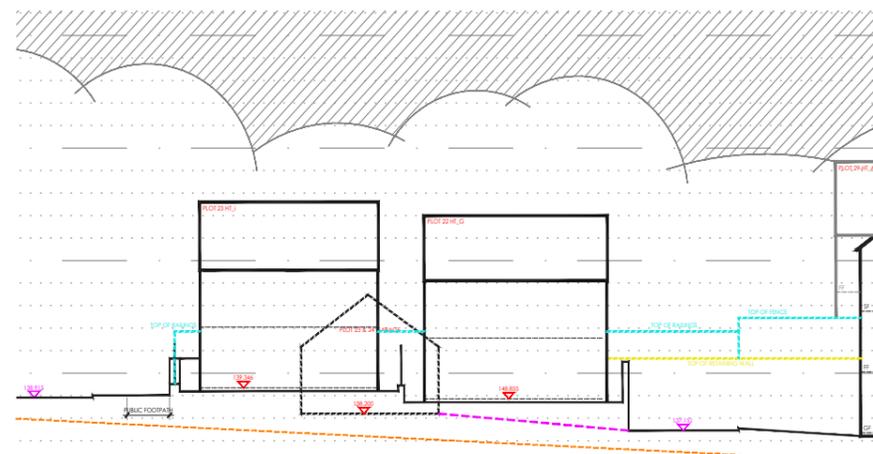
## Response A

As shown below plots 23 and 24 have been rotated and are now faced to overlook the pos area, this will provide more natural surveillance to the public open space. The above updates to plots 23 and 24 means the shared double garage is now located at the rear of the dwellings. The proposed finish floor level of the double garage will tie in with both the estate road and private drive; with small garden walls and stepped patios addressing any level change within the curtilage the units.

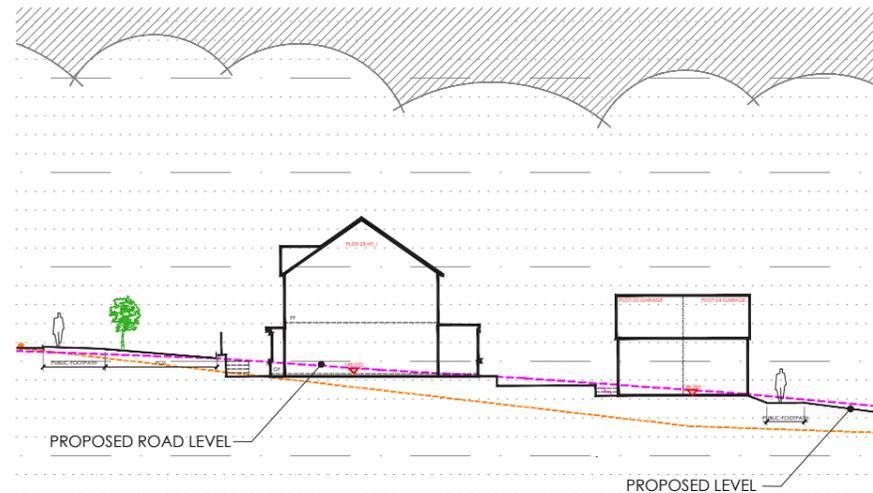
Refer to drw 1694-101\_rev-I\_Site Plan Layout



Refer to drw 1694-102\_rev-B\_section JJ



Refer to drw 1694-102\_rev-B\_section AA



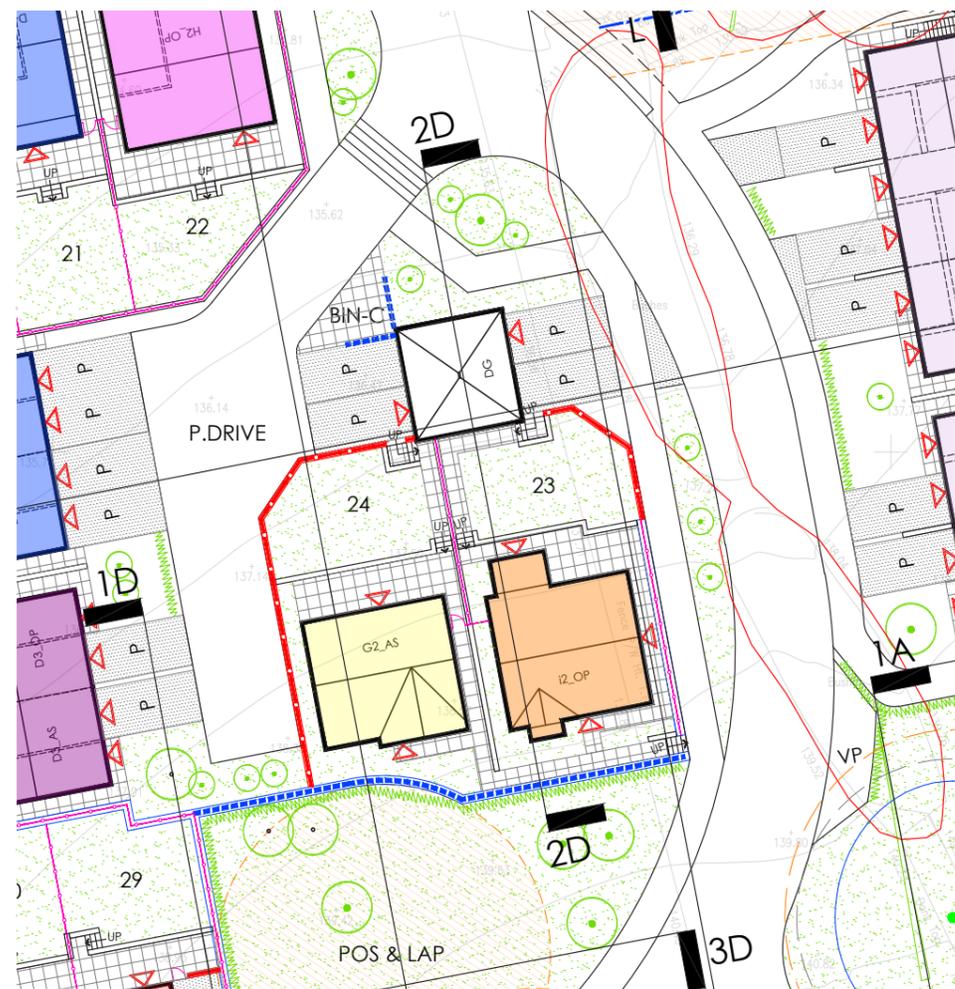
# CLIFFE LANE, GOMERSAL

## Conclusion

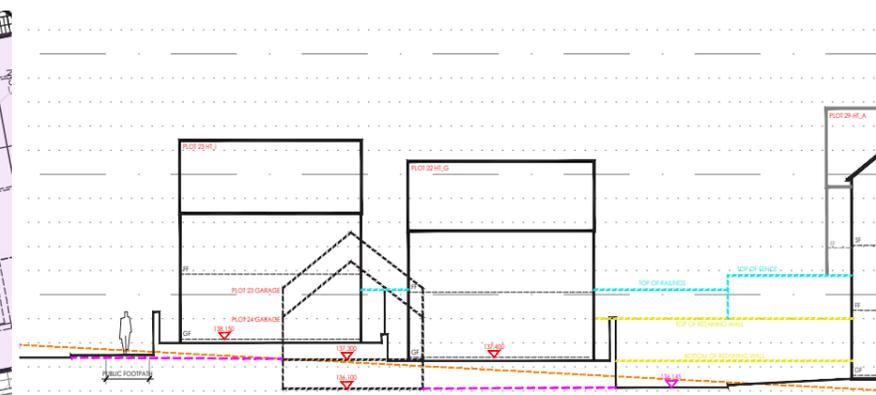
Following further engineering exercises, it was concluded some semi-detached and terrace house types was to be split via the party. The results of the house type splits via the party wall, dealt with the proposed levels and reduced the cut and fill on site.

This exercise allowed the taller retaining walls across the site to be reduced in height, creating a less dominant structural wall.

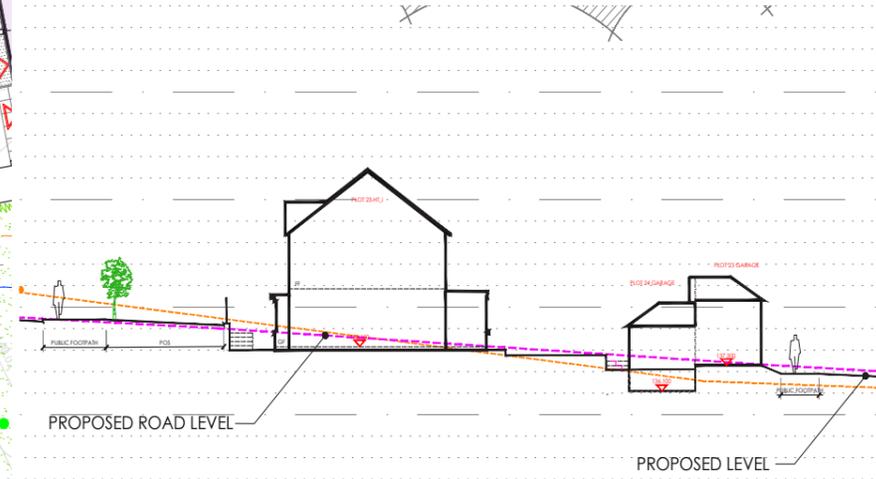
Refer to drw 1694-101\_rev-K\_Site Plan Layout



Refer to drw 1694-102\_rev-C\_section JJ



Refer to drw 1694-102\_rev-C\_section AA



# CLIFFE LANE, GOMERSAL

## Response A.1

The house type that occupies plot 1 is surrounded by numerous constraints, Impact would be the following: this is due to the proposed location and orientation of the house type as its currently shown on 1694-101\_rev H. The current orientation will provide a positive aspect on approach in to site.

The constrains are the following:

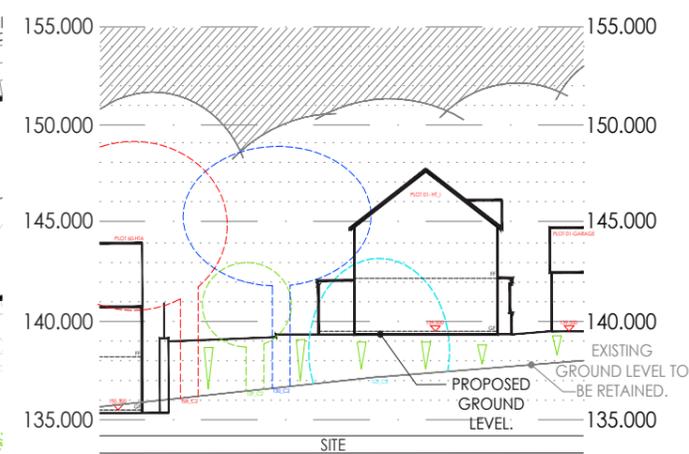
A steep banking beyond the unit's curtilage toward the western boundary, this banking accommodates existing trees and vegetation with large rpa's areas, where all the trees and hedge are retained (plot 1 sits outside rpa's). If the house type is rotated following the streetscape of plots 2, 3 as suggested, the location and the orientation of the units will impact the rpa's.

- Small retaining wall going in to the rpa's.
- Bespoke house types with side garden / no rear garden due to topography.
- Negative visual aspect on approach into the site.
- Separation distances issues from plot 1 to plot 35

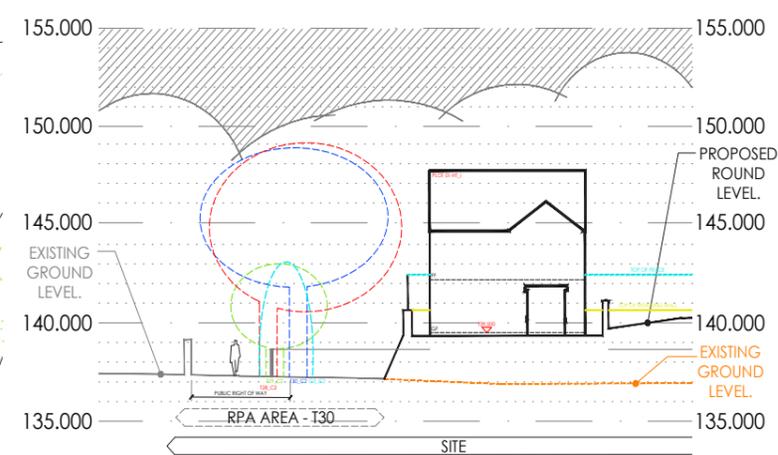
Refer to drw 1694-101\_rev-I\_Site Plan Lauout



Refer to drw 1694-115\_rev-A\_section 2A



Refer to drw 1694-115\_rev-A\_section 2B

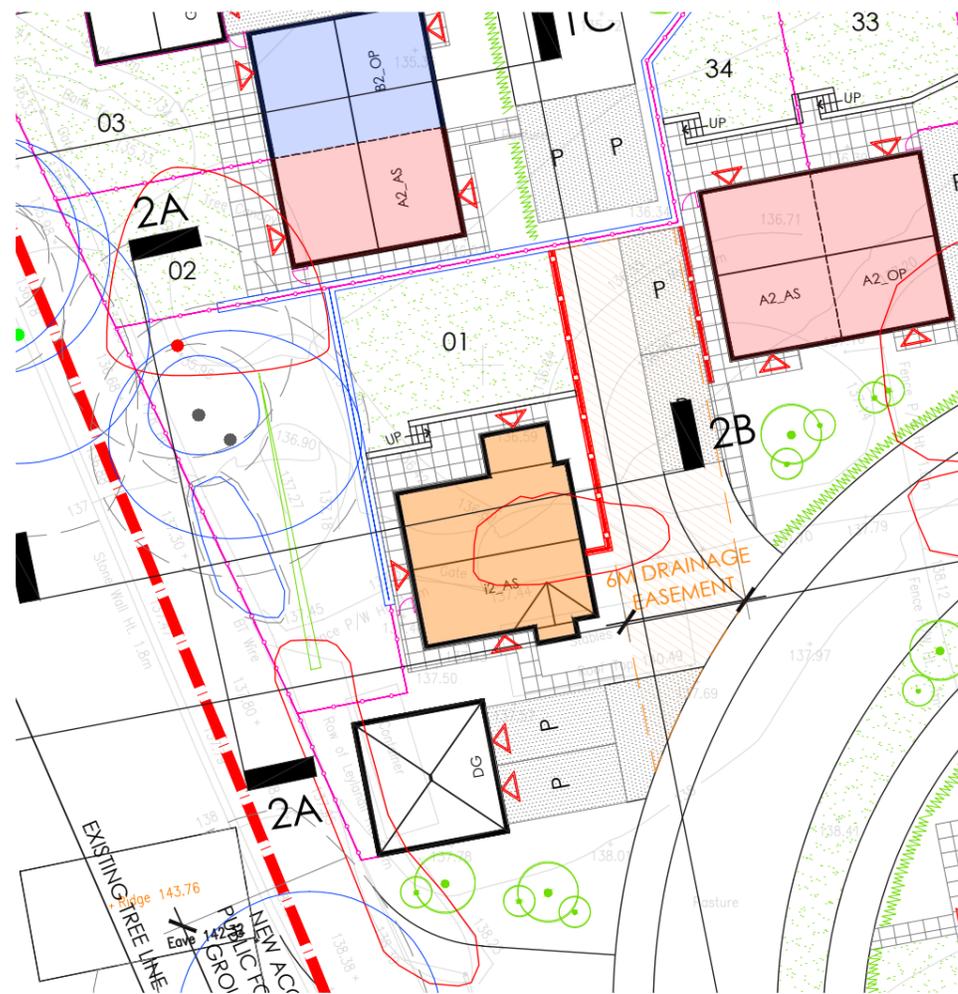


# CLIFFE LANE, GOMERSAL

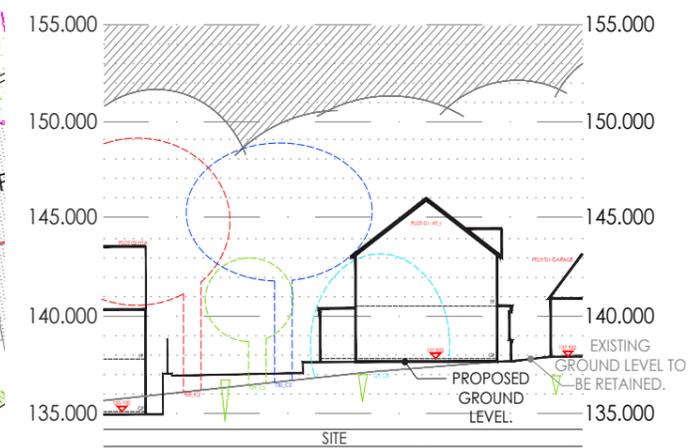
## Conclusion

The retaining wall at the rear of plot 012 has reduced approx.. 1.8/2m

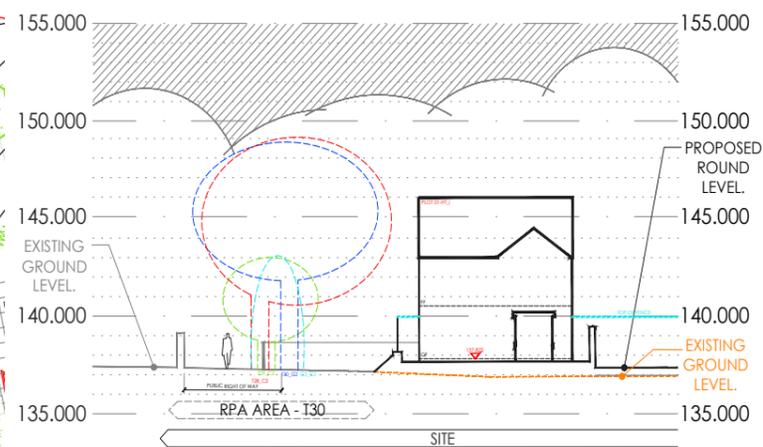
Refer to drw 1694-101\_rev-K\_Site Plan Layout



Refer to drw 1694-115\_rev-B\_section 2A



Refer to drw 1694-115\_rev-B\_section 2B



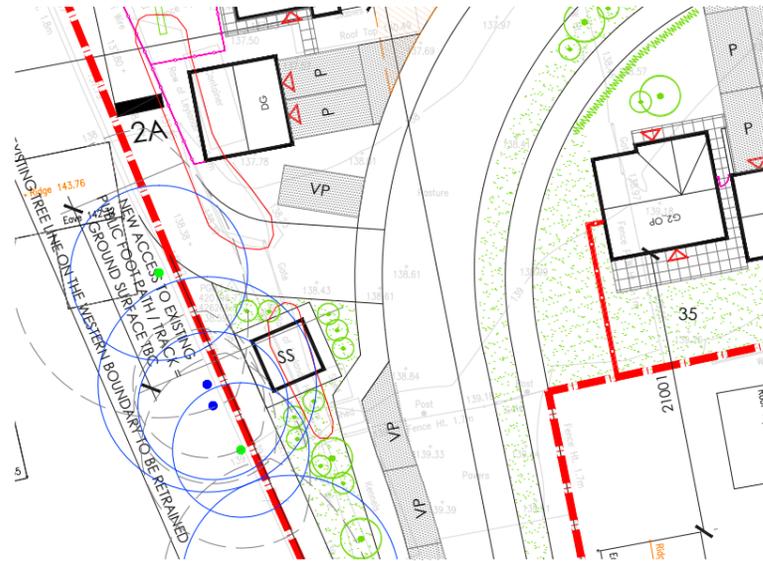
# CLIFFE LANE, GOMERSAL

## Response A.2

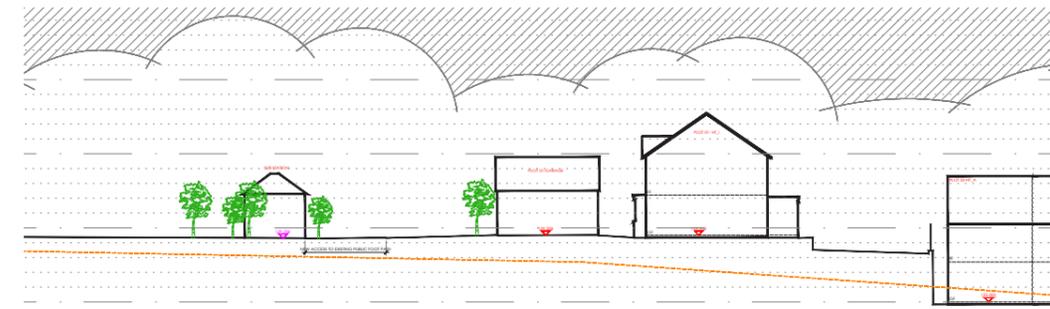
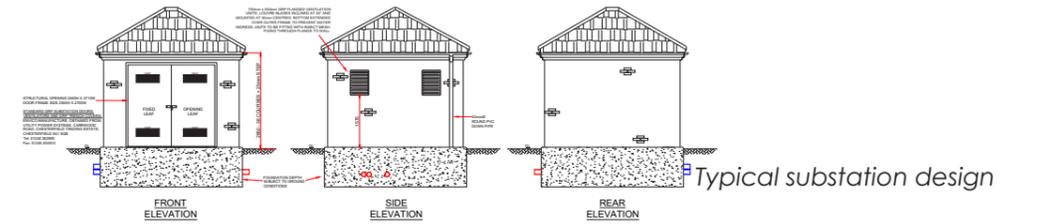
Rotating plot 35 can be achieved with some minor alterations to the plots externals and creating a bespoke house type, by re-designing the kitchen, dining and sitting area. The overlays presented below shows the extents of the changes to achieve the suggestions as per comments by the planners.

Highlighted in orange is the new potential location of the sub stations, following internal discussions. We can confirm if the new location is agreed for the sub station, the new orientation of plot 35 is still achievable.

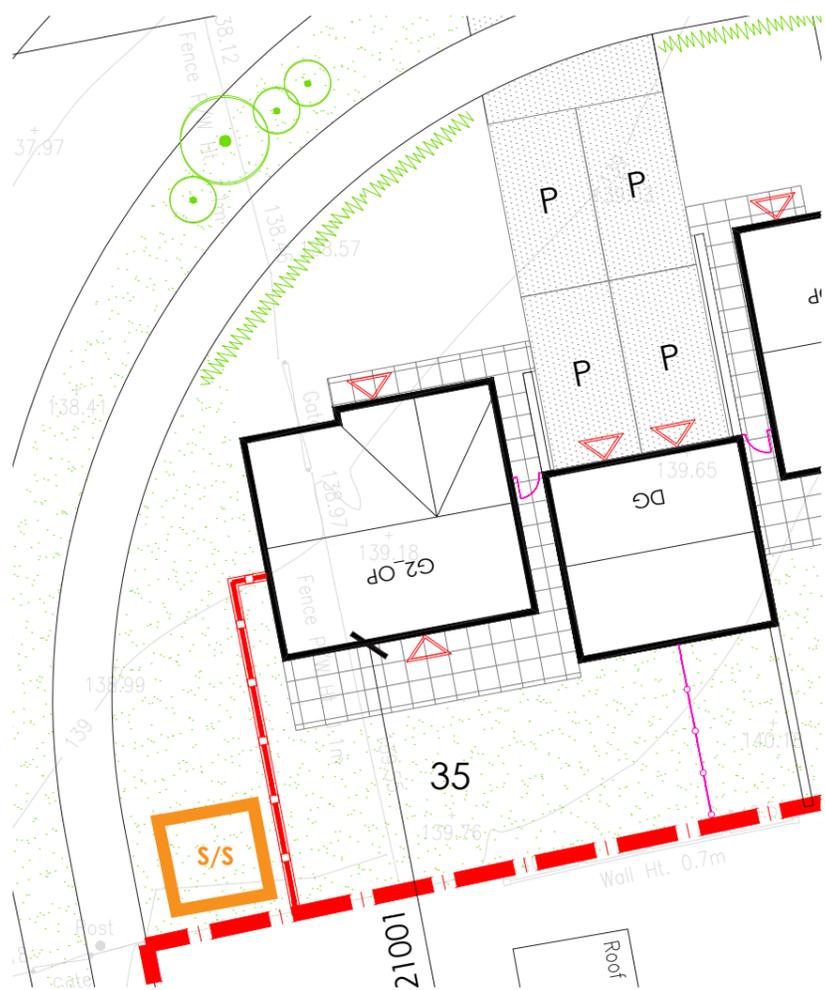
With the sub station in the 'new' location a section of the soft verge near the substation will be dedicated to a parking bay for a maintenance van. This will therefore have an impact on the BNG calculations.



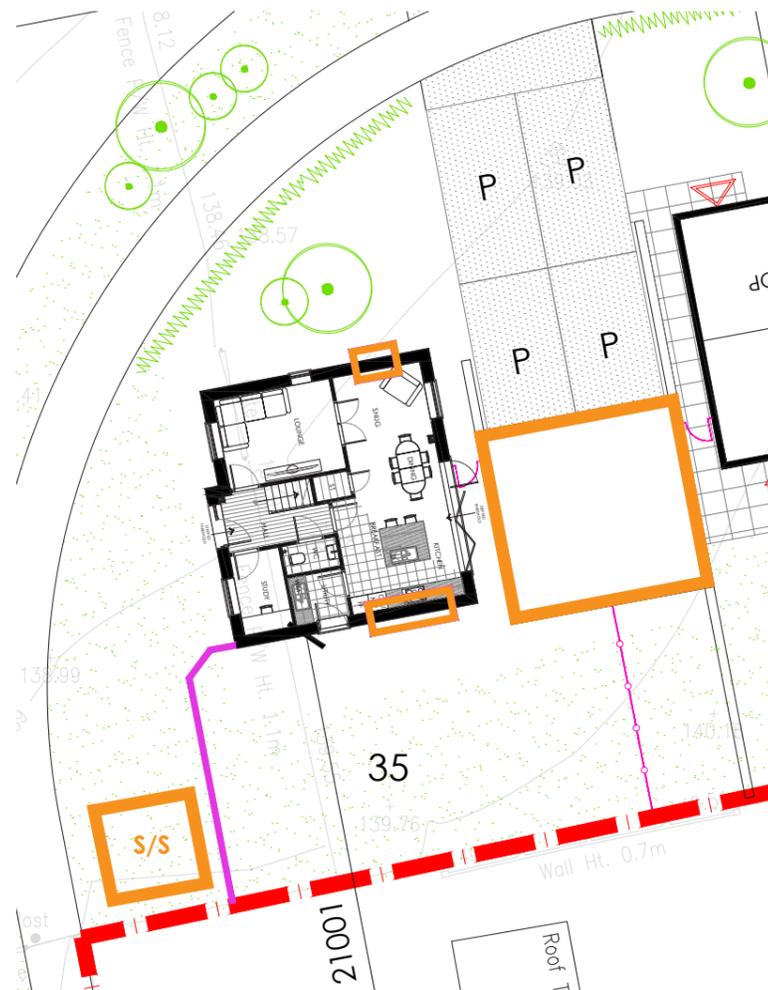
Current SubStation location



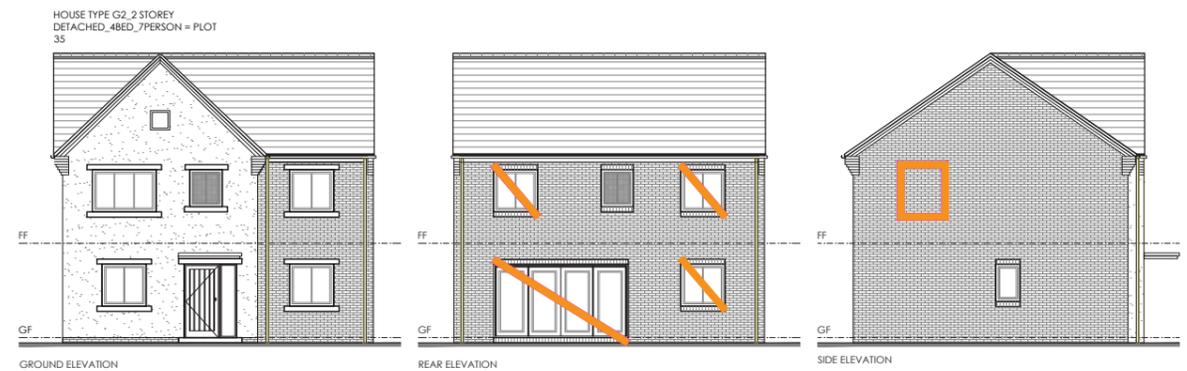
Refer to drw 102B section FF



Refer to drw 1694-101\_rev-I\_Site Plan Layout



Bespoke house type G option



Refer to drw 1694-106\_House Type G

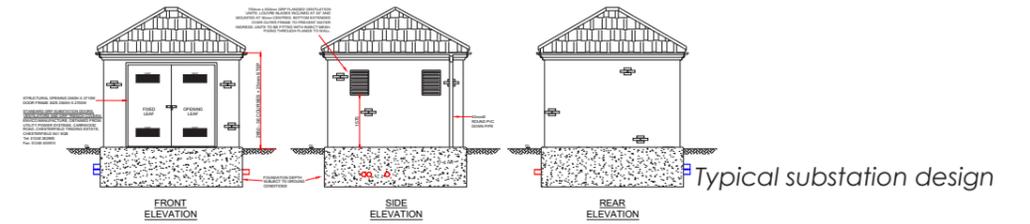
# CLIFFE LANE, GOMERSAL

## Conclusion

Presented below are the new locations of plot 35 and substation. Plot 35 has turned 90 degrees anti-clockwise to face the access roads and has introduced a better outlook. Between plots 1 and 35, these plot proposed a welcoming gateway in to site for residents and visitors.



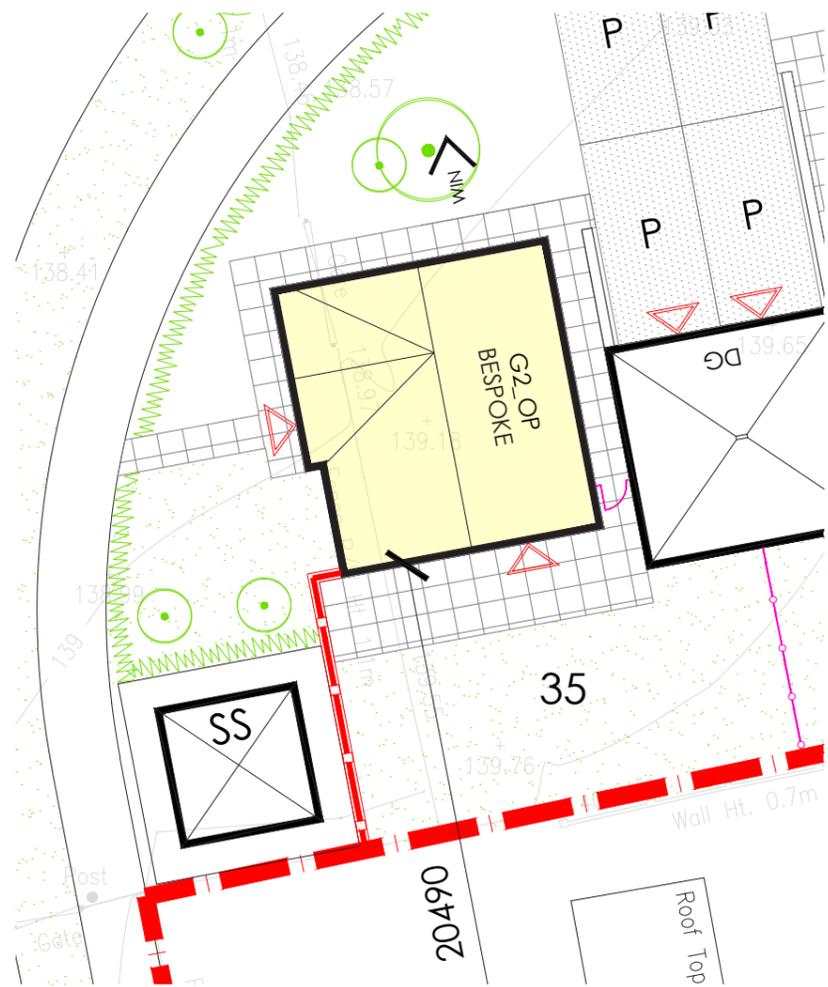
New SubStation location



Typical substation design



Refer to drw 102C section FF



Refer to drw 1694-101\_rev-K\_Site Plan Layout

HOUSE TYPE G2 - BESPOKE, 2 STOREY DETACHED, 4BED, 7PERSON = PLOT 35



GROUND ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

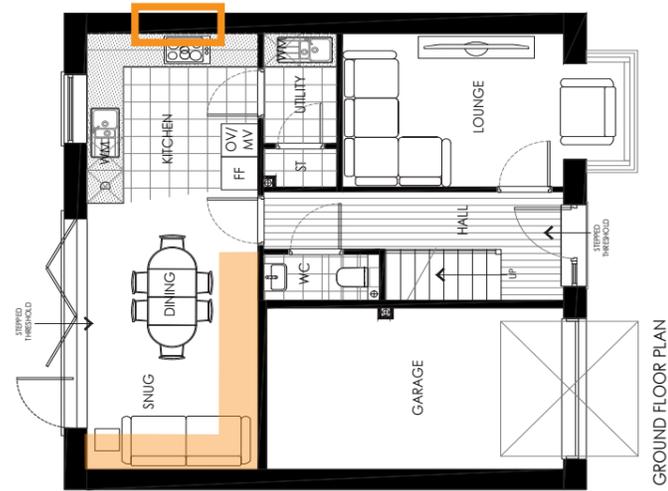
Refer to drw 1694-106\_rev-A (Bespoked) House Type G

# CLIFFE LANE, GOMERSAL

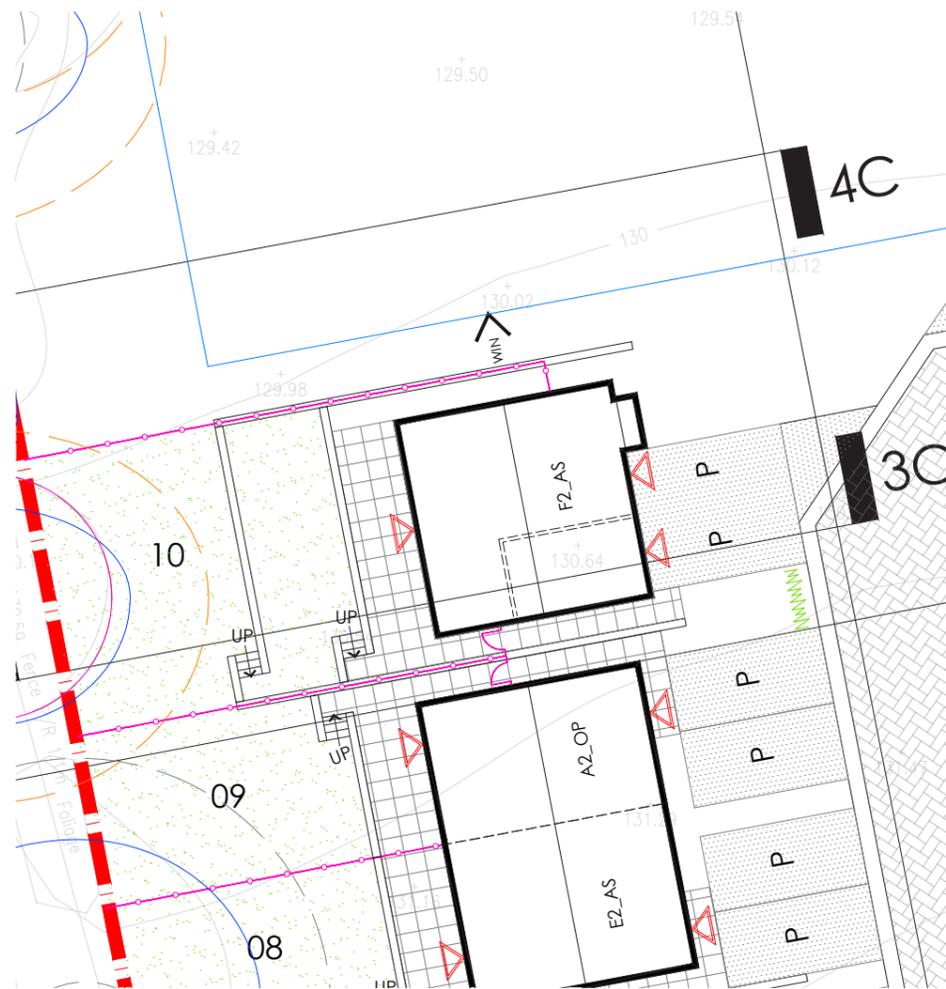
## Response A.3

Plot 10's location and orientation is the preferred placement for this dwelling as the plot is surrounded by constraints and the need for retaining walls to make it viable. The existing ground levels influenced the plotting of plots 2 to 10, as shown in the sections presented highlighting a stepped streetscape.

A positive outlook over the pos can still be achieved by retaining the same placement of the dwelling (plot 10) as currently shown on 1694-101\_rev i. by re-designing the kitchen, dining and sitting area. These updates will provide more natural sever lance to the public open space.



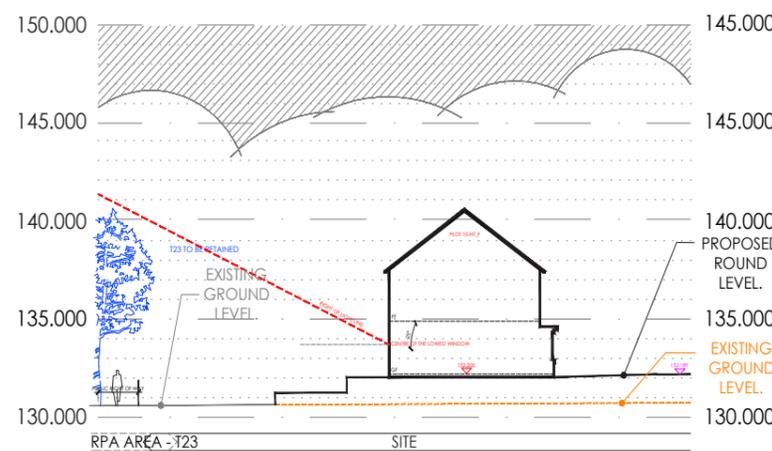
Refer to drw 1694-101\_rev-I\_Site Plan Lauout



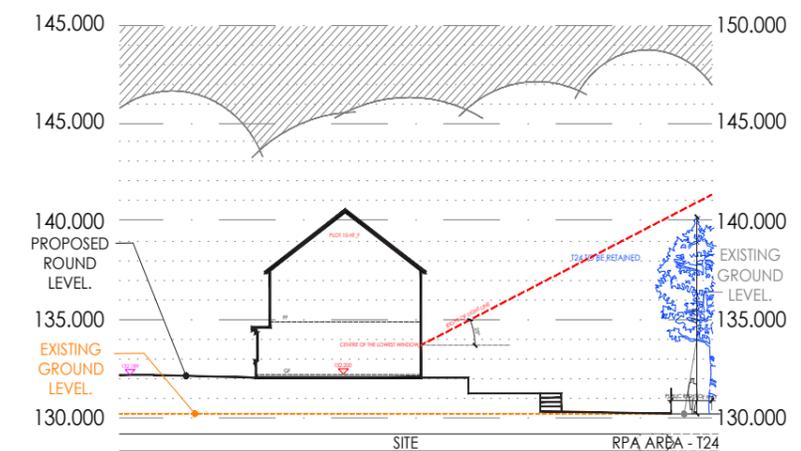
Refer to drw 1694-115\_rev-A\_section FF



Refer to drw 1694-115\_rev-A\_section 3C



Refer to drw 1694-115\_rev-A\_section 4C

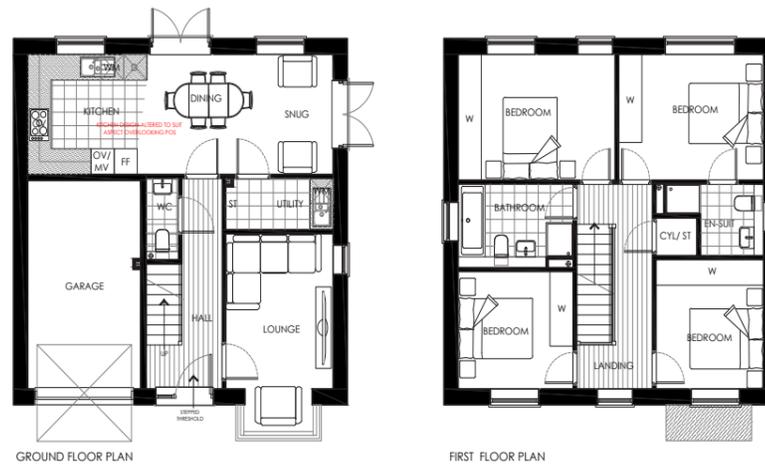
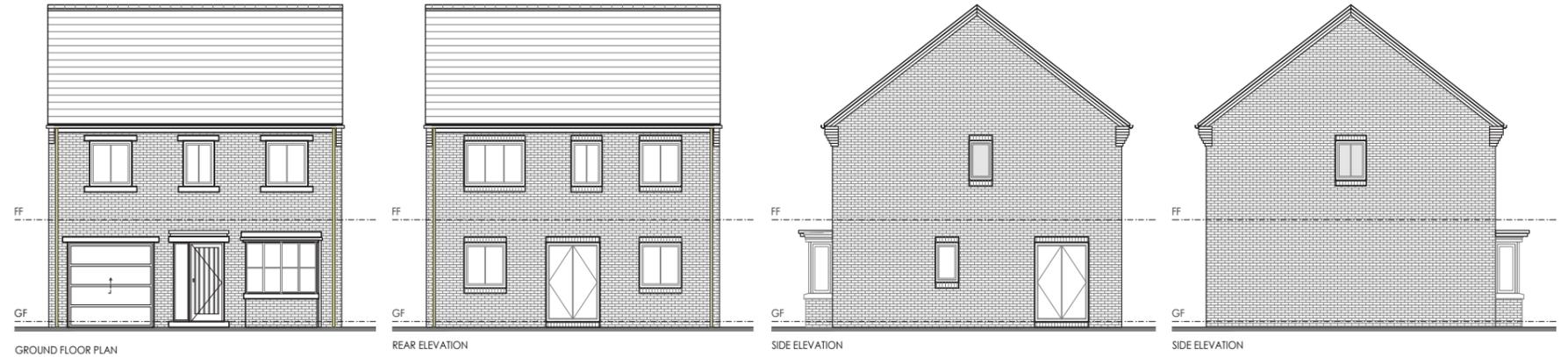


# CLIFFE LANE, GOMERSAL

## Conclusion

As previously mentioned the splits via the party walls has help with levels, mainly on the longer streetscape run. Refining the level across the site has also removed some garden retaining wall in rear gardens. However some may need to be reviewed on site during construction.

HOUSE TYPE F2 - BESPOKE 2 STOREY  
DETACHED\_4BED\_8PERSON = PLOT  
10



Refer to drw 1694-110\_rev-B\_House Type F

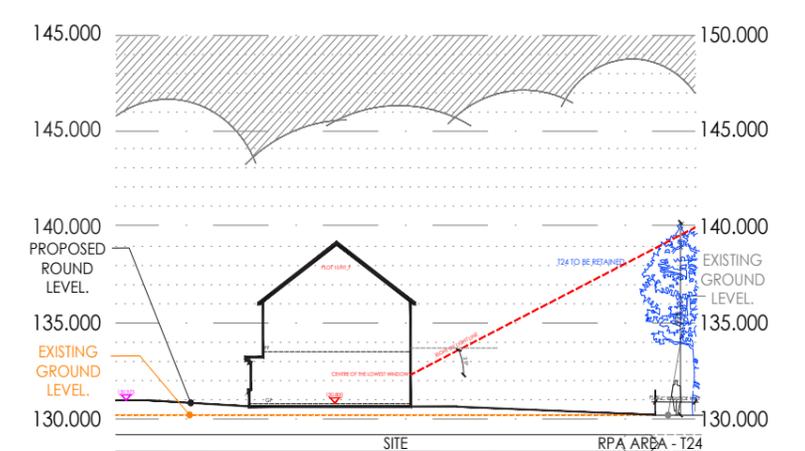
Refer to drw 1694-101\_rev-K\_Site Plan Layout



Refer to drw 1694-102\_rev-C\_section FF



Refer to drw 1694-115\_rev-B\_section 4C



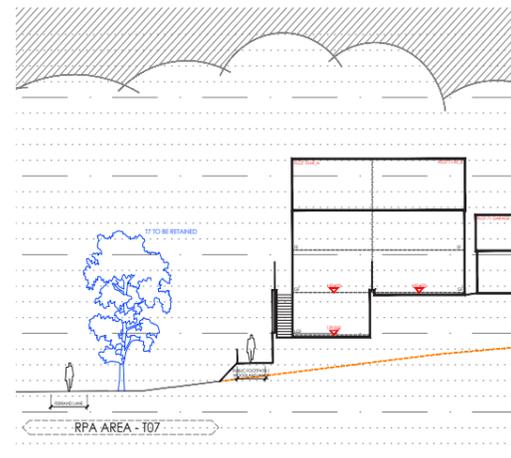
# CLIFFE LANE, GOMERSAL

## Response A.4

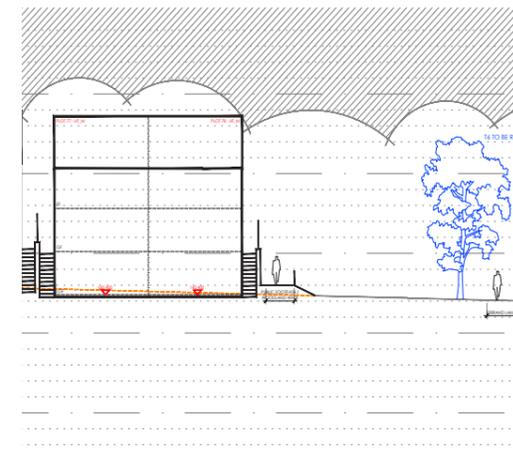
The result of rotating plots 69, 70, 78, 79 and 87 to overlook the pos / woodland walk alongside the northern boundary would result in losing units and would require a re-plotting for this area to achieved dwellings facing the public open space. Please note plots 69, 78, 79 and 87 are all split-level house types due to the topographic challenges of the site.

Running alongside plots 69, 70, 78, 79 and 87 northern curtilage is a major retaining wall carefully designed by Toppings Engineers, as show in section LL on drawing 1694-115\_rev A. The retaining wall has been designed in conjunction with the new drainage location / easement that runs adjacent to the retaining wall. Loroc Architects and Toppings Engineers have worked closely with Elliott Consultancy Ltd who are the arboricultural consultant on this site, to retain and protect the existing trees / rpa's on the northern site boundary. The plots stated above have additional gable windows to appropriate internal spaces.

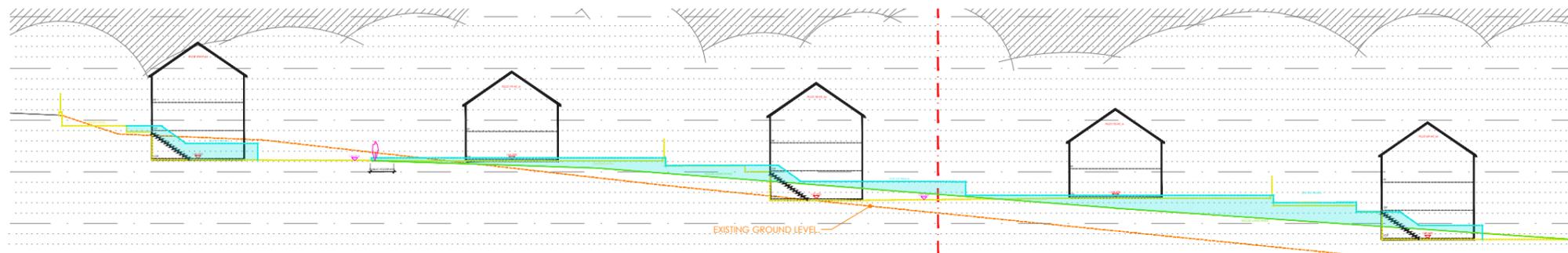
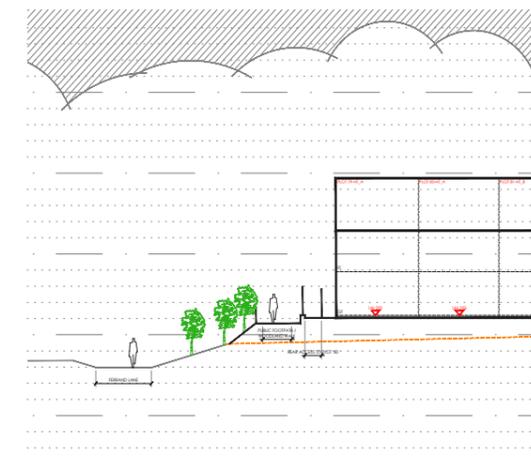
Refer to drw 1694-102\_rev-A\_Section BB



Refer to drw 1694-102\_rev-A\_Section CC



Refer to drw 1694-102\_rev-A\_Section DD



Refer to drw 1694-102\_rev-A\_Section LL

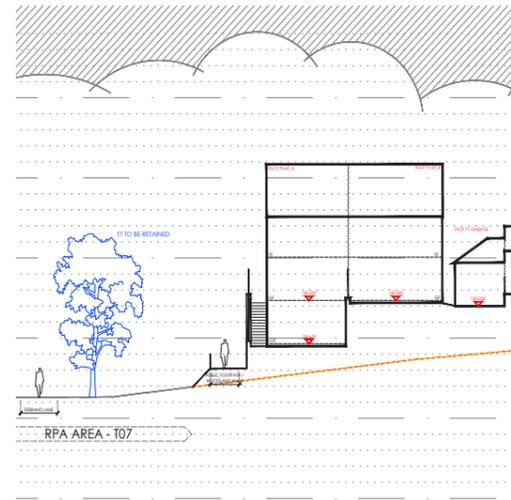


Refer to drw 1694-101\_rev-I\_Site Plan Layout

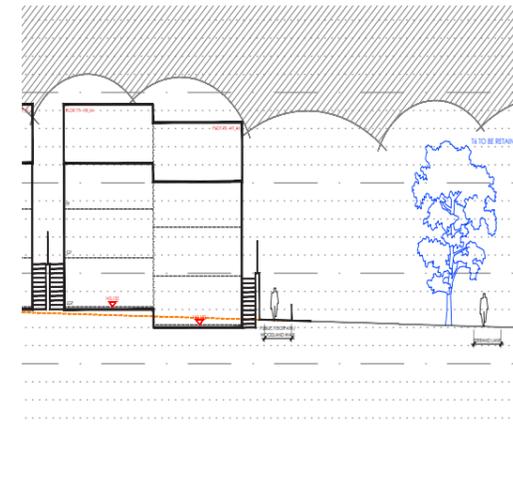
# CLIFFE LANE, GOMERSAL

## Conclusion

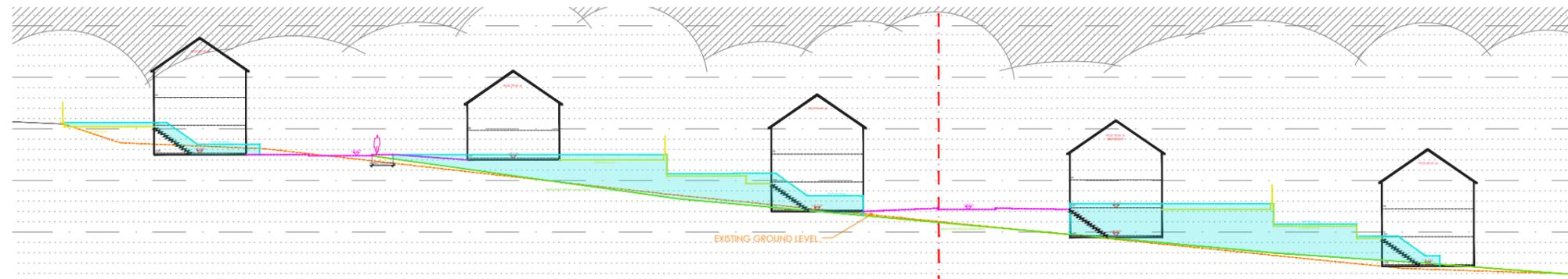
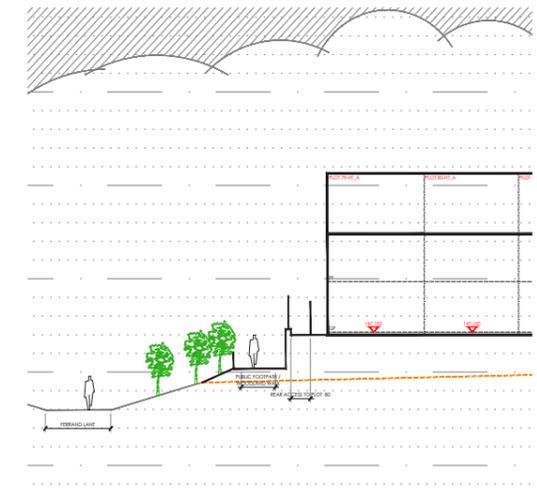
Refer to drw 1694-102\_rev-C\_Section BB



Refer to drw 1694-102\_rev-C\_Section CC



Refer to drw 1694-102\_rev-C\_Section DD



Refer to drw 1694-102\_rev-C\_Section LL



Refer to drw 1694-101\_rev-k\_Site Plan Layout

# CLIFFE LANE, GOMERSAL

## Response A.5

The current location of plots 64 is gabled fronted, overlooking the green space that accommodates the mature tpo oak tree (to be retained). This location doesn't impact or threaten the mature oak tree.

Loroc architects have explored options before finalising the current site plan layout show on 1694-101\_rev H. The alternative options shown, 'Past layout design A and B' result in fronting the front elevation to overlook the open space, however external works and hard landscaping compromises the rpa's. the tree canopy growth. Fronting the units also results in unit reduction of 1 no. unit.

The green space accommodating the oak tree is overlooked by the neighbouring properties of plots 42 to 46 and 23 to achieve a natural surveillance to the green open space.

Refer to drw 1694-101\_rev-I\_Site Plan Lauout



Past layout design A



Past layout design B



# CLIFFE LANE, GOMERSAL

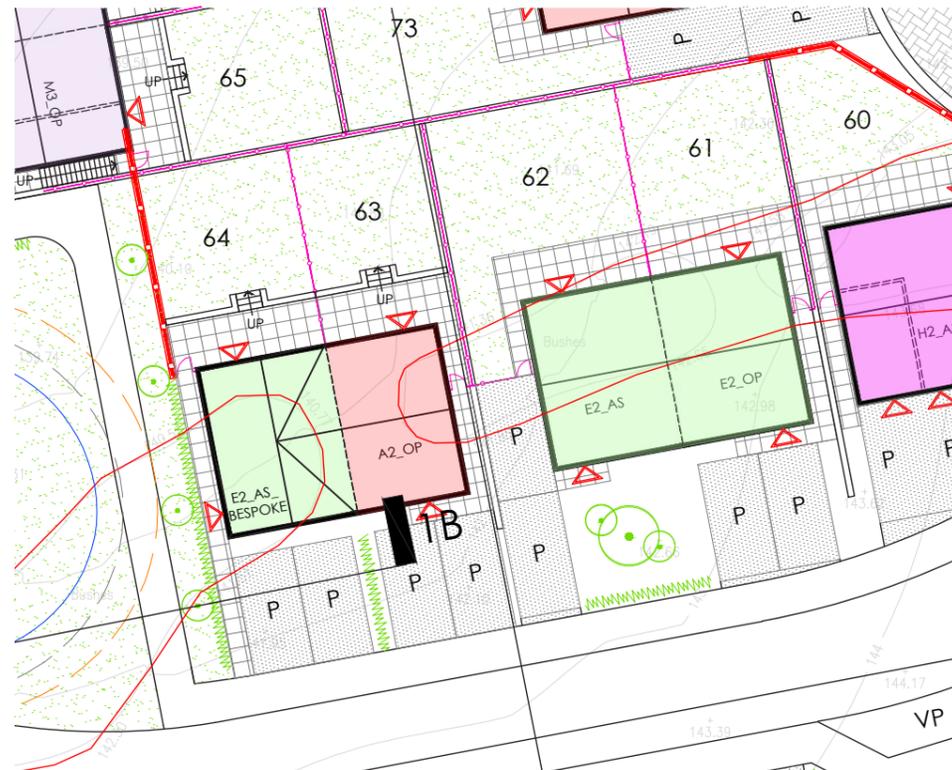
## Conclusion

Plot 64, house type E2 is now a bespoke house type and has been updated as a 'bookend' house type. The front elevation of the dwelling now overlooks the green space that accommodates the mature tpo oak tree (to be retained). This location doesn't impact or threaten the mature oak tree.

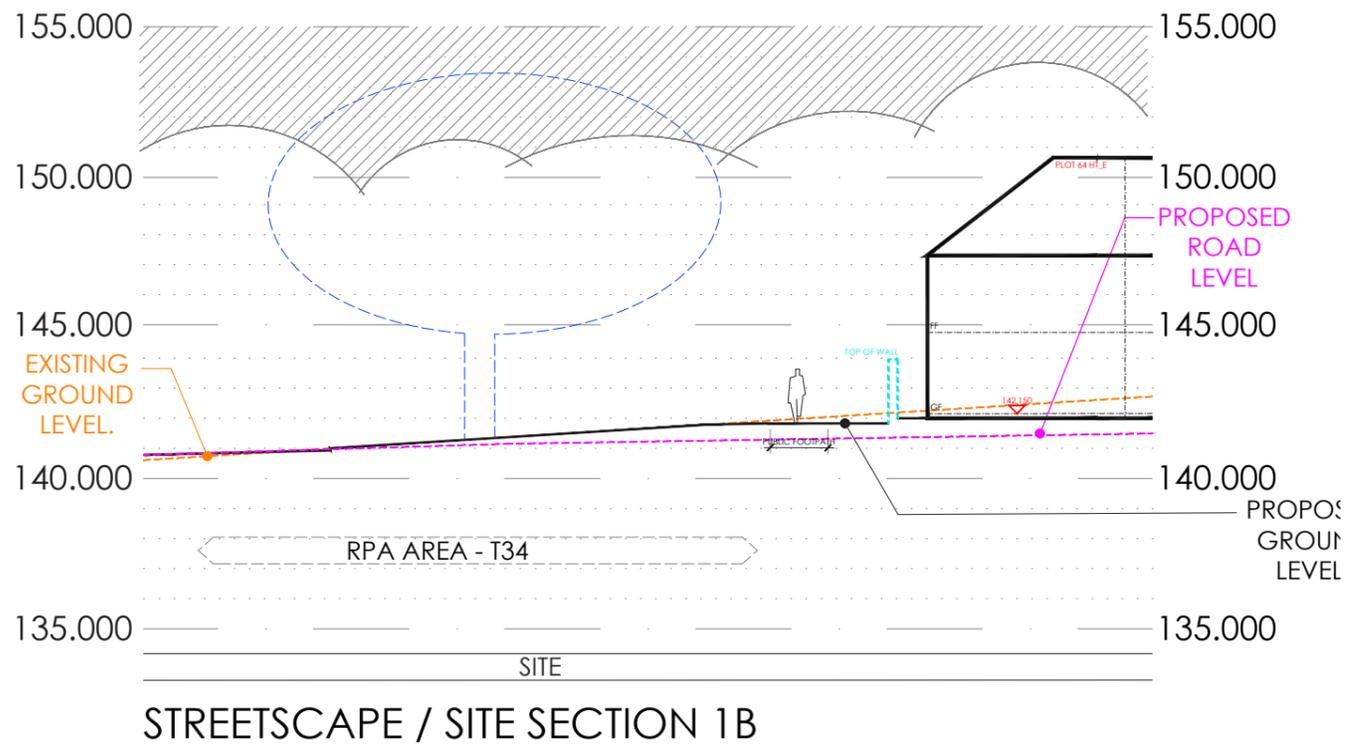
This plot is one of many that overlooks the POS area and provides natural surveillance to the green open space.



Refer to drw 1694-101\_rev-K\_Site Plan Lauout



Refer to drw 1694-115\_rev-B\_Site Plan Lauout

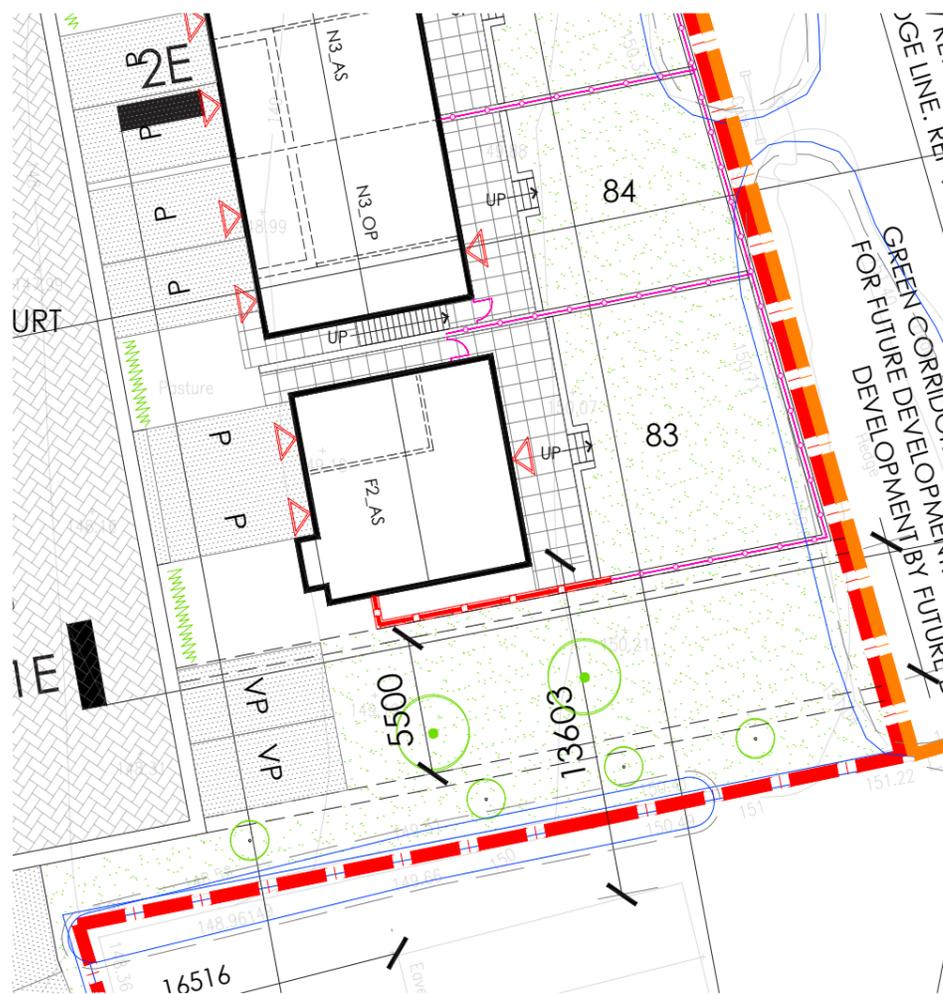


# CLIFFE LANE, GOMERSAL

## Planning Comments - B

It is also possible that the area south of plot 83 to allow access into the residual parcel of the housing allocation is also too narrow, however @Mark Berry will be evaluating this in his response. The proximity of a carriageway to plot 83's side boundary would appear to create a significant residential amenity issue, similarly, there appears to be limited space for a footway, should gradients indicate that a shared surface is not possible through to the residual parcel. The placement of visitor parking spaces at the junction point would also likely incur issues with resultant loss should the residual parcel come forward in the fullness of time, this is again, unacceptable.

Refer to drw 1694-101\_rev-I\_Site Plan Layout



## Response B

The site plan layout has made allowances for additional road infrastructure alongside plot 83 to access the additional land to the east. The allowance can accommodate all road types, such as; 5.5m estate road with a 2m footpath down one side, 5.5m mews court with 600mm margins or a 5.5m private drive. The latter being the preferred option as the addition land with only house 5no. units.

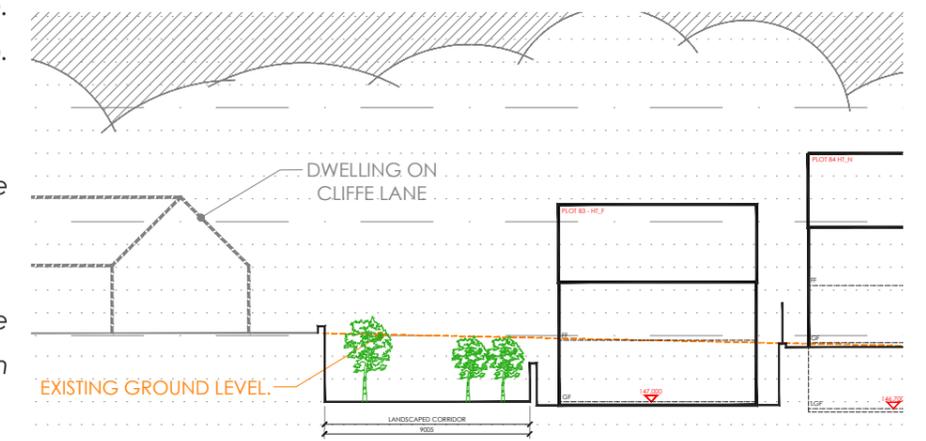
Please note the client has no legal obligation to provide road infrastructure from the proposed site layout to the land to the east.

The cost attached to the works to implement the connecting road would be at a high cost, due to the civil and structural engineering involved to deal with the ground levels.

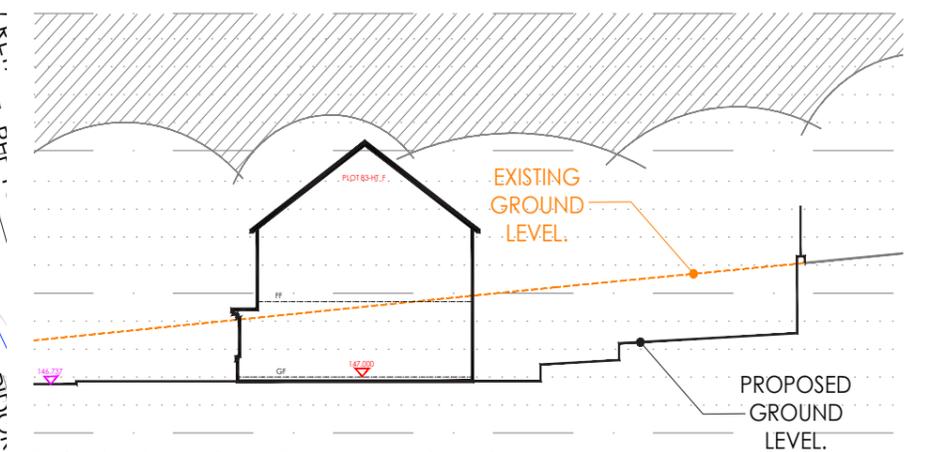
Drw Overlay



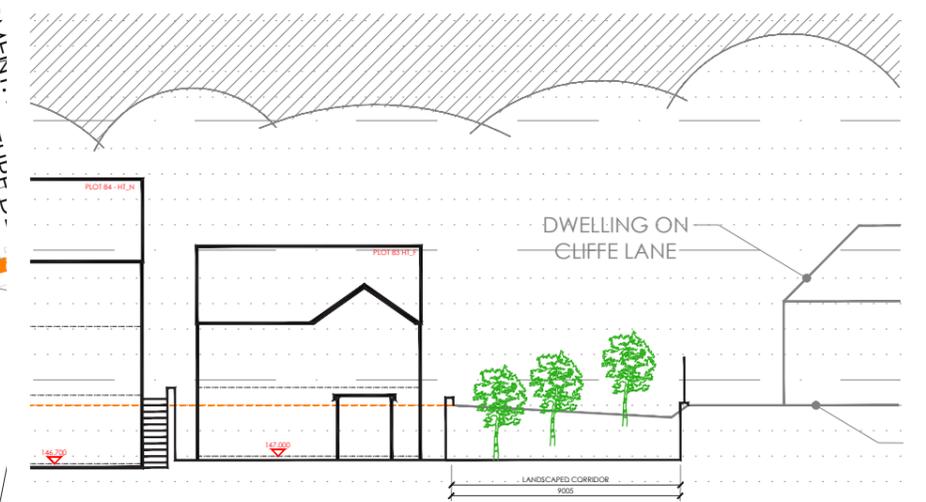
Refer to drw 1694-102\_rev-B\_section EE



Refer to drw 1694-115\_rev-A\_section E1



Refer to drw 1694-115\_rev-A\_section E2



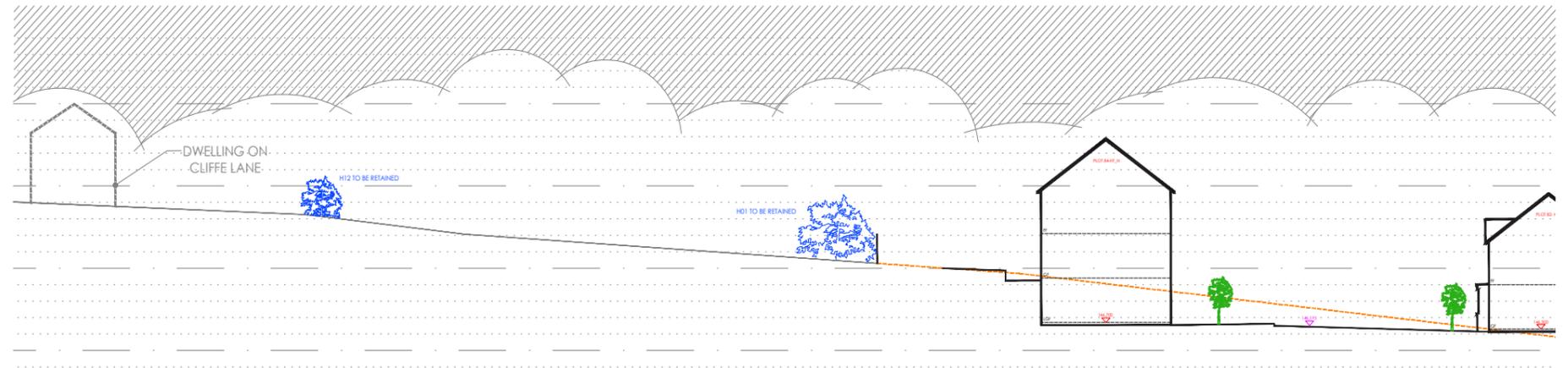
# CLIFFE LANE, GOMERSAL

## Response B.1

As stated earlier in this document the costing attached to the works to implement the connecting road via the proposed site would be at a high cost and possibly creating more site complications with retaining structures. The proposed connecting road would be a private drive serving 5 no units as shown.

If a developer did wish to develop the land highlighted in orange the preferred vehicle access would be via Ferrand Lane, as shown in layout B (shown with a red arrow). The site highlighted in orange is surrounded by constraints. The design is limited to 5 no. units due to the site area, separation distances to other dwellings and rpa's of the existing trees and hedges (shown in green). Option B has less impact on the rpa's of the existing trees.

Refer to drw 1694-115\_rev-A\_section JJ



Optional access point to site via Ferrand Ln



Indicative layout option A



Indicative layout option B



Ferrand Ln junction via Latham Ln



## Planning Comments - C

*In terms of boundary treatments, it appears a close-boarded fence is to be erected across the entire western and northern perimeter. Is this practical/feasible given the hedge rows which feature across these areas? Similarly, the northern perimeter opens onto open space, therefore, is a boundary treatment necessary here at all? Is fencing across the entire western perimeter necessary if the hedgerow is sufficiently high and able to protect the existing agricultural use?*

## Response C

*Please refer to drawing information:  
1694-120D*

## Planning Comments - D

*The section plans are helpful – though I haven't had time to fully scrutinise them yet. However they do not cover all level changes. It is appreciated that sections are time consuming to produce, so it would be helpful to have a layout plan provided which sets out the location of all retaining walls (as already provided) but which is annotated with their heights. This is to understand potential residential amenity issues relating to overbearance.*

## Response D

*Please refer to drawing information:  
1694-102C – Site Sections  
1694-115B – Focused Site Section  
1694-010 survey analysis, pg. 13 - highlighting the existing site falls / levels across the site.*

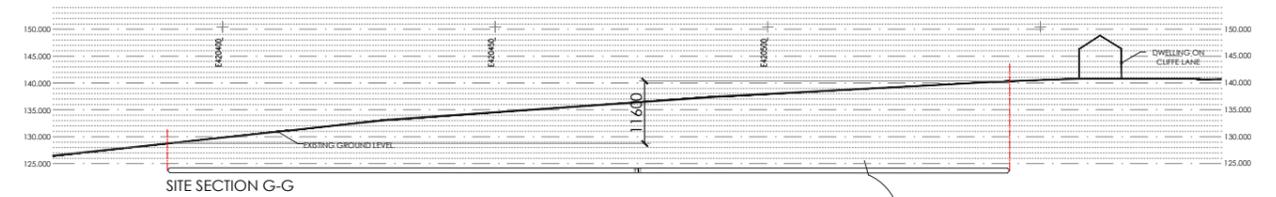
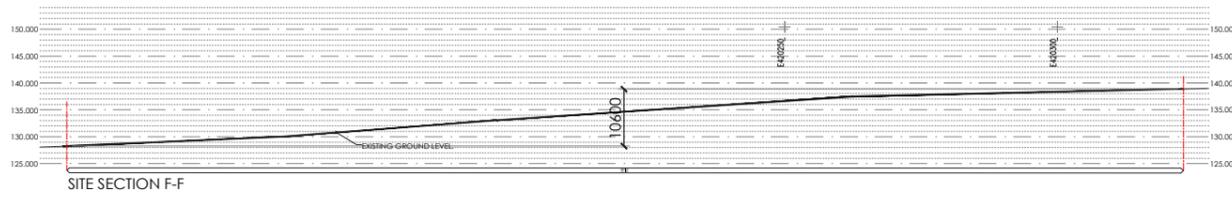
## Planning Comments - E

*Can an internal space standard schedule be provided please?*

## Response E

*Please refer to house type schedule of accommodation information.*

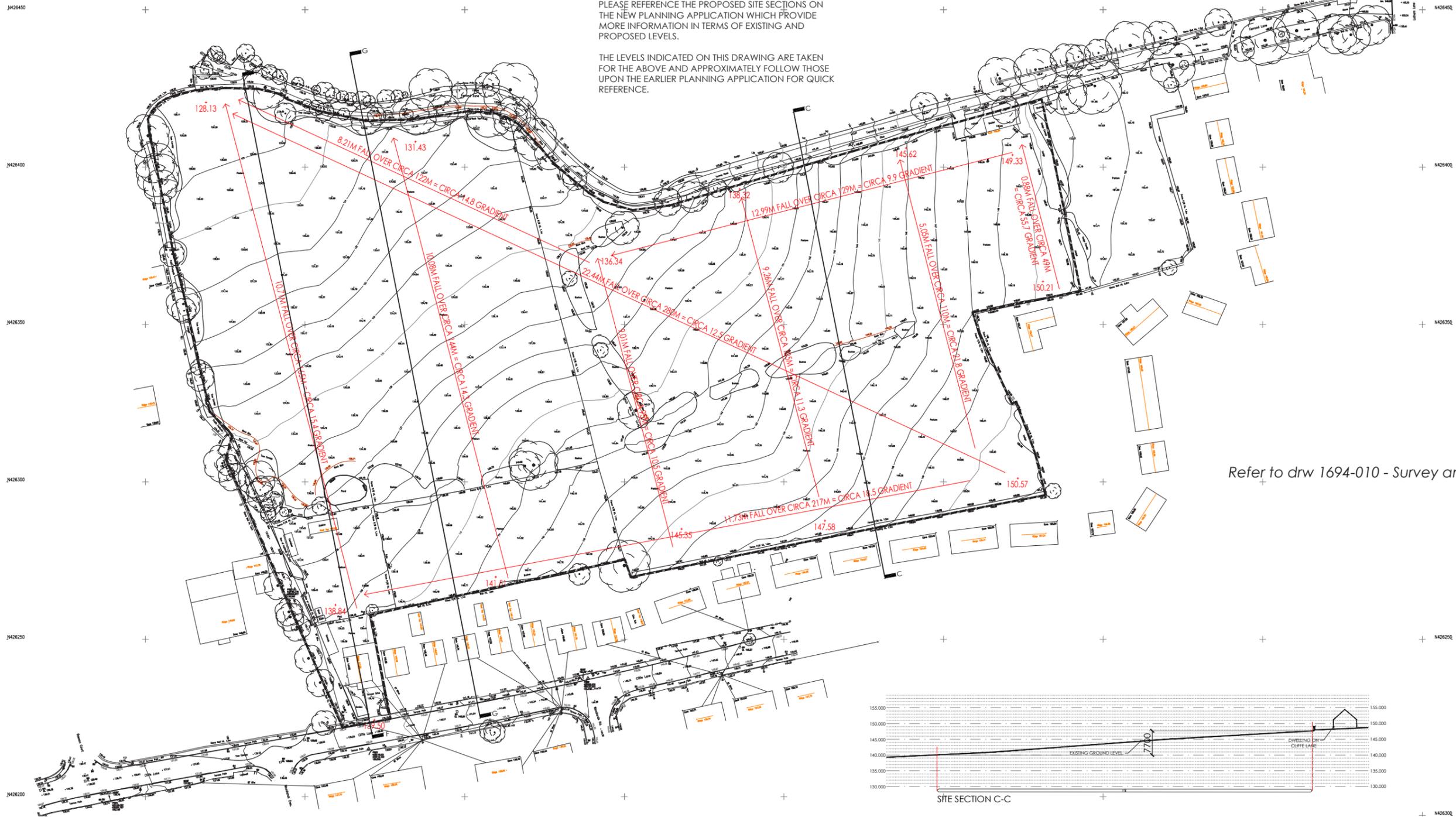
# CLIFFE LANE, GOMERSAL



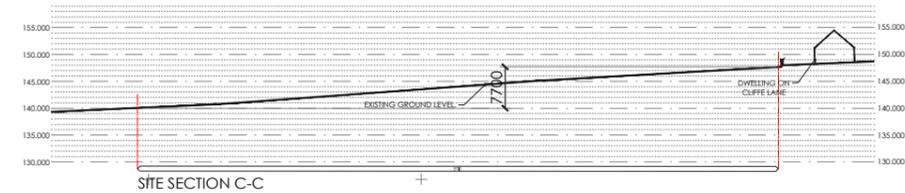
**NOTE**

PLEASE REFERENCE THE PROPOSED SITE SECTIONS ON THE NEW PLANNING APPLICATION WHICH PROVIDE MORE INFORMATION IN TERMS OF EXISTING AND PROPOSED LEVELS.

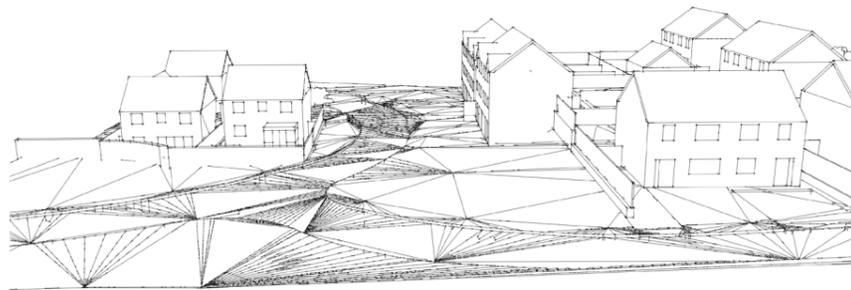
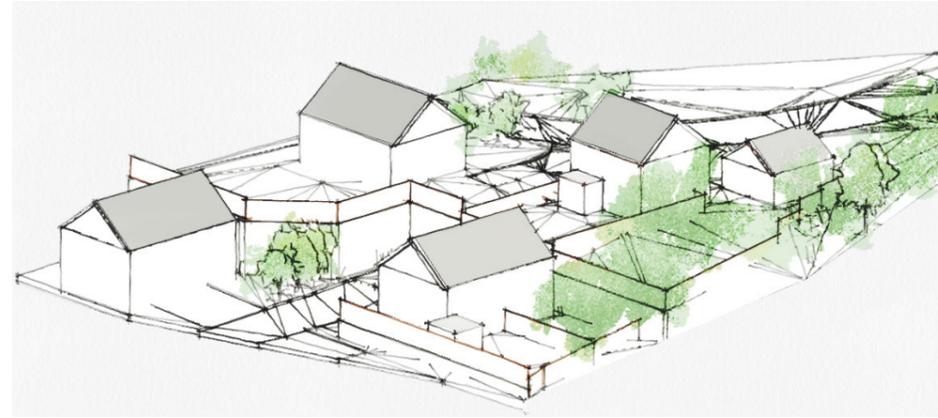
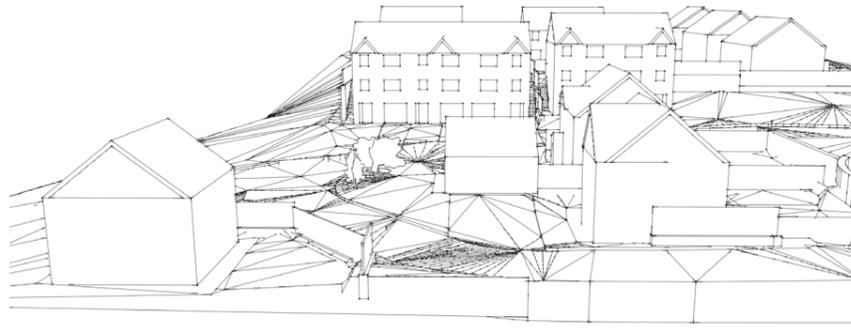
THE LEVELS INDICATED ON THIS DRAWING ARE TAKEN FOR THE ABOVE AND APPROXIMATELY FOLLOW THOSE UPON THE EARLIER PLANNING APPLICATION FOR QUICK REFERENCE.



Refer to drw 1694-010 - Survey analysis



# CLIFFE LANE, GOMERSAL



3D Massing highlighted the site levels





# CLIFFE LANE, GOMERSAL

## Response F.1

Surrounding Area / Properties – The site has general housing to the South and South-East boundary, with housing in larger plots to the West and East boundaries (please reference the aerial drawing). A mix of houses ranging from bungalows, semis and detached most privately owned (not ex-council houses and housing association) can be observed. They are built in a full spectrum of materials i.e., red and buff brick, stone, render, with stone and blue slate roofs, concrete tiles, pantiles, timber, UPVC, aluminium windows, etc.). They appear to be no definitive building material or style is present in this area of Gomersal, some examples are below.



### Material Key

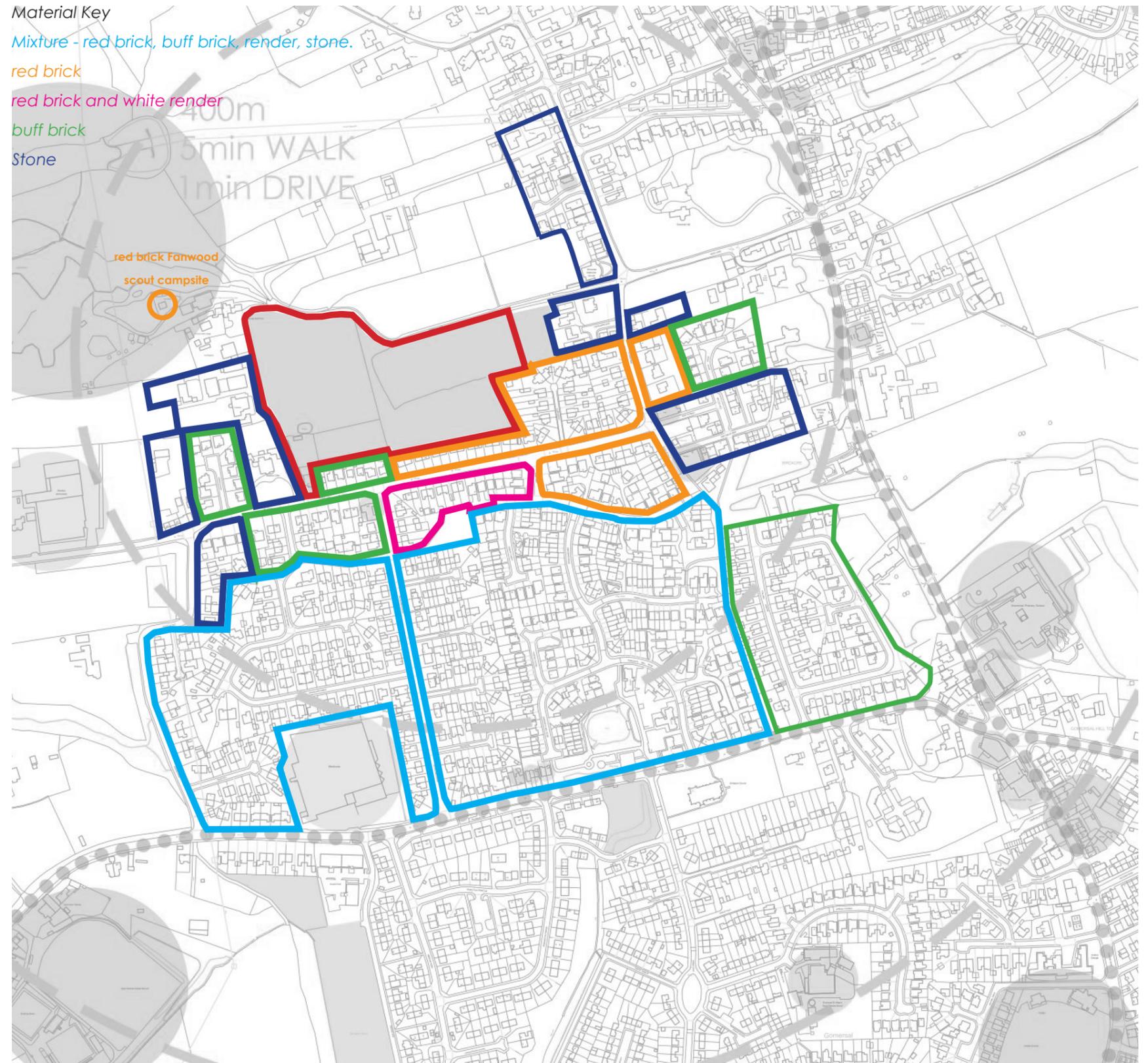
Mixture - red brick, buff brick, render, stone.

red brick

red brick and white render

buff brick

Stone



# CLIFFE LANE, GOMERSAL



# CLIFFE LANE, GOMERSAL

## Planning Comments G

One final thing, there does appear to be an issue with 21m distances provided between the main rear elevations of plots 46 and 47 which does not account for rear extensions to some existing properties on Cliffe Lane. It might be that plot switches (i.e. plots 48 and 49 for 47 and 48) as well as parking layout revisions to bring the building line forward could go some way to addressing this as you're currently 3m short.

## Response G

The current site plan layout complies with the separation distances, of 21m provided between main to main and 12m main to side elevations. Please note some of the existing dwellings on Cliffe Lane that consist of single-storey bungalows have newer built additions (conservatory's) to the rear elevation. As quoted from the separation distances and amenity SPD document. Conservatory's are not classed a primary elevation and falls under a new addition to the building.

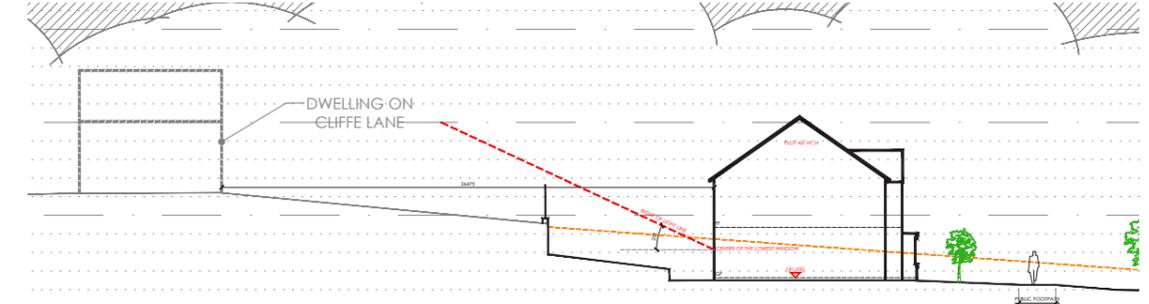
A separation distance of 21 metres will be expected at first floor level etc... a single storey extension of 3 metres to each opposing property is feasible which would retain 15 metres between ground floors as extended, i.e.

With the plotting of plots 43 to 53, we are achieving a separation distance of 21m and greater from proposed main elevations to main existing elevations to dwellings located on Cliffe Lane. **A generous landscape buffer is provided within the design behind plots 43 to 53 to allow planted landscaped screening on the southern boundary. The landscape buffer is access via the stairs provided at the end of the private drive.**

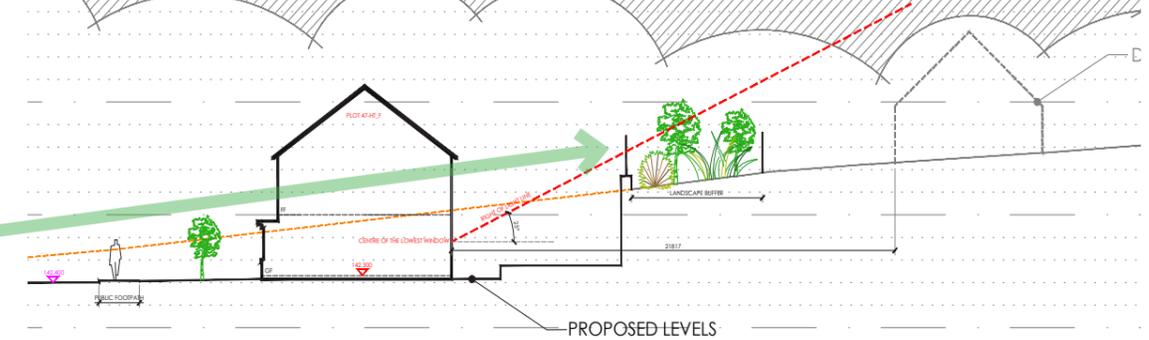
Refer to drw 1694-101\_rev-I\_Site Plan Layout



Refer to drw 1694-102\_rev-B\_section AA



Refer to drw 1694-102\_rev-B\_section BB



Refer to drw 1694-102\_rev-B\_section CC

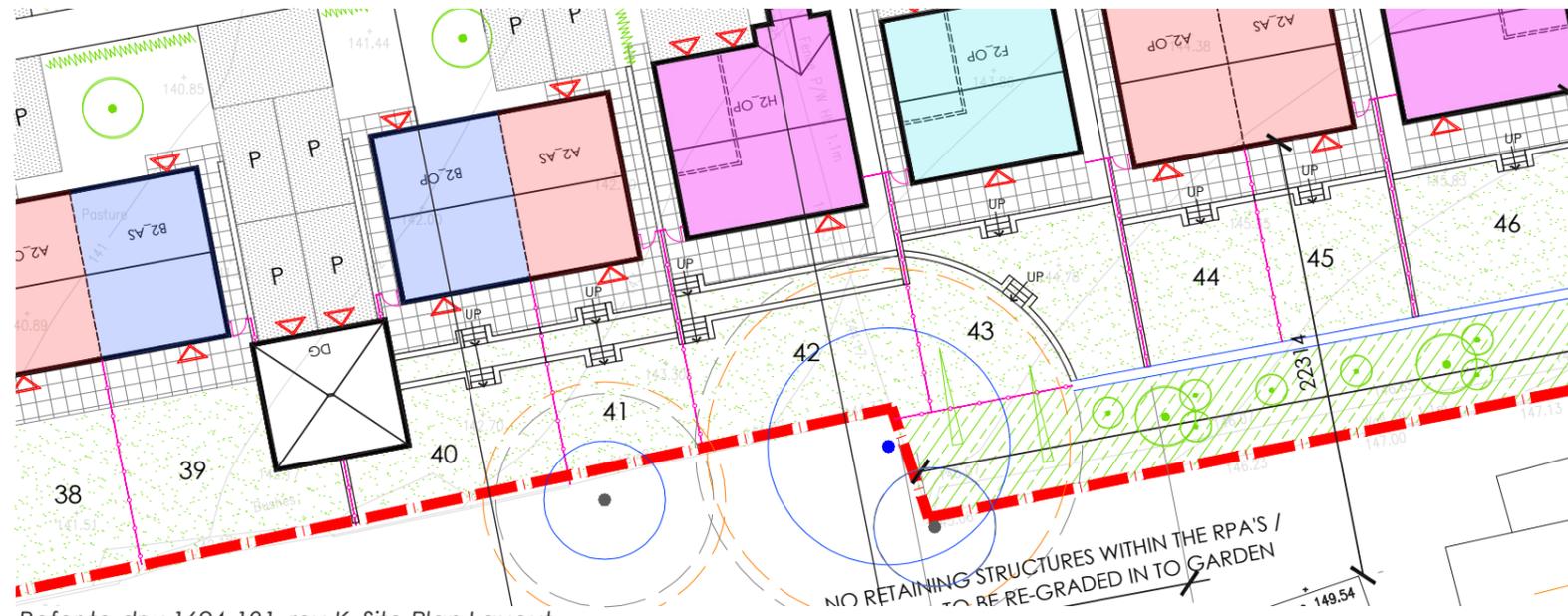


# CLIFFE LANE, GOMERSAL

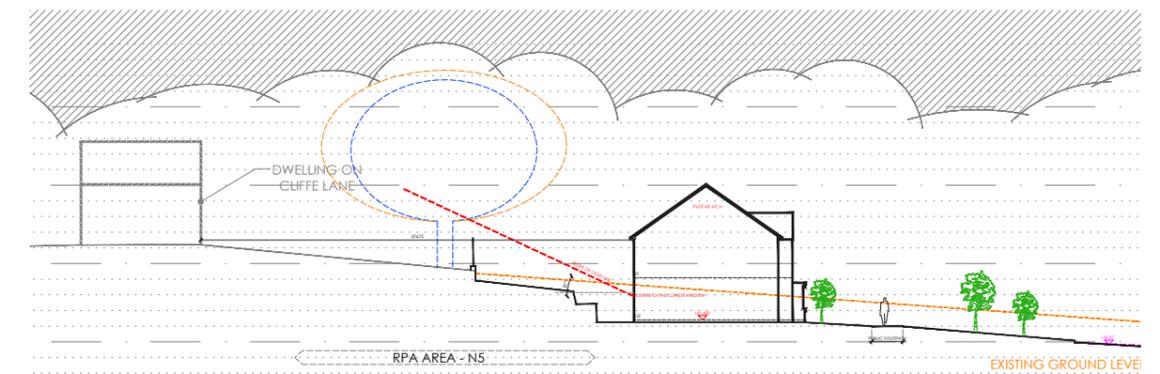
## Conclusion

With the plotting of plots 43 to 53, we are achieving a separation distance of 21m and greater from proposed main elevations to main existing elevations to dwellings located on Cliffe Lane. **A generous landscape buffer is provided within the design behind plots 43 to 53 to allow planted landscaped screening on the southern boundary. The landscape buffer is access via the stairs provided at the end of the private drive.**

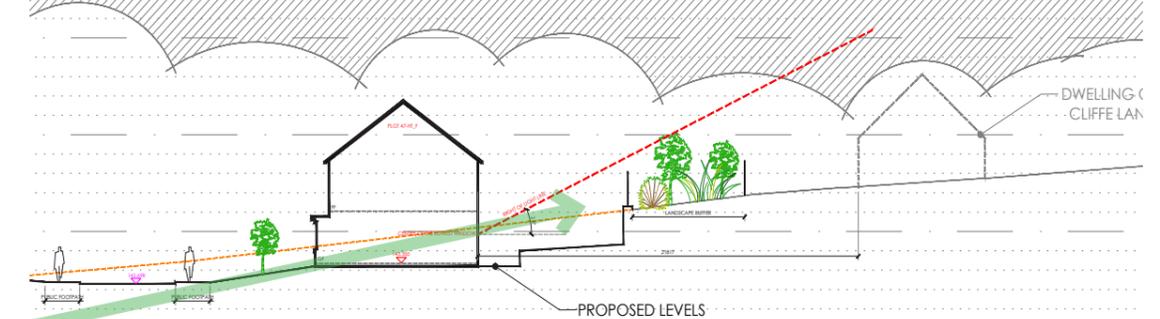
Working with the structural engineers and the ecologist it was concluded, additional rear garden wall were to be introduced to plots 40 to 43 to avoid the impact of the root protection areas of the tree sat just outside the sites boundary.



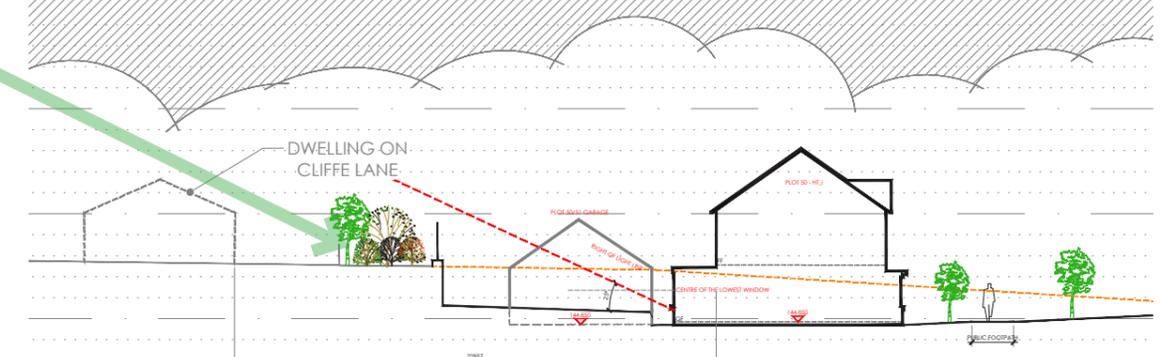
Refer to drw 1694-102\_rev-C\_section AA



Refer to drw 1694-102\_rev-C\_section BB



Refer to drw 1694-102\_rev-C\_section CC



# CLIFFE LANE, GOMERSAL

## Response G.1

### Current landscaping design and designs moving forward

#### LANDSCAPE KEY

##### SOFT LANDSCAPE

Refer to Landscape Strategy Plan 0067-PWP-MP-PL-DR-L-1002 for further details

- Existing trees and vegetation to be retained. Refer to architectural drawing for details.
- Existing trees and vegetation to be removed. Refer to architectural drawing for details.
- Proposed Primary Street Trees  
Extra Heavy Standard Girth 14-16cm  
Height 425-600cm
- Proposed Secondary Street Trees  
Heavy Standard Girth 12-14cm  
Height 350-425cm
- Proposed Trees in Soft Landscaping  
Selected Standard Girth 10-12cm  
Height 300-350cm
- Proposed evergreen flowering hedge  
To provide a strong green frontage to houses that face onto the main spine road. Maintained to a maximum height of 1.2m.
- Proposed medium height evergreen hedge  
To provide defined frontages to houses that face onto secondary road and cul de sacs. Maintained to a maximum height of 1.2m.
- Proposed low height evergreen hedge  
To provide defined frontages to houses that face onto secondary road and cul de sacs. Maintained to a maximum height of 1.2m.
- Proposed mixed native hedgerow and infill planting
- Proposed flowering lawn to verges
- Proposed light standard tree planting (6-8m girth)
- Proposed feathered native tree planting (150-175cm tall)
- Proposed native buffer planting mix
- Proposed ornamental planting mix
- Proposed native bulb mix
- Proposed front garden lawn to be turfed
- Proposed rear garden lawn to be turfed
- Proposed meadow seeding. Subject to a reduced mowing regime

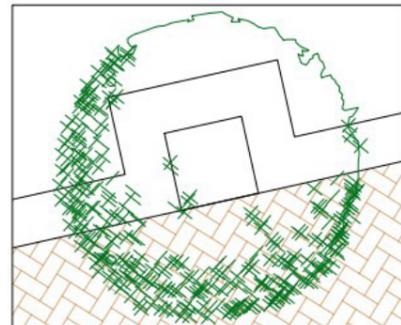
##### HARD LANDSCAPE & BOUNDARIES

Refer to architects drawings for further details

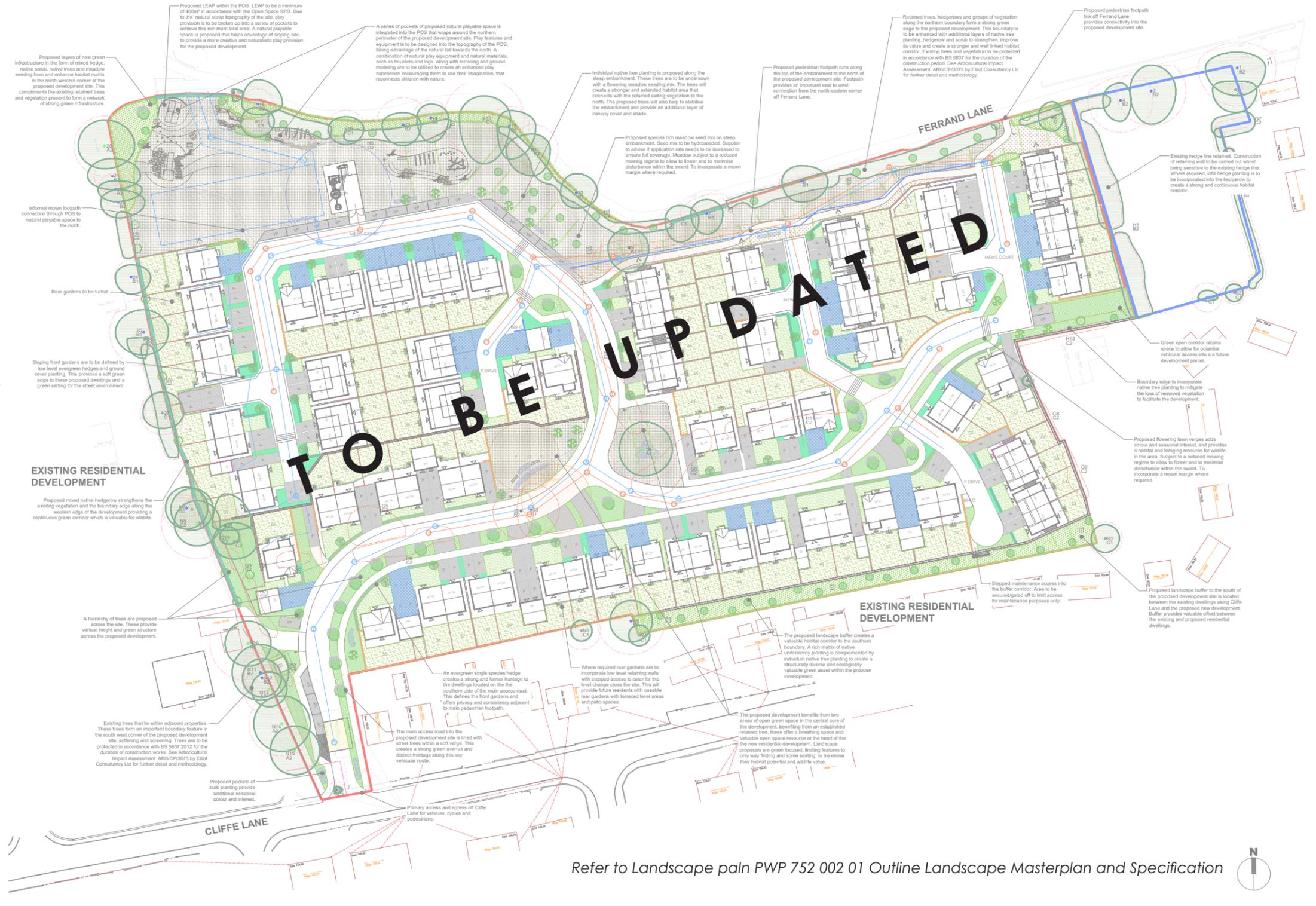
- High quality feature concrete paving to community streets
- High quality concrete flag paving dwelling garden paths and rear garden paths
- Asphalt surfacing to front driveways and parking spaces
- Permeable asphalt surfacing to front driveways and parking spaces
- Mown paths
- Mown paths in meadow seeded areas
- Existing boundary fence to the south to be retained. To be made good where required.
- Proposed boundary fence to rear gardens (Timber garden fence to 1800mm high close boarded fence. To architect's details)
- Proposed walls to rear gardens (1800mm high with feature pillars and close boarded infill panels. To architect's details)
- Proposed high level retaining walls (heights vary, refer to engineers drawing for further detail. Design & specification to Engineer's details)
- Proposed low level retaining walls (heights vary, refer to engineers drawing for further detail. Design & specification to Engineer's details)
- Proposed steps to terraced rear gardens. Design & specification to Engineer's details
- Proposed Drainage - Foul (Design & specification to Engineer's details)
- Proposed Drainage - Surface Water (Design & specification to Engineer's details)
- Proposed Drainage Easement (in easement to be observed. Detail to Engineer's details)

##### FEATURES, PLAY & FURNITURE

- Proposed timber benches  
Rustic chunky pressure treated timber benches with back rests in various sizes
- Proposed timber picnic benches  
Rustic chunky pressure treated timber picnic benches
- Bug Hotel  
Created from timber pallets and a range of other materials from site
- Hibernacula  
Natural materials from site clearance used to create piles of branches and small rocks within the retained vegetation to the perimeter of the site.
- Natural play features  
Naturally derived materials such as logs & boulders utilised within the LEAP to enhance the play experience
- Naturalistic play features  
Natural items of play equipment to create an enhance and varied play space with high play value. To include swings, sleeping logs, balance beams, slides and climbing opportunities. Safety surfacing to be included in accordance with safety standards and regulations. Design, layout and specification to be defined and developed.
- Signage/wayfinding features  
Information signs, timber bollards, posts and finger posts located at key locations across the site to identify key routes and features



HARD MARGIN BUILT OUT AROUND TREE PIT FOR TREES INSTALLED WITHIN SHARED SURFACE AREAS, AS SHOWN ABOVE. SEE LANDSCAPE DESIGN FOR FURTHER DETAILS



Refer to Landscape plan PWP 752 002 01 Outline Landscape Masterplan and Specification



## Planning Comments H

14 visitor parking spaces are proposed in a row. This is poor and unattractive design. These should be spread through the site.

## Response H

The 87no. unit site currently accommodates 21 no. visitor parking spaces which work out at 1 visitor parking to 4 units.

The constrains of this site limits the design of the layout, whilst factoring in the amount of engineering working to combat the site levels and avoiding tpo trees that are being retained. The site layout is limited to the locations of where the visitor parking bays can go.

Suggestion moving forward is to brake up the visitor parking by reducing bays and replacing them with additional landscaping / street trees . highlighted in green, this still achieves a 1:4.8 ratio, with 18no. visitor bays.





**LOROC**  
A R C H I T E C T S

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