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Proposed Residential Development

Roslyn Avenue, Netherton, Huddersfield

Design Statement v1.5

Introduction

This design statement is submitted as part of a planning application, made on behalf of the applicant, KCS Developments.

The application site is a vacant site located off Roslyn Avenue, Netherton.

The brief was to provide a scheme in line with the aspirations of twenty first century living and to respect the site location and its existing context. Proposals were sought to incorporate dwellings with varying accommodation and mix of tenures within an attractive landscape setting.

The designs have been informed by knowledge of the locality, a character study of adjacent properties and with reference to the specific planning policies to ensure the overall development is of high quality and contributes significantly to improving the local area.



Photo - The existing site

Site Location



Site Context

The site is located on the north western edge of Netherton, a small village 2 miles south west of Huddersfield centre. Roslyn Avenue provides access to the eastern boundary of the site with agricultural land to the west and Dean Wood to the north of the site. The site is surrounded to the east and south by residential development.

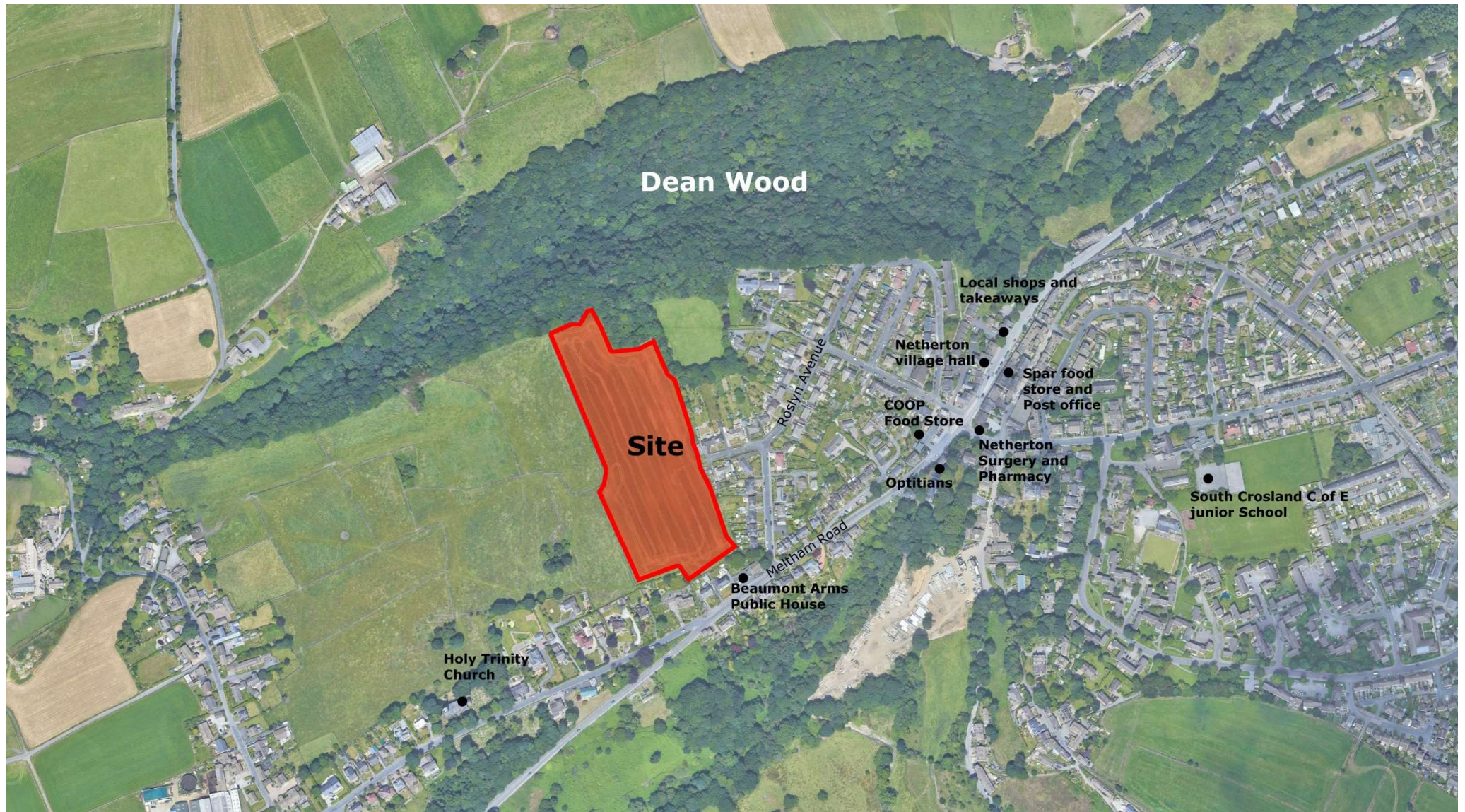
The site is located approximately 500m from the village Centre and can be easily accessed on foot via Meltham Road. The site is well served by local transport with bus routes along Meltham/ Huddersfield Road to Huddersfield Centre providing connections to the wider area.

The area is close to local amenities that include shops, public houses, recreation space and schools.

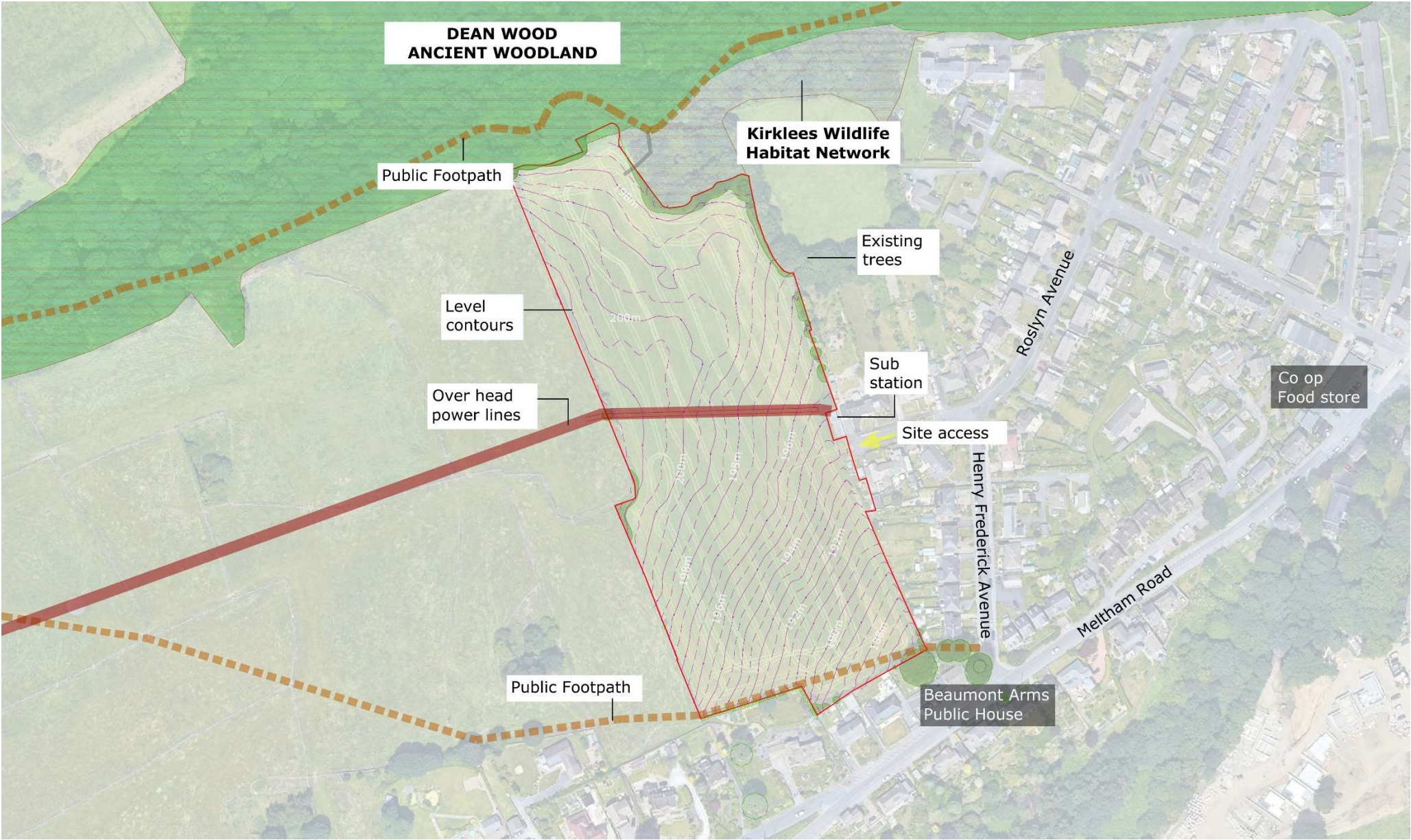


Photo – Netherton Co op, Food Store, Meltham Road

Immediate Area



Site Analysis



Site Photos



Site Photos



Footpath link to Henry Fredrick Avenue



East Boundary



South boundary

Character Assessment

Within the local area there is a mixture of traditional dwellings, post-war semi-detached housing, as well as pockets of newer infill housing developments.

Traditional plots around the site are in the main two storeys, orientated to the main road arranged in a semi-detached form with front gardens and private amenity space to the rear.

Many of the older dwellings feature chimneys and occasional dwellings have ground floor porches or bay windows creating features to the elevations.

There is a mixture of differing window styles prominent in the area with highlighted windows heads and cills.



Traditional dwellings on Henry Fredrick Avenue



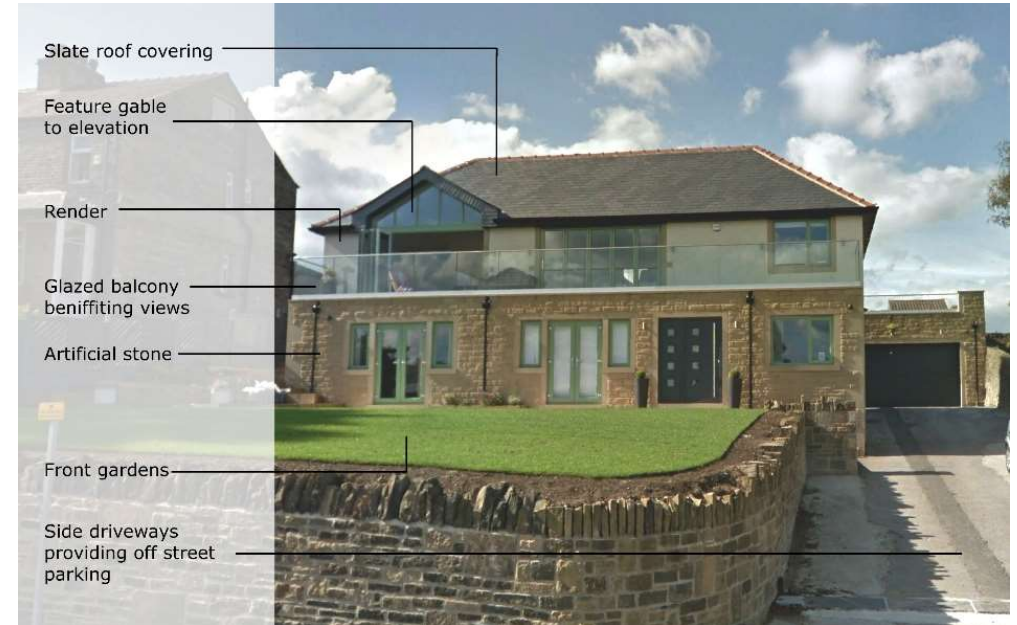
Dwellings on Roslyn Avenue

Character Assessment

More recent housing is set in a traditional regular sized plot benefiting from gardens to the rear and front.

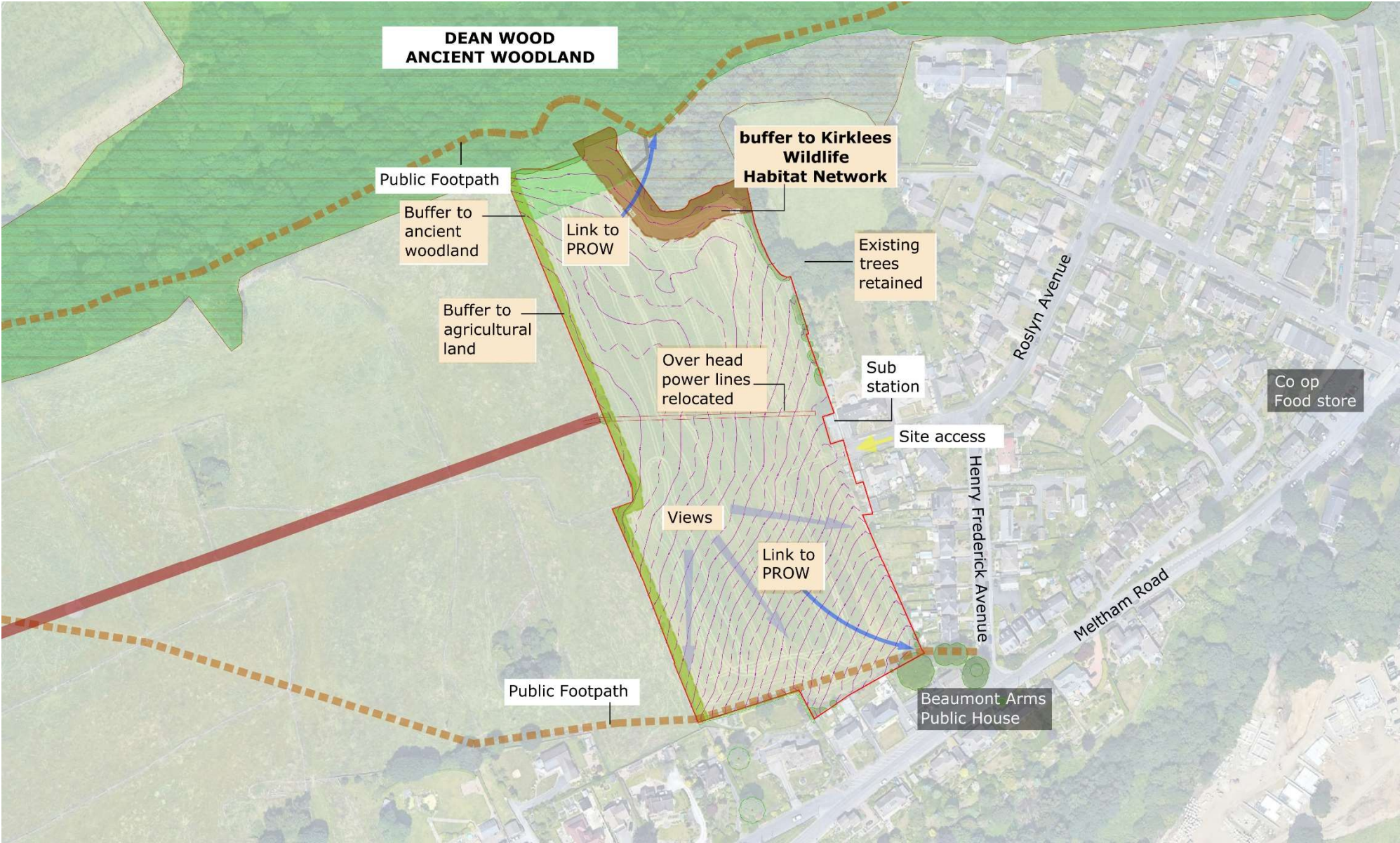
The front gardens allow for a buffer zone to the street frontage and in most cases, allow for parking.

New dwellings echo the materials used in the traditional housing with the introduction of artificial stone and render in places to create character and interest.



Newly refurbished dwelling on Meltham Road

Site Evaluation



Site Proposal

The site presents a good opportunity to create a desirable place for family living. The overall concept is to deliver a quality residential development that maximises the site and integrates the proposal with the surrounding area.

Whilst detailed design consent is not sought at this stage, the access and layout of the scheme forms part of this application.

The approach of the scheme has been based on an analysis of the character of residential development in the immediate vicinity, planning guidance, pre application consultation together with market advice on the likely most appropriate housing types to meet local housing requirements.



Image – indicative street scene

Design Development

The scheme design has evolved through consultation within the design team and feedback that was received during the pre-application process.

A detailed assessment of the existing trees has been undertaken and the layout has been adapted to reflect the location and position of the existing landscaping that should be retained as part of the redevelopment.

The development has been altered to maintain buffer areas to the ancient woodland, Kirklees Wildlife Habitat Network as well as the creation of a buffer to the adjacent agricultural land to the west of the site.

Highway design and requirements have been updated to meet the latest design guidance and alterations to the layout have been incorporated to meet the advice.

The submitted layout has been designed with consideration to Kirklees Supplementary Planning Documents to provide a high standard of design that complies with the guidance.

The SPD documents include the affordable housing and housing mix, open space and highways design guide. The scheme has also been designed with consideration of the housebuilders design guide to meet the aspirations of the development and ensure a high-quality setting for residential living.



Early sketch scheme Site Plan - NTS

Design Development



1 Pre application scheme

The layout has been designed to reflect initial feed back from the design team with general reference to market advice, highway and topographical constraints.



2 Design Development

The layout has adapted to reflect pre application discussions with the introduction of housing facing the ancient woodland, housing mix updated and introduction of buffer zones.



3 Design Development

Updates to the scheme to reflect the SPD guidance, with amendments to the dwelling types and level information to reflect design teams comments.

Site Layout

To allow integration of the new development, a detailed analysis of the local area has been undertaken including the layout and form of local housing and communities. The layout of any scheme is always affected by site specific geometry and boundaries. The proposed layout reacts to these issues with a sense of place created through design to enhance the proposed scheme with an emphasis of designing in context and the local environs. This is intended to help the new development mesh with the existing surrounding housing developments.

The form of the proposal creates character as well as being functional. The layout allows for vehicle movement while basing its primary function on pedestrian movement. The layout encourages ease of access and parking areas as well as a main arterial route for the main services.

Within the design there is a hierarchy of routes, the main access forming a primary route into the development, a secondary route allowing access to the development leading to a lower tier of informal access to small clusters of dwellings. The geometry and design reflect this hierarchy which helps create character within the development.

Crime prevention is a key issue in the design of any development with the aim to reduce areas where anti-social behaviour can occur. The development has the properties placed to overlook the main access routes with back-to-back gardens where possible.



Proposed Site Layout - NTS

Development Density

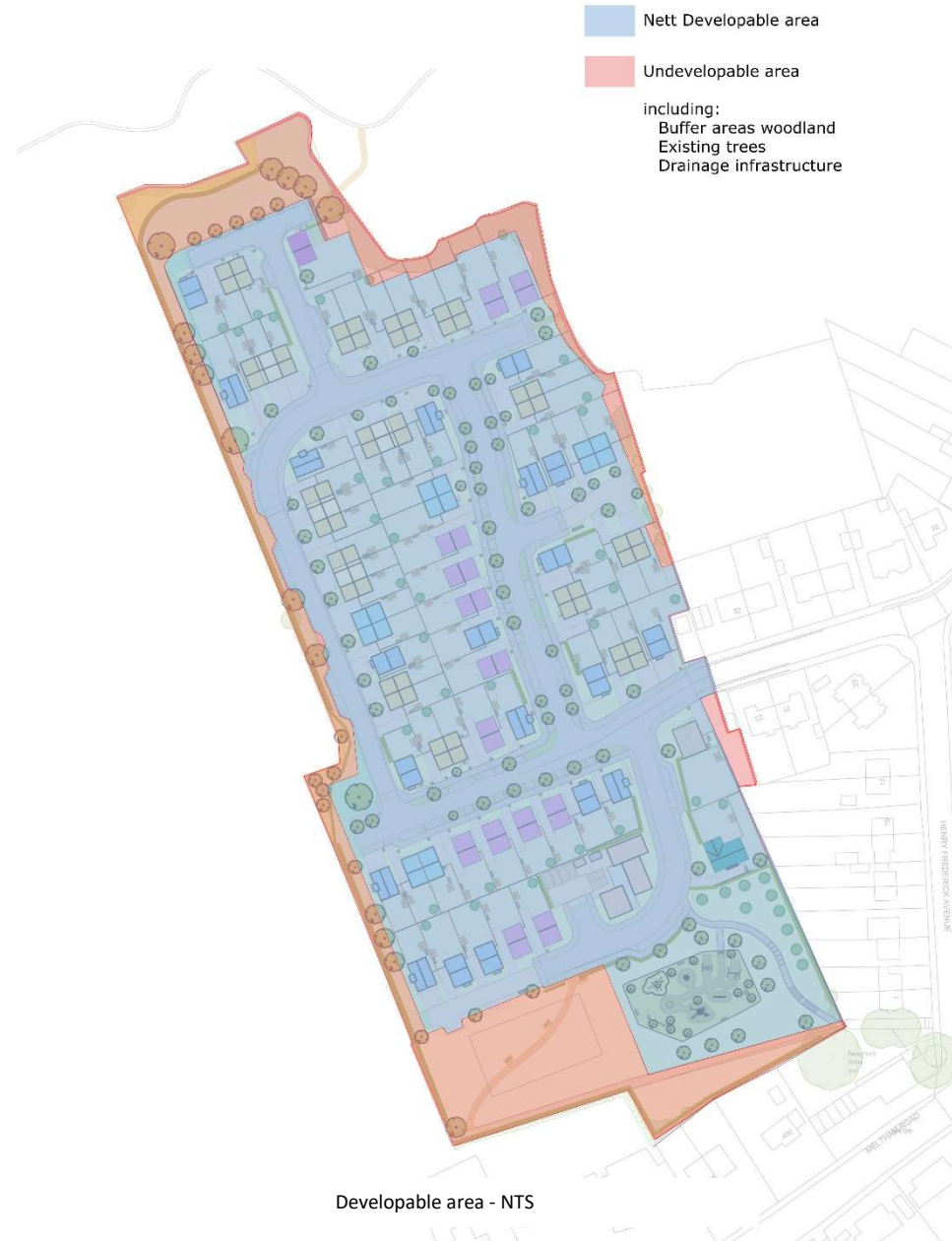
The site development is constrained by several factors which include the topography, site services and surrounding land uses. This has influenced the development and restricted the overall density on the site.

The development density has been calculated with reference to discussion with the case officer at pre application stage. The agreed non developable areas of the scheme include the required buffer areas to the ancient woodland, Kirklees Wildlife Habitat Network and the Green Belt to the west.

Drainage infrastructure, existing footpaths and areas restricted due to retained vegetation including the root protection areas are also considered to be non-developable.

Areas of developed space such as gardens and highways that would be permissible within the buffer areas have been included within the nett calculation.

The proposal indicates 82 dwellings on a development area of 2.86 HA when areas that cannot be developed are taken into account. This represents development at just under 29 dwellings per hectare.



Dwelling Types

The housing proposed consists of several different styles, types, and tenures to ensure a robust mix to cater for the needs of the local community. The dwelling types include two storey traditional housing, apartments and bungalow dwellings providing a complementary mix of types to benefit the local area.

The housing has been designed to ensure full compliance with National Described Space Standards to include a variety of 1, 2, 3 and 4 bed dwellings and to meet the standards outlined within the local authorities' requirements for the area.

Consideration has been taken to ensure the dwellings, where possible will meet the standards of accessible dwellings with provision within the layout to meet the requirements of M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair user dwellings' of Part M V1 of the building regulations. The details and final requirements will be concluded within the detailed design of the scheme.

The housing has been designed with space for cycle storage included for each dwelling in the form of a shed located within the rear garden space creating a safe, easily accessible, and secure storage space.

Waste and recycling collection has been assessed as part of the scheme, with dedicated areas for the standard suite of bins to be stored within the private external space for each dwelling. In addition, a location for collection has also been considered to ensure the design does not compromise the waste collection service. For dwellings accessed by private drives and apartments this is in the form of a small central collection space.



Massing and Scale

The massing of the development respects the existing form of the development within the village as well as taking reference from the local environment. The mass of proposed dwellings within the site is mixed with a variety of styles and forms creating interest to the mass and character within the development.

The internal layout generally was determined with consideration to the relevant space standards of the local planning authority and with reference to the vernacular.

It is also important for the character of a development of this nature that a standardised stance for widths and areas for dwellings are not taken too literally. A degree of less organised derivation for the space about dwellings in the

scheme is intended to ensure it follows a consistent approach to the adjacent development.

The proposal aims to sit comfortably within the local setting reacting to the domestic scale of its adjacent properties as well as the local context.

The proposed dwellings are in the main two storeys with dwellings designed to minimise any overbearing within the development.

Scale, appearance and landscaping all form reserved matters and will not to be determined as part of this application.



Image - Site Section - NTS

Development Entrance

The proposed access to the new development is from the existing west end of Roslyn Avenue.

The existing dwellings to the north are large two storey bungalows set higher than the existing road level with larger dormer windows to the front elevations.

The dwellings to the south side of the Roslyn Avenue are lower and comprise of a mixture of two storey dormer accommodation as well as single storey bungalows.

The new development looks to continue the massing already created on the street scene by introducing traditional two storey accommodation at a lower level to the north of the access and single storey bungalows to the south of the access.

This approach reflects the current street scene created, with the north side floor levels following the contours of the site. The transition between old and new is stepped with the single storey substation housing creating a large buffer zone between the new scheme and existing development.

The new bungalows to the south are set lower which mirrors the current massing and allows for a more open approach to the wider context of the scheme.



Photo – Existing dwelling to north side of Roslyn Avenue



Photo – Existing dwelling to south side of Roslyn Avenue

Design Approach

The detailed design of the overall masterplan of the scheme has been undertaken with many amendments to the original scheme being made to provide the final solution.

The layout of the dwellings is configured around a central access route with several peripheral legs at its nodal points. The development consists of formal detached and semi-detached dwellings arranged to maximise the space and where possible exploit the views over the public open space provided to provide a secure and safe environment.

The proposal is based upon predominately two storey buildings with elements of higher storey construction due to the level constraints within the site.

A balance of housing types is utilised to reduce repetitiveness while producing distinctiveness to the street elevations, and sense of place to the development. This also allows for variety in the elevational treatment and the creation of specific building identity. The initial building forms have been laid out to respect the potential overshadowing issues as well as complying with criteria regarding space around dwellings.

The buildings are appropriately configured to positively address the internal circulation routes while allowing suitable amenity space around the dwellings.

It is envisaged that the scheme would be of a more contemporary design with the use of traditional materials to echo the textures and strengths of the vernacular.



Image – example street elevation - NTS

Materials

It envisaged that the scheme will be of a contemporary design with the use of traditional materials to echo the textures and strengths of the vernacular.

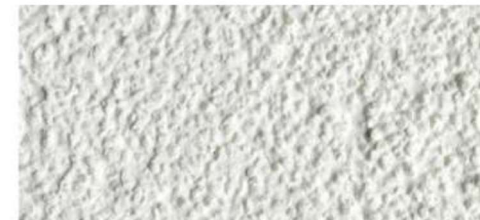
The buildings material palette has been selected to reflect the nature of the development as well as the need to produce buildings of high quality that are appropriate to the local character. The materials used to form the buildings will, where possible, be locally sourced as a sustainable approach.

The envisaged building materials proposed for the scheme are principally reconstituted stone to the elevations to include various coursing and styles to specific areas to help create character and texture to the development. The roofing materials would be an artificial slate to match the type and style prevalent in the local area.

Reconstituted stone bands with feature heads and cills can be utilised to link the forms and create a visual hierarchy to the elevations. In addition to reconstituted stone, elements of render are proposed, which is consistent with newer developments in the area. Render will help the breakup of elevations and create interest within the buildings form. The changes in the materials relate to the building form and provide depth and interest to make a positive impact on the character of the development.

An overall concise palette of materials will help to create a harmonious development within which feature elements of reconstituted stone and render fashion Individuality and character to the development.

Scale, appearance and landscaping all form reserved matters and will not to be determined as part of this application.



Secure by design

The principles of secure by design have been incorporated into the scheme's design from the outset in order to reduce the risk of crime.

The scheme is designed to incorporate high quality materials with a cohesive design with no isolated areas and integration to create a sense of place. The strength of the scheme is within the layout in creating community living and ensures a friendly neighbourhood with people looking out for one another.

Public footpaths feature throughout the scheme including within the public open space. The dwellings are orientated so that any public footpath within the scheme benefit from natural surveillance from the properties. Paths are not located where access can be gained to rear gardens with a back to back garden approach to the layout to maximise security.

Boundary treatments to the dwellings include a minimum of 1800mm high close boarded fence or similar durable material to provide secure fencing. The fencing should be created with internal cross members and an external smooth finish to prevent climbing access. Where appropriate a trellis topping should be used to further enhance the boundary security measure by preventing climbing access.



Sheds and garages are located within the rear gardens of the dwelling plots and so in all cases benefit from not been highly visible. They will feature locked access to secure the contents.

Security and a safer neighbourhood is achieved by combining the minimum standards of physical security and well-tested principles of natural surveillance and defensible space to include:

- Reduce opportunities for crime through direct pedestrian access which is overlooked offering natural surveillance.
- Street lighting to the access roads including non adopted accesses to meet BS5489 including illumination to Public spaces within the scheme.
- Well lit parking areas and entrances to properties, reducing the fear of crime.
- Private paths with lockable gates for the use of residents, which increases security to the rear.
- Front garden boundaries that are clearly defined, giving residents ownership of the frontages and provide defensible space.
- Communally visible parking areas – these will be provided adjacent to the users' properties.
- Gated driveways to control access – these are generously landscaped to define dwelling boundaries.

Landscaping

This site is a rectangular 3.51 hectare field on a gentle south facing slope and is currently used to graze sheep. It is bounded by woodland to the north and part of the eastern edge, a dry stone wall to the west, residential gardens to the remainder of the eastern boundary some of which have stone walls and a laurel hedge and garden fencing to the south.

A public right of way crosses the field via a set of steps off Henry Frederick Avenue up to a field gate accessing the agricultural land to the west.

The north woodland is classified as semi-natural ancient woodland and named Dean Wood, the wooded area along the eastern edge of the site forms part of Kirklees Wildlife Habitat Network. The Arboricultural Impact Assessment by SLR Consulting identifies the existing trees as four distinct categories which are described in the report.

The landscape design has been prepared during discussions with the project ecologist and by following the recommendations in the Ecological Impact Assessment by SLR Consulting. A new native species hedgerow follows the western boundary in front of the existing dry stone wall which is to be repaired as necessary. This hedge then wraps round in a curve in front of the northern woodland and encloses an area of mixed scrub between the hedge and the wood. Three native species flowering cherry trees mark the landscape transition from woodland to the residential development. Tussocky grassland completes this wildlife corridor which links the northern wood to the southern area of the site. The hedge continues around the southern and eastern boundaries up to the start of the housing development.



Photo – Edge of ancient woodland

Landscaping

The landscape to the residential scheme has been laid out with a generous amount of tree planting, native species where space permits, smaller varieties of native species elsewhere and small fruit trees in rear private gardens. Native species hedges are positioned along rear garden timber fencing to enhance and soften the street scene. Street trees feature in grass verges, and these together with the front gardens and the orchard are seeded with a flowering lawn mixture that can be regularly mown or left at a longer length if desired. A meadow mixture over sown with a cornflower mixture covers the remaining recreation area.

Within the recreation area various different landscapes are proposed including a traditional orchard to the east with ten fruit varieties suited to northern conditions. The flat grassland over the below ground attenuation tank is seeded with a tough lawn grass mixture and is intended to function as a kick-about space. The circular playground is enclosed with a wood post and mesh fence and contains six pieces of play equipment suitable for all ages and abilities of children, with benches, a picnic table and an informal mounded area with play rocks at the southern end. Around the safety surfaces the play area is landscaped with grass and trees.

Overall the landscape provides an attractive setting for the proposed housing development using a wide palate of landscape features that collectively respect the existing site context and achieve a biodiversity net gain for the project.

Scale, appearance and landscaping all form reserved matters and will not to be determined as part of this application.



Play area layout - NTS

Public Open Space

The layout includes a mixture of public open space throughout the development. This has been driven by the Kirklees SPD - Open Space Design Guidance.

The layout of the spaces has been derived from the constraints within the site to help create a more natural buffer to the north and west of the site.

The site benefits from an existing public right of way that crosses the site to the south of the development. This provides an opportunity to present public spaces in an area which has existing public interaction helping the new development to mesh with the existing surrounding area.

The overall quantum of open space exceeds the requirement set out within the SPD, however the individual outlined target areas have been altered to reflect the site specific constraints and to react to the proposed development form.



Summary

The proposal for residential development on this site is fully consistent with other local developments adjacent to the site. The proposal will create a high quality, well considered residential development.

The envisaged design approach of the development will create spaces where the streets become permeable spaces for its users and create an environment of social interaction, creating links and character through movement within the spaces.

Local distinctiveness and visual quality as well as the propensity to encourage social activity are the key objectives of the development.

It is our prime design aim to integrate any new development into the existing local fabric of Netherton while creating unique visual identity through the sensitivity of the overall strategy using good building design and an intelligent use of a limited palette of materials.

The development, and its associated landscaped edge, provides a clear visual enhancement to the local area.