

DESIGN & ACCESS STATEMENT

PROJECT TITLE

Proposals for the creation of Residential development of Two Houses
at land located at Cuckstool Road, Denby dale, Huddersfield HD8 8RF

JOB NUMBER

2280

CLIENT

Britology

DATE

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Prepared By:

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1. Introduction

This Statement has been prepared by Cadvis3d in support of an outline planning application for a residential development consisting of 2 No houses

The application is submitted in outline with all matters reserved for future consideration.

It describes the site and surrounding area and the proposed development. It describes the design ethos underpinning the proposals, considering issues of use, amount, appearance, scale, landscape, access and sustainability.

The Design and Access Statement draws on a number of technical documents including a planning statement, ecological survey and Metric 3.0 report. It should be read in conjunction with these documents, which inform, shape and support the final design, together with Cadvis3d's plans and drawings.

The Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.

Pre-application discussions have been undertaken with the local planning authority and adjustments made to address the constructive comments.

2. Existing use of site

Former paddock & meadow, which is currently vacant and overgrown

Land is located between numbers 10 and 30 Cuckstool road.

The buildings in the surrounding area are constructed in a mixture of materials and facades, including brick, stone and render / pebble dash finishes.

3. Design Principles and concept

The application seeks a change of use to residential (Use Class C3) for 2 bespoke family dwellings with ample outside amenity space and home working space, reflecting today's changing work ethos and modern family living.

3.1 Scale

Scale is to be considered and Illustrative drawings are provided to show the design approach and likely scale of development.

A detailed analysis of the constraints to development has been undertaken which includes:

- *protecting ecological important habitat and species and enhancing biodiversity,*
- *managing surface-water run-off*
- *maintaining and enhancing hedgerows & tree-planting,*
- *ensuring sufficient space is available for parking and access*

The result demonstrates the site's ability to cater for up to 2No. homes as shown in the illustrative plan. It is envisaged that the properties will be two to two-half-storey to complement the varied scale of existing houses on Cuckstool Road

3.2 Landscaping

Landscaping is to be considered, please refer to plans by PWP landscape.

A Landscape and Visual Appraisal comprising a collection of viewpoint photographs looking into the site from the surrounding area has informed the design process. The aim is to reinforce all new boundary vegetation around the site perimeters, and introduce boundary planting between gardens, as a way of drawing the countryside into the heart of the development and reflecting the development setting.

3.3 Sustainability

The outline proposal seeks to secure the principle for a sustainable housing extension to Denby Dale. The Planning Statement will set out how the proposed development meets the three dimensions to Sustainable Development at Para 7 NPPF; economic, social and environmental. The need to provide a high degree of sustainable construction and energy conservation will influence the form of the proposed dwellings and the final layout of the site. Houses will be energy efficient and in accordance with Building Regulations.

3.4 Energy Efficiency

Each new build will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made.

Scheme to include:

- Sustainable Timber frame construction with High Levels of insulation and air tightness
- Air Source Heat Pumps
- Wood burners
- Natural cooling and ventilation
- Low energy LED light fittings throughout
- Rainwater Collection & recycling
- Water saving taps and flow regulating access valves
- Dual flush sanitary systems
- Low E, Argon gas filled triple glazed windows
- Sustainably sourced soft wood joinery

In terms of the Building Regulations the heat/energy loss of all individual elements of the building such as walls, floors, windows, etc. will be designed to either meet or exceed the requirements of the regulations. This equates to a vast improvement in energy efficiency and lower running costs over the life span of the houses.

The submitted Metric 3.0 report shows a 10.76% net gain in biodiversity, based on 100% sedum roofs and the parking areas having a permeable grass grid, therefore there is no hard surfacing is proposed.

3.5 Amount of Development

The development parcel is capable of accommodating the proposed 2 dwellings, which is a modest amount of new housing at a sustainable location.

3.6 Layout

Layout is to be considered.

No detailed design of the scheme has been prepared, however a submitted proposed layout to show the potential siting of the individual houses, parking facilities, open spaces and landscape belts around the boundaries to the site.

The layout shows the proposed new housing in context with existing buildings and local roads.

The layout demonstrates the develop-ability of the site for up to 2 dwellings. The layout has evolved through a comprehensive design approach integrating transport, landscape and ecology of the site and informed by a number of subject reports which support the outline planning approval.

The layout plan has been informed by the site constraints and characteristics, hedgerows and proximity to existing houses.

The layout plan contains the following key concepts:

- Private drives with clear access onto Cuckstool Road, with pedestrian and cycle links
- Private gardens to the rear and landscaped front gardens, to reinforce the existing landscaping along Cuckstool Road and well-connected within the street scene with high levels of natural surveillance & High standard of architectural quality
- Provision of good quality and useable amenity space and private gardens
- Good openness helps integrate the development with the existing settlement
- 100% permeable surfaces to decrease surface run off and support its ecological credentials
- Distances between dwellings, streets, gardens and rear woodland all within acceptable limits and current Kirklees neighbourhood design guides

3.7 Appearance

The detailed house designs have not been fully settled and 'appearance' is a reserved matter.

The application includes a site plan and site section context drawing for illustrative purposes only. The intention is to provide a mix of high quality housing, designed to be locally distinctive and modern. The core brand values of individual character and lasting quality, with a strong emphasis on light, flexibility and space within the home will be key ingredients in the design, facilitating adaptability and evolution as life changes.

3.8 Materials

The final palette of materials will be a matter for consideration at the detailed planning stage and subject of a planning condition. However it is envisaged that wherever possible the new houses will be constructed from materials that will have a reduced impact on the environment, drawn from a mixed palette of traditional materials.

The texture, colour, pattern and durability of materials will have synergy with the individual designs and contribute to quality of the appearance of the development and its distinctive character.

4. Access

Access is to be considered.

The development is proposed to be served by individual private driveways accessed onto Cuckstool Road. The driveways include off road parking and turning space, which is shown on the site layout drawings. The access points have been designed to current highway standards and positioned to achieve maximum visibility in both directions. The existing properties opposite provide currently have the same private driveways and as such the development matches the current highways protocol.

5. Public Transport

Site is located close to the centre of Denby dale with ample local conveniences including a small supermarket, takeaways, butchers, public house, etc all within walking distance. Regular Bus services, Train station and taxi services are close by, with good transport links to both Wakefield, Huddersfield, Leeds and Sheffield.

6. Technical Documents

6.1 Planning statement

See submitted planning statement by Alistair Flatman Planning

6.2 Ecology Impact

See submitted Ecological Impact Assessment by Middleton Bell

6.3 Biodiversity

See submitted Biodiversity Metric 3.0 Report by Middleton Bell

6.4 Coal Mining Report

See submitted report by others

7. Conclusions

This Design and Access Statement accompanies an outline planning application for a residential development consisting of up to 2 houses on a parcel of green space land located on Cuckstool road in Denby dale.

The outline proposals have been informed by a series of technical reports, which are submitted with the application.

The proposals provide for high quality housing to meet local needs, in a sustainable location and will significantly contribute to the housing supply in the local area.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.