

DESIGN & ACCESS STATEMENT

Residential Development

On Land off Denby Lane

Denby Lane, Grange Moor, Wakefield

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[1] INTRODUCTION

1.1 This Design and Access statement has been prepared on behalf of Yorkshire Country Properties to Kirklees Council seeking approval for a Residential Development (planning category C3) consisting of ten dwellings.

1.2 This statement describes the issues considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.



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[2] LOCATION

2.1 The site is located on the North side of Denby Lane on the outskirts of Grange Moor.

2.2 The site is bordered by residential developments to the Southwest with the east of the site boundary following an existing tree line and Public Footpath. On the West boundary is Stoneroyd, a previously approved proposed residential development consisting of 10 dwellings.



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[3] CONTEXT



3.1 The Site lies on the north-eastern corner of Grange Moor, a village with an estimated population of approximately 1,100 people in 2019. The Site itself is situated on the North side of Denby Lane.

3.2 The site is part of the Kirklees Local Plan (2019) Housing Allocation designation, ID: HS195. Described on the Kirklees Local Plan Allocations and designations (page 156) as 'Land to the northwest of, Urban Terrace, Denby Lane, Grange Moor', the indicative capacity for the Site is 22 dwellings, and the land has the following constraints: Public Sewers cross the site; potentially contaminated land; Part/all the site is within a High-Risk Coal Referral Area; Mine entrances present. The mine entrances have been noted on the Architectural Site Layout. The abnormal constraints of the site have posed a number of challenges to residential development; however, this development has strived to overcome these obstacles in the best possible configuration and density.

3.3 The current site's topography includes steep slopes towards the east and the north of the site. The site levels vary by a maximum of around three metres across the site. The site is currently partially lined with trees on the north and western boundaries. A stone retaining wall also lines some of the northern boundary of the site as well as stone walls to the southern boundary with Denby Lane, the western boundary with Stoneroyd and part of the eastern boundary; the rest of the eastern boundary is a post and wire fence.

3.4 The Site is not within a Conservation Area, or within the curtilage of a Listed Building. The Site is not within the Green Belt, though the Green Belt does surround the village of Grange Moor and borders the adjacent Site. The Site is located in Flood Zone 1, meaning it has a 'low probability of flooding'. The Site is less than 1 Hectare.

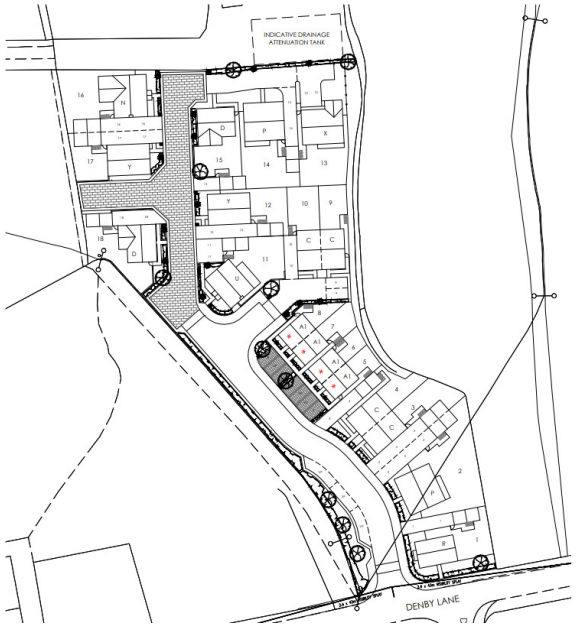
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[4] PLANNING HISTORY

4.1 There have been several proposals for residential development around the Site over the last three decades.

4.2 A Planning Application, which was later withdrawn (reference: 2021/62/94747/E) was made for the erection of 18No. dwellings on the adjacent Site to the East.

4.3 Other Planning Applications include the Renewal of an Outline Application for Residential Development back in 1993 which was granted Conditional Outline Permission (reference: 93/60/05753/E6), which was based on an earlier application (reference: 89/60/06482/C4) which had an upheld appeal; an application for 8 No. Detached Dwellings with Garages (reference: 2000/62/91294/E6) which was granted Conditional Full Permission and has now been built adjacent to the Site (off Stoneroyd); amongst other minor developments and extensions



Site Plan for Application (reference: 2021/62/94747/E)

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[5] LAYOUT

5.1 The proposal is for ten dwellings, with associated detached Garages. The layout of the proposal has been carefully considered a number of factors, including the following: the Site Context, adjacent housing and distances from boundaries; coal mining entrance locations; the site topography; overlooking; promoting biodiversity; waste management; streetscape orientation; ease of vehicular turning; retaining existing trees where possible. The materials and location of the materials of the house types and boundary treatments have been carefully selected to reflect both a modern housing scheme as well as the use of traditional materials used in the local built environment (e.g. stone).

5.2 The Site Layout takes into consideration both the National Planning Policy Framework guidelines, as well as the Local Plan for Kirklees and the Kirklees SPDs including but the Housebuilders Design Guide SPD and Waste Management Design Guide amongst others.

5.3 The layout of the development includes three dwellings accessed from Denby Lane and seven dwellings accessed within the site, with two parking spaces to each dwelling, as well as Visitor Parking.

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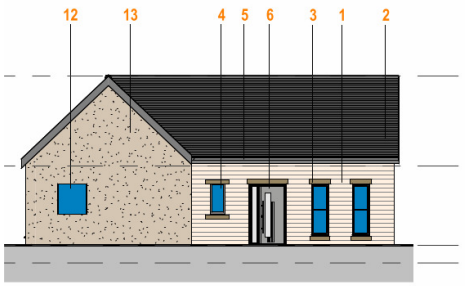
[6] DESIGN PHILOSOPHY

6.1 The proposals have been established with proven residential principles and other supporting documents such as CABE, Manual for Streets, Home Zone Design Guides etc.

6.2 Inspiration has been taken from the architectural elements of the existing buildings and bungalows in the surrounding area, site constraints, topography, site context, the need to address security issues and the future occupant's requirements. An example of our inspirational theory principles, is the residential development opposite the site on Denby Park Drive, consisting of dormer style bungalows. The proposal was displayed at the Monthly Residents meeting and received great support.

6.3 These principles are outlined as follows:

- Achievability, deliverability, and functionality of the project.
- Accessibility for all people (i.e. disabled, elderly and young families).
- Sensitivity to the surrounding environment.
- Creating a sense of community.
- Contextual aesthetics expressed as a theme through the design.





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[7] APPEARANCE

7.1 The following pallet of materials will be used for the proposed dwellings:

- Walls – New “tumbled effect” artificial stone, light toned render, aluminium, and timer effect clad details to match the surrounding building styles.
- Roof – dark grey interlocking roof tiles
- Ashlar stone heads and sills to openings.
- Windows and French / side doors – graphite UPVC, double glazed as standard, aluminium punched windows for a discreate modern appearance.
- Front doors - black composite door, with graphite frames and sidelight.
- Rainwater – black UPVC with matching downpipes
- The dwellings will receive stone pavers to pathways.

7.2 These are similar materials and material styles used on several existing houses / buildings near the site and will both protect and enhance the character of the area. The developers have held meetings with the Grange Moor Residents who were supportive of the scheme and style of houses.





Nearby residential development – Denby Park Drive

[8] SCALE

8.1 The scale of the development will be in-keeping with the previously approved, with respect to the heights of dwellings and distances from existing properties.

8.2 This will be a lower density site to other planning proposals within the area due to restrictions such as a sloping site, varying levels and verges, as well as mineshafts with zone of influence regions.

8.3 Dwellings will be over 1-2 floors to reflect surrounding bungalow designs.

8.4 The development follows the existing site contours.



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[9] OPEN SPACE

9.1 Within the site we have allowed for 3 Public Open Spaces, two of which are larger grassed areas with site furniture, allowing residents to enjoy the outdoor areas. We have incorporated the POS sites within the zones of influences for the mineshafts to maximise plot areas. The Proposal offers generous amounts of shared green space, with wildflower mixes, trees, and grassed areas.



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[10] DENSITY

10.1 The site covers an area of 1.65 acres with an allocation capacity of twenty-two. With the limitatior of the site in terms of mineshafts and zone of influences as well as steep verges, a lower density scheme is needed. This is within the character of the surrounding area and is appropriate for the size and topography of the site.

10.2 Contact was made with the ward Councillors where John Taylor expressed that likes the scheme but that he was worried about the sites density but did accept the abnormality on the site has caused this.



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[11] LANDSCAPING

11.1 Landscaping is an important issue when considering a development of any site because as it defines the quality of the development and helps to create a sense of place.

11.2 Landscaping of the site will follow the natural contours of the site.

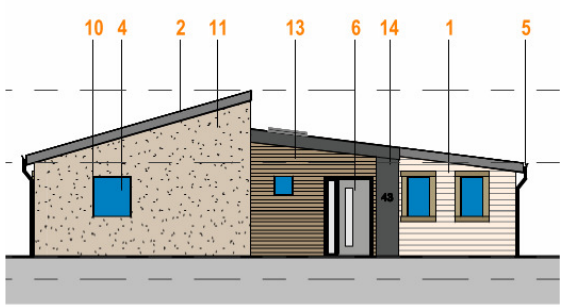
11.3 Grass planting with timber fences will be to the rear of the dwellings, with a mix of estate style fencing and stone walling throughout the rest of the site. The proposal offers shared green POS spaces, with wildflower mixes, trees and grassed areas. Proposed grass hedges and planting will be used to create soft boundaries between plots and surfaces.

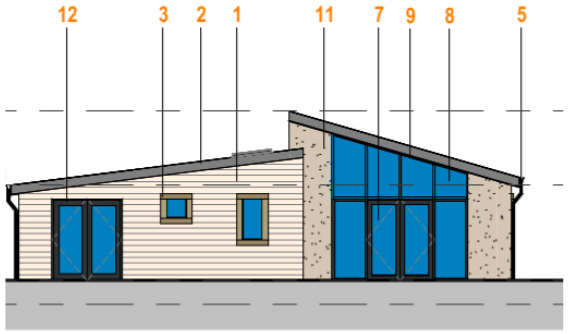
11.4 The existing tree line to the West of the site will create a natural barrier from the development. An existing hedge line follows the Northern boundary of the site.

11.5 The site is not located within a wildlife corridor or area of ecologically interest however the appropriate ecology surveys will be undertaken as directed by the local authority / governing bodies.

11.6 Nothing of any ecological significance or arboricultural value will be removed from site.

11.7 Each property enjoys a private rear garden which can be used to further enhance the planting areas to the front elevations as well as define the existing boundaries, etc. giving the site a lush green appearance that will complement and enhance the local area.





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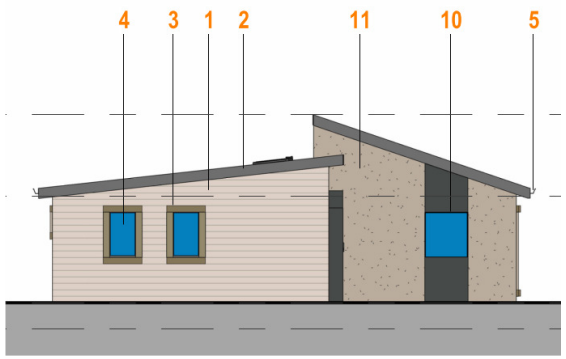
[12] ACCESS

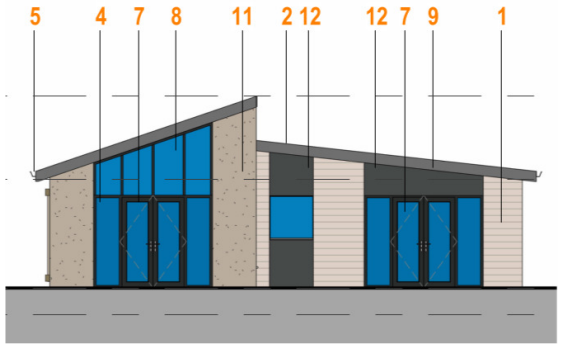
12.1 It is proposed that the access will be via Denby Lane which includes access for vehicles, pedestrians, and bicycles.

12.2 All dwellings include a driveway with space for two vehicles in addition to a garage incorporated within the footprint of the dwelling.

12.3 Electric vehicle charging points will be included with all dwellings.

12.4 Secure bicycle storage will be integrated with the dwellings.





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[13] SUSTAINABILITY



13.1 The applicants currently build to current Building Regulations requirements which equal the technical aspects of level 3 of the 'Code for Sustainable Homes' but given the pending Building Regulations Part L updates – SAP 10 which comes into force in June 2022 and the fast approaching Future Homes Standard that will complement the Building Regulations to ensure new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations, they are now investing in what will be required to meet the Future Homes Standard requirements for all projects as action in the current climate crisis / as a reasonable developer with this regard. The applicant prides itself on sustainable construction procurement, keeping the supply chain as local as feasible. They also have strict environment controls on site delivery, including their Plant acquisition strategy based on reduced emissions, office policy, team awareness and fleet management.

13.2 The following sustainability features will be included:

- Providing drying space (so that tumble dryers need not be used).
- Adequate Bin storage which also includes recycling capacity either inside or outside the home.
- Timber frame construction.
- Reducing air permeability to the minimum consistent with health requirements.
- Market leading A Rated boilers.
- Solar photovoltaic panels
- Intelligent Low emissivity argon filled glazing.
- Low energy lighting throughout the house.
- Electric vehicle charging points will be included with all dwellings.
- Flow Reducing / Aerating taps and shower heads throughout.
- 18ltr maximum volume dishwasher.
- 60ltr maximum volume washing machine.

[14] SECURED BY DESIGN

14.1 The Police Authority has not been consulted on the proposals at this stage however the principles of 'Secured by Design' have been incorporated into the proposals, namely:

- The single means of vehicular access into the site promotes good security.

- Each property will be fitted with external lighting operated from dusk to dawn sensors.

- All windows and doors will be fitted with locks / dead bolts, etc. to the appropriate BS / PAS standards.

- As part of the house designs each property will enjoy a principal room to each main elevation thus providing overlooking to both the public and private areas.

- Access to all rear gardens are via paths / steps to the side of each plot.

- Landscaping to front gardens will be limited to low level planting to avoid obscuring front elevation windows.

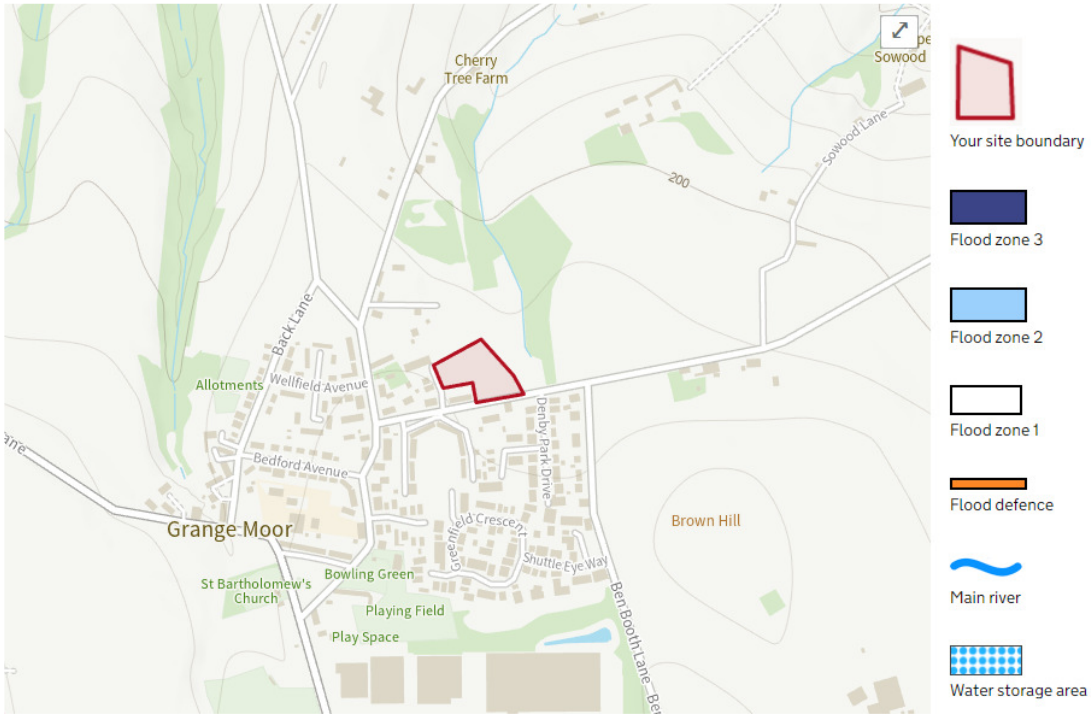


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[15] FLOOD ZONE

15.1 The site is identified as been in flood zone 1 – thus has a low probability of flooding from rivers and sea.

15.2 Current planning policy requires developments to deal with their own surface water and ensure that run-off from any site is no greater than the existing situation prior to development. This may include sustainable drainage systems or connections to the existing drainage network following the list of – open water course, soakaway and then drains.



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[16] CONCLUSION

16.1 This Design and Access Statement demonstrates how the scheme has been developed to be in-keeping with the local area.

16.2 It is considered that the proposals provide a high quality and attractive development. The materials and architectural style match nearby residential developments of a similar scale.

16.3 The proposals will allow infilling of existing curtilage whilst retaining the existing tree line bordering the site.

16.4 Overall, careful thought has been given to the design, layout and massing of the proposed development. As such it is considered that the design of the proposal is appropriate, and it is our view that the new development will have a positive impact on Grange Moor and the surrounding area.