STORTHES HALL

DESIGN AND ACCESS ADDENDUM

1826-RE-05

MARCH 2025



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INTRODUCTION



Storthes Hall



BACKGROUND

An Outline planning application for residential development relating to Storthes Hall, Kirkburton was submitted to Kirklees Council in December 2023.

Storthes Hall boundaries are characterised by the natural landscape within which it sits. The land forming this application covers 30 acres and is intensely developed with up to four storey modern student accommodation blocks, which were in use and occupied at the time of submission.

The Outline application is supported by a suite of proposed plans and information including technical reports, planning statement and Design and Access Statement (DAS) which describes the site, it's context and constraints, design considerations, planning policy influences and the development proposals.

The content of the submitted DAS remains relevant to the application, albeit the design proposals have since changed in response to the process of consultation and positive engagement with Council officers.

DESIGN EVOLUTION



CONCEPT DEVELOPMENT

CONNECTIONS

The initial structure plan outlined the primary route that would bisect the development site. Directional changes offered opportunities for architectural and highway interventions using formal squares and set piece arrangements characterising the route. During the consultation process, it became clear that a sweeping arterial road would be the preferred option, influencing the development parcels on either side of the spine road. The principle of a tree lined primary avenue, connecting the existing entrance and exit junctions as a priority route through the development became a fundamental design feature.

Secondary and tertiary road networks are designed to optimise views of the preserved tree belt and green spaces, a core principle carried through from the early concept to the latest indicative masterplan. In some cases, these roads also form secondary connections, enhancing permeability across the site.

A network of pedestrian routes has been proposed to ensure links to existing site features, recreational and play areas, and the broader surrounding network.

BOUNDARIES AND SENSITIVE PARCELS

The northern edge of the site, bordering Storthes Hall Lane, features a mix of built form and open space. The dwellings here will be designed to blend seamlessly within the verdant surroundings. These properties should be low-density, set back from roads and trees, with frontages presented to Storthes Hall Lane.

The site's southern and western edges require careful and sensitive boundary treatment. Again, building frontages will face outward toward mature trees, and residential properties will be low-density.

TREE RETENTION

Storthes Hall offers a unique opportunity to once again, repurpose this site and integrate residential development with its surroundings. From the initial concepts, preserving existing vegetation has been a priority, the design of the proposed roads and development areas aims to protect and enhance the existing natural features.



STRUCTURE PLAN FEB 2023



STRUCTURE PLAN AUG 2023



STRUCTURE PLAN JUN 2024



STRUCTURE PLAN MAR 2025

SUMMARY OF CHANGES

Further to the submission of the Outline application in December 2023, the scheme has evolved and is the outcome of a process of assessment, evaluation, and engagement with Kirklees planning, highways, urban design, landscape, and biodiversity officers.

The changes made address principles in relation to retention of existing vegetation, existing buildings and structures, highways including junction arrangements, street types, pedestrian movement and connections, building placement and relationships with open space areas and the wider site setting.

The plans illustrate the differences between the submitted masterplan and the evolved masterplan. Changes to the design can be easily observed. These include:

- A spine road that acts as a priority route through the development, connecting both site entrances
- Emphasis on street hierarchy is clear with the spine road benefiting from a verge/tree lined avenue.
- Retention of existing reception building with the potential of a modern extension.
- Improved footpath connections and permeability across the scheme.
- Improvements to the setting of the existing lodge house, through alterations to the development parcels and retention of existing vegetation within the north-eastern area of the development site.

In regard to housing mix, this will be brought forward with the Reserved Matters application to ensure that the development aligns to the latest guidance on housing need and mix.



SUBMITTED MASTERPLAN



REVISED MASTERPLAN

INDICATIVE MASTERPLAN



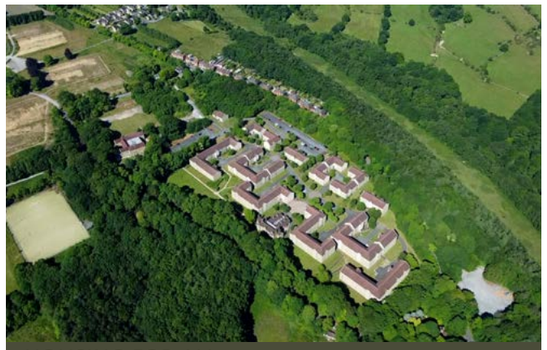
WELL CONTAINED SITE

Existing mature landscaping provides a screen for the proposed development, existing properties and roads, in particular along the northern boundary to Storthes Hall Lane.



CONNECTIVITY

The existing landscaped spaces are proposed to be incorporated into the proposals. Tree lined footpath routes through the site, provide public links to the existing wider footpath network.



HOUSING FOR ALL

A range of dwelling types from 1 bedroom apartments to 3 bedroom townhouses and 5 bed detached dwelling provide the variety for all needs of the local area.





RETENTION OF KEY FEATURES

Listed building & structures are incorporated into the proposals in a considered manner. The majority of existing trees are to be retained and become a key feature of the proposals.



ECOLOGICAL ENHANCEMENT

A range of ecological enhancements including areas of public open space and existing vegetation links through the site. The drainage basin is a new opportunity for habitat creation.



HIGH QUALITY PUBLIC OPEN SPACE

Public open spaces are proposed in a variety of forms from large open areas, formal green spaces and footpath links incorporated into the existing landscaping.

COUNTRYSIDE EDGE



CHARACTER AREA

The character area identified within the DAS as Countryside Edge is particularly important as it provides the key frontage to both Storthes Hall Lane and the southern boundary.

Properties along the development side of the shared surface will have front gardens ranging from 2 to 6 metres in depth. In areas with single-sided development, the opposite side of the shared surface will feature tree planting and landscaping, with footpath linkages provided where appropriate.

The shared drive typology is utilised throughout this character area, which serves a very small number of dwellings and is accessed from within the layout via the network of residential streets and shared surface lanes.

Countryside Edge Lanes will have a hard surface width between 4.8 and 5.5 metres, designed to accommodate the turning of refuse and service vehicles. While shared drives are similar in character but narrower, as they do not need to accommodate refuse vehicles.



STREET SECTION

URBAN FORM

- Consistent building line behind street or private drive.
- Strong sense of frontage along landscape corridor.
- 2 storey.

DETAILS AND MATERIALS

- Local stone.
- Eaves facing the street.
- Facing gables for emphasis.
- Chimneys.

PARKING

- On plot in garages and on driveways.

PUBLIC REALM

- Landscape corridor including new footpath routes and opportunities for planting.
- Possible trim trail.

BUILDINGS AND PLOTS

- Detached and semi-detached.
- Buildings set back with small front gardens and common landscaped boundary treatments.
- Dwellings front directly onto open space.





PRECEDENT IMAGES

LANDSCAPE



Storthes Hall

PLAY STRATEGY

The development setting offers a unique opportunity to create a distinctive place which celebrates its natural features. The masterplan sets parameters for the future development and the illustrative diagram opposite captures the key aspects of place-making vision for the site.

RECREATION PROVISION

The masterplan dedicates approximately a third of the site to green open space. This includes existing mature trees, informal parkland, allotments, local equipped area of play and an ecological area. It also contains strategic green planting areas and drainage features such as an attenuation pond. The open space strategy consolidates uses wherever possible as part of achieving linked and ecological opportunities across the site.

PLAY PROVISION

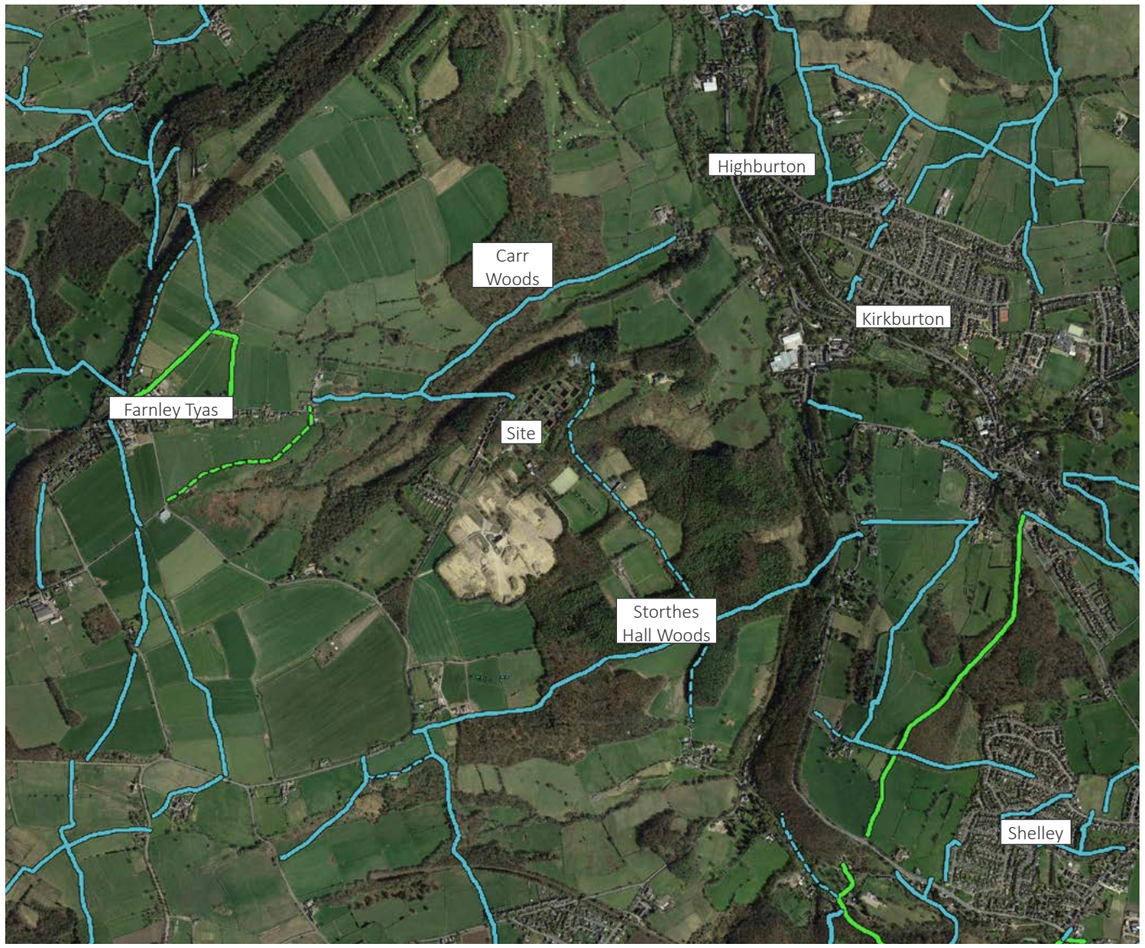
The play area strategy allows for a series of local play spaces, both informal and formal, to be within a short walk from all housing. A LEAP located towards the eastern boundary will provide the development with an equipped area of play. A series of walkable routes will provide connectivity through greenways around the site, with safe crossing points in key locations.

The proposed play equipment will be detailed at Reserved Matters, to be secured through condition. The provision will be designed in accordance with the LEAP definition set out in the Open Space SPD; *through-age and inclusive play equipment along with natural features and materials, and informal recreation, within a minimum activity zone of 400sqm and 20 metres minimum separation between activity zone and the habitable room facade of dwellings*.



CONNECTIVITY

Storthes Hall is embedded in the heart of the open countryside surrounded with mature vegetation and footpath links upto the development itself.



WIDER LINKS

The countryside surrounding the settlement provides many opportunities for recreation, with multiple footpaths and bridleways connecting into the settlement from all directions.



DRAWING LEGEND

- Bridleway.
- Public footpath.
- DMMO application for public footpath.

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