

DESIGN AND ACCESS STATEMENT
FOR A PLANNING APPLICATION AT

PHASE 2, SWALLOW LANE GOLCAR

NOVEMBER 2020



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ISSUE:	DATE:	NOTES:
1		FIRST ISSUE

// INTRODUCTION

This document has been prepared by STEN ARCHITECTURE on behalf of Jones Homes and in support of a planning submission at Swallow Lane, Golcar. This document and accompanying planning pack refers to second phase of a residential development on land allocated for housing in the Kirklees Local Plan.

The statement seeks to explain the design principles for the development, based upon an understanding of what is appropriate for the site, and is determined through an assessment of site opportunities and constraints.

These principles are based upon good practice as set out in national planning and urban design guidance. The aim of the statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

Jones Homes has collaborated with consultants to prepare an appropriate design solution which conforms to planning policy, responds to site context whilst working to mitigate constraints and maximise the opportunities provided.

This document is submitted on the following basis:

- The use and suitability of the site for residential development is well established;
- The key development principles and framework have been identified and will inform the detailed design of the scheme; and
- The design solution is tested against established principles to ensure compliance.

The ethos of the design is to:

- Create a high quality residential development;
- Create a legible and attractive place with a sense of identity;
- Create a sustainable and high quality living environment;
- Make efficient use of land in terms of ecological enhancement and density;
- Provide a well planned sustainable settlement with dwellings which will meet high architectural standards and the creation of pleasant and recognisable streets; and
- Successfully address the 10 characteristics set out in The National Design Guide 2019.



1.0 | PLANNING POLICY

The submission includes a comprehensive Planning Statement which is submitted alongside the technical reports and application drawings. It should be read in conjunction with this Design and Access Statement.

PLANNING STATEMENT

The accompanying Planning Statement is documentation and application of relevant planning policy and is a central reference point for this submission. With this in mind, this Design and Access Statement is an extension of this, focusing and expanding upon design related policies and guidance to illustrate how these have been realised in delivering a successful and integrated design solution.

NPPF, FEBRUARY 2019

The National Planning Policy Framework (NPPF) aims to make the planning system less complex and more accessible, protect the environment and promote sustainable growth.

Paragraph 15 states:

“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

Paragraph 127 states:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall

quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

NATIONAL DESIGN GUIDE (NDG)

The recently published National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics:

“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

NDG 2019, Ministry of Housing, Communities and Local Government , Part 1, Page 8, Paragraph 35

and ...

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

*the layout (or masterplan);
the form and scale of buildings;
their appearance;
landscape;
materials; and
their detailing.”*

NDG 2019, Ministry of Housing, Communities and Local Government , Part 1, Page 5, Paragraph 21

An assessment of the proposals against the characteristics is included in this document.

BEST PRACTICE

There are numerous best practice documents relating to design including those produced by CABE, DETR, There is general consensus over the principles of good design, although different terminology is sometimes applied.

The core factors contributing to good urban design which underpin all of the above best practice include the following principles:

Character: somewhere with a sense of place and local distinction;

Legibility: a place, which is easy to understand and navigate;

Permeability: achieving a form of layout, which makes for efficient pedestrian and vehicular movement;

An articulated townscape: creating an interesting, locational responsive townscape utilising building height, scale and massing all of which should be human in scale;

Human scale: the arrangement of building forms, which are easy for the human eye to read and provide a sense of scale and perspective;

Security, natural surveillance: creating places, which are properly overlooked and make effective passive and active policing;

Detailing, richness and interest: promoting ornamentation, rhythm, consistent vernacular, richness and intrigue to the built environment;

Quality within the public realm: promoting routes and spaces, which are attractive, safe and uncluttered;

Continuity and enclosure: promoting the continuity of the street frontage and the definition of public and private space;

Adaptability, robustness and sustainability: the layout of the site and individual buildings should all contribute towards the minimisation of resources from the design stage.

SPECIFIC LOCAL POLICY

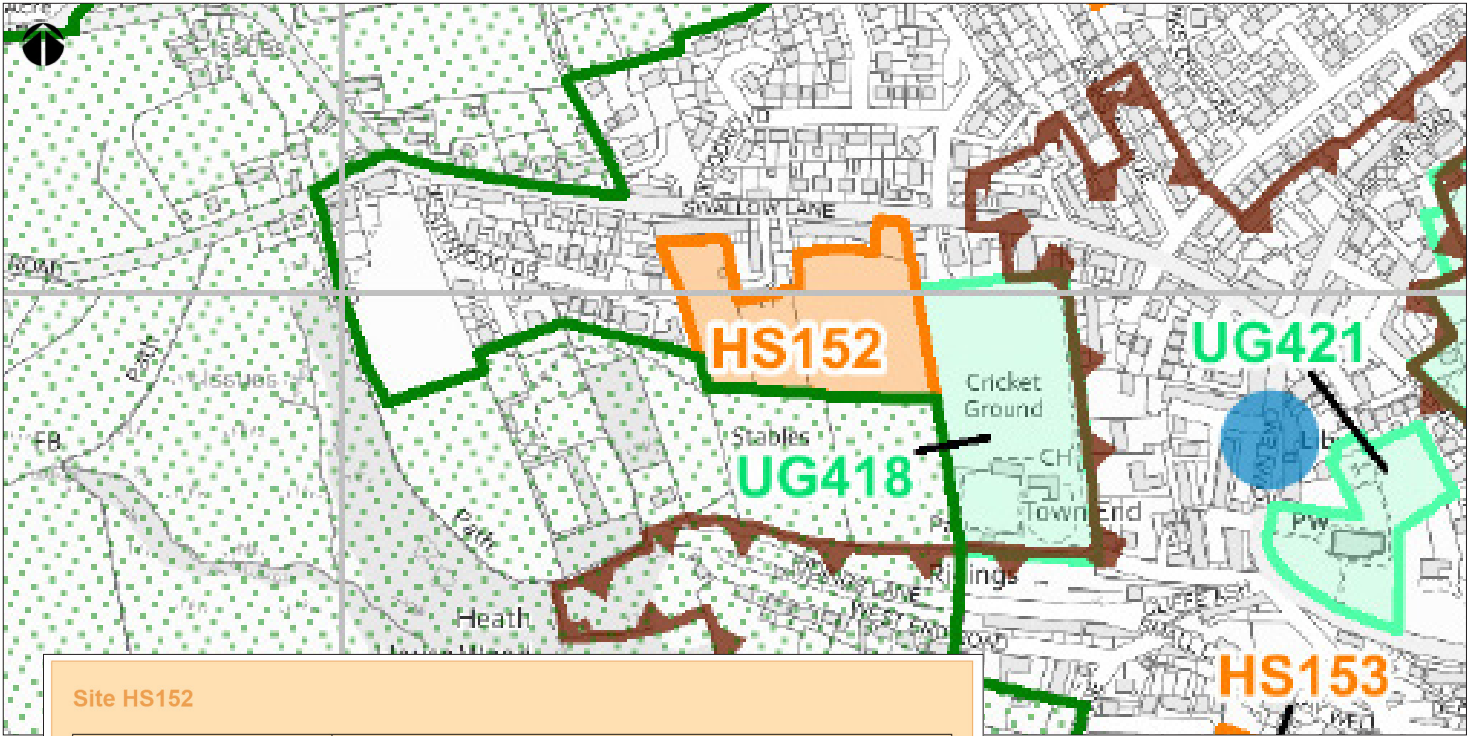
The Kirklees Local Plan was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Local Plan comprises the strategy and policies document, allocations and designations document and associated policies map showing the allocations and designations.

In addition, The Kirklees Highway Design Guide SPD, adopted on 4 November 2019, aims to promote high standards of highway design that reflect nationally recognised best-practice, and facilitate the delivery of high quality residential, employment and mixed-use developments in Kirklees. This SPD is relevant to all aspects of the built environment. The Highway Design Guide SPD helps to encourage good design in terms of how developments, routes and spaces relate to one another to create streets and public spaces that are safe, accessible, and pleasant to use

2.0 | CONTEXT

The following chapter establishes the suitability of the site for residential development and considerations for a successful development.



Site HS152	
Local Plan ID	HS152
Site address	Land to the south of, Swallow Lane, Golcar, Huddersfield
Ownership	Private
Gross site area (Ha)	1.41
Net site area (Ha)	1.41
Constraints	The provision of a pedestrian footway is required across the site frontage
Allocation	Housing
Indicative capacity	49 dwellings
Reports required	- Contamination report (Phase 1) - Flood Risk Assessment - Transport Statement
Other site specific considerations	N/A

Extracts from the Kirklees Local Plan indicate the extent of the allocation and specific guidance to be adhered to.

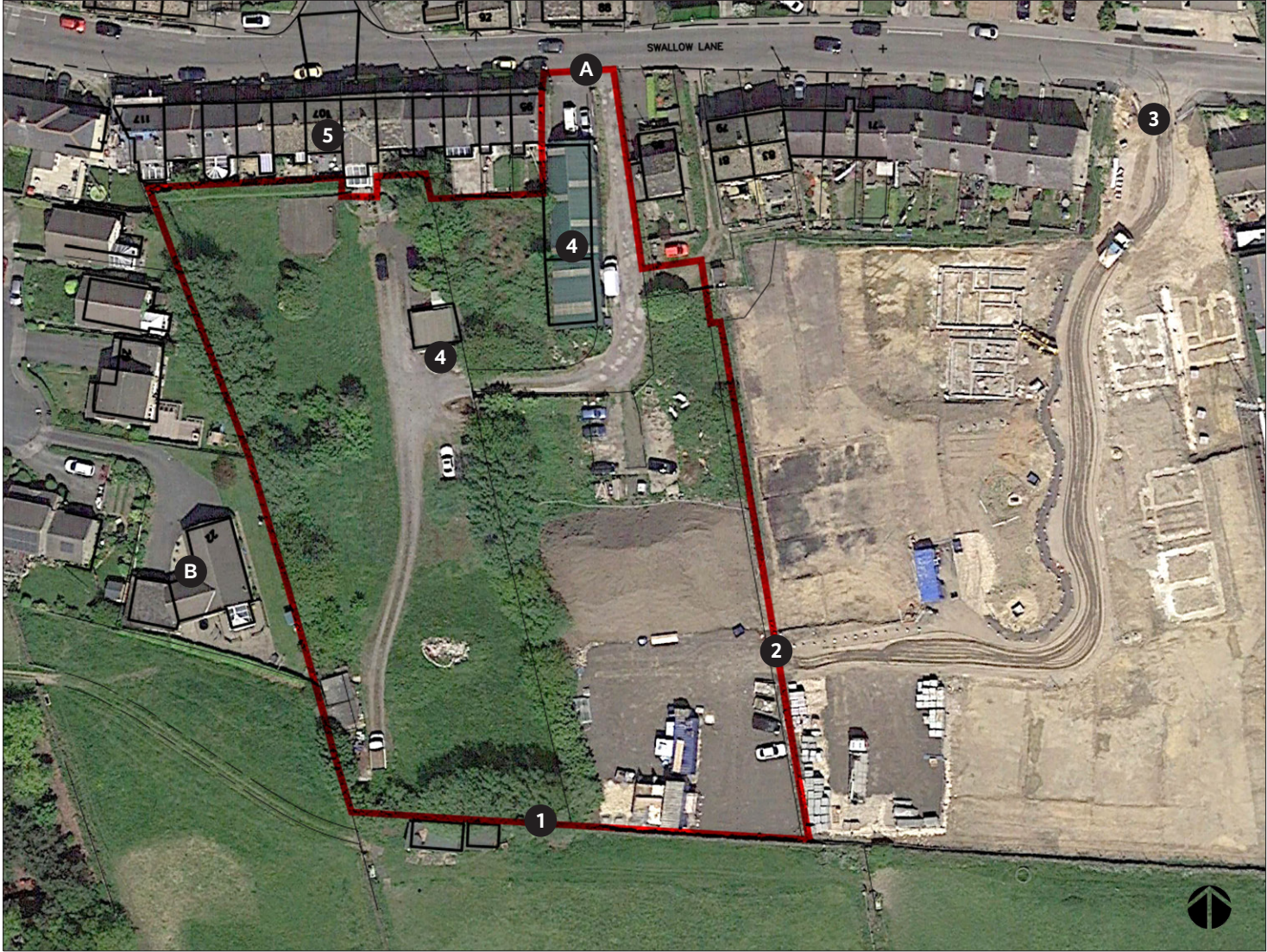
The eastern part of the site has an existing permission and is currently under construction with many dwellings occupied.

This new application, covering the western side of the site will fulfil the extent of the allocation.

The site lies to the south of Swallow Lane and to the west of a new residential development (also by Jones Homes).

The site is visible from Swallow Lane and is set behind existing dwellings and associated gardens. There is opportunity for a non- vehicle access from Swallow Lane however provision has been provided for access via Phase 1.

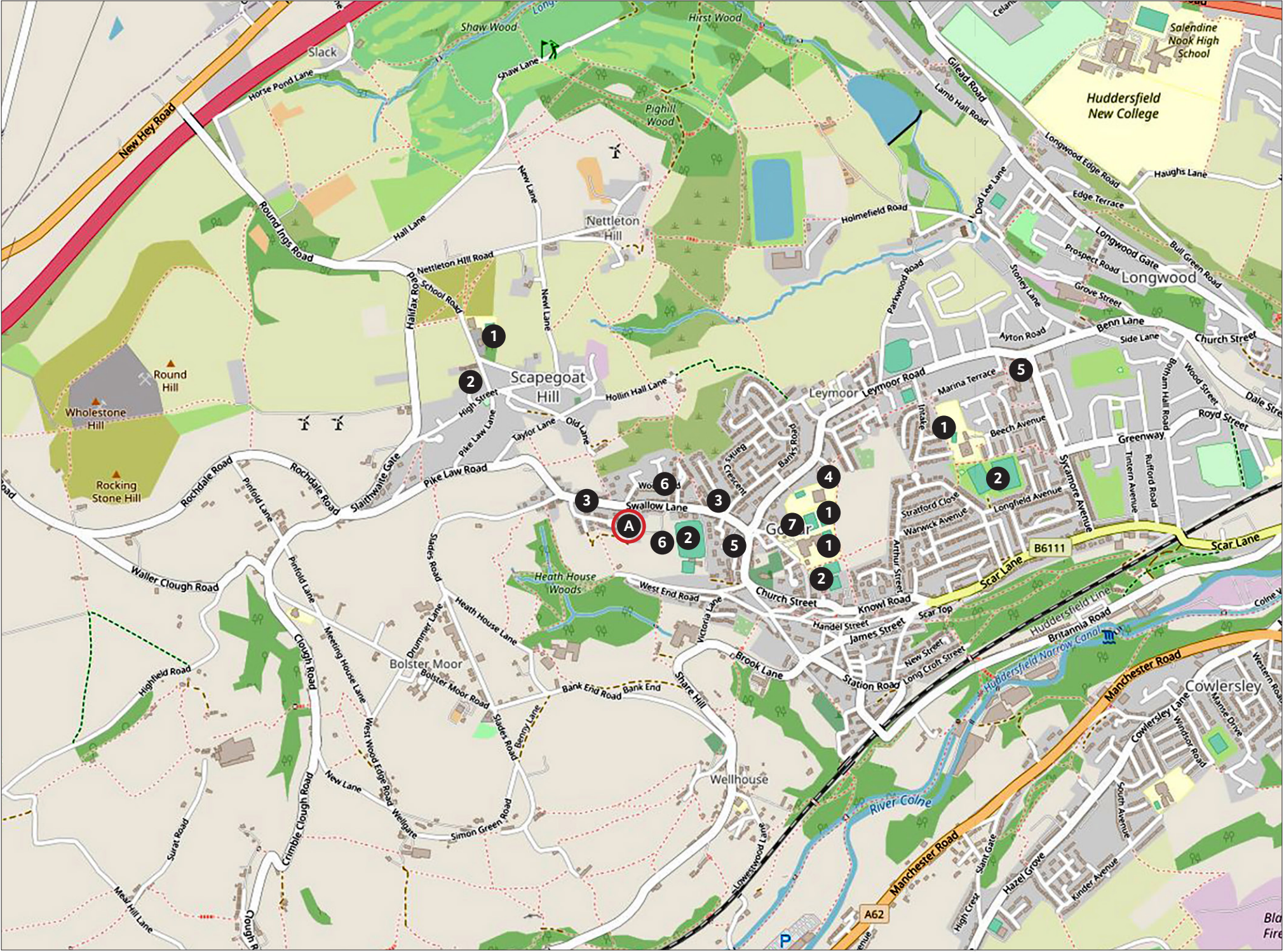
Due consideration is to be given to the amenity of existing residents along the north and western boundaries. Appropriate provision of open space, drainage and interaction with Phase 1 should be carefully considered.



Notes:

- Extent of development follows the extent of the allocation;
- Proposed access from Phase 1 includes pedestrian and vehicle connections;
- Established junction in Phase 1 is designed to accommodate the whole allocation
- Existing on site buildings to be demolished; and
- Existing, long established residential development along Swallow Lane.





The site is located to the West of Huddersfield and is bounded by existing residential development along the northern boundary.

Swallow Lane lies to the north boundary of the site with Phase 1 to the East. There are open fields and countryside to the South.

The site is well-located with a number of facilities and businesses within a short distance.

A. Site Location

- 1. School
- 2. Playing Fields / Sports Facilities
- 3. Bus Stops
- 4. Medical Facilities
- 5. Retail
- 6. Existing residential development
- 7. Community Centre

PHASE 1



6 7



Plot 7 Styal
Plot 8 Bentley
Plot 9 Bentley
Plot 10 Banbury
Plot 11 Banbury
Plot 12 Banbury
Plot 13 Bayswater



Plot 1 Banbury
Plot 2 Banbury

Phase 1 Application Details:

Application Number: 2017/62/93459/W

ERECTION OF 19 DWELLINGS, FORMATION OF ASSOCIATED ACCESS AND ERECTION OF PROTECTIVE POST AND MESH CRICKET FENCING (MINIMUM 12M IN HEIGHT)

LAND SOUTH OF, SWALLOW LANE, GOLCAR, HUDDERSFIELD, HD7 4NB

Decision date: 29 Jun 2018
Decision: SECTION 106 FULL PERMISSION

Extracts from the application are shown above and on the adjacent page.

The Phase 1 development is a successful development with the majority of dwellings occupied.

This application establishes a number of principles to be carried forward to Phase 2. This will ensure the Phases are well integrated and combine well to become a single development.

These principles are identified below:

1. Access via a predetermined access point;
2. Rear and side boundaries form the boundary of Phase 2;
3. Development along the southern boundary faces into the site;
4. Occasional visitor parking bays along the highway;
5. Development generally faces into the centre of the site ensuring active streetscenes and natural surveillance;
6. Dwellings are primarily large detached types with integral or occasional detached garages; and
7. Dwellings are of stone and art stone construction with dark grey roofing and are consistent throughout. Small areas of render break up front elevations.

3.0 | DESIGN SOLUTION

National guidances suggests themes for good design set out in the National Planning Policy Framework. This chapter explains how the design solution addresses the requirement for a sustainable integrated and high quality proposal.

Jones Homes and the design team propose a high quality phase of residential development that meets high architectural standards in a sustainable location.

In summary the proposals include

- 19 new dwellings in a mix of 3 and 4 bedroom houses;
- Integration with Phase 1 via a considered approach to movement and built form;
- Strengthening of the identity of the wider allocation by utilising common materials from Phase 1;
- New area of open space; and
- Consideration of existing residents amenity and privacy;

To expand on the above the site is identified in the Local Plan and lies adjacent to an existing phase of development. In this context the suitability for residential development is clearly established. The identity of the proposals are informed by Phase 1 and by delivering a positive and coherent design proposal the wide site becomes single visually attractive place.

Equally built form is recognisably the same as Phase 1, continuing building lines, development parcels and routes in a consistent and inclusive manner. Service and delivery vehicles can easily navigate the site.

Established routes and movement networks from Phase 1 are continued and ensures efficient, accessible and safe routes in and out of the site. In this respect the potential for walking, cycling and use of public transport is maximised. Social interaction and activity are encouraged.

Inclusive access within the layout will provide for ease of movement by all social groupings and will meet the standards for disabled access for such items as steps, ramps, door widths, etc. The approach to the dwelling will have accessible paths and drives, taking into account the topography of the site.

The use of various surface materials, dropped kerbs, tactile paving, parking and drop off points will be used to facilitate ease of movement by all.

The public realm is clearly defined by materials and boundaries and streets benefit from natural surveillance throughout.

A new area of open space to the north will promote biodiversity and opportunity for flora and fauna to flourish.

Housing of differing tenures is integrated and inclusive, forming an important part of the streetscenes.

All new dwellings will provide good quality internal and external environments and therefore promote health and well-being. New homes comply with security standards and building regulations. Residents are safe, secure and at ease in their homes which are designed for long-life living with appropriate storage, space and potential for adapting as circumstances change.

In general the layout has a coherent form, with orientation of dwellings and plots carefully considered to deliver an efficient and effective layout. Development blocks are grouped together to ensure positive streetscenes whilst reducing the amount of hard-surfacing required to access dwellings. Defensible rear amenity space is grouped together, defined by boundaries and protected with an emphasis on delivering green boundaries to the edges of the site.



The adjacent images show some of the proposed housetypes from the application pack. Materials, detailing and form are carried forward from Phase 1 and integration is ensured.

The proposals will be built to last and will be supported by local residents and the potential for future growth. The variety of uses in the vicinity and access to the local facilities combine to confirm its long-term viability.

The development of this residential scheme will contribute towards an increase in the number of people living in this area.

Neighbourhoods are reinforced by movement networks, the mix of uses and tenures, the amount and position of a new POS and local vernacular building materials and styles. The health, well-being and quality of life of those who will be using an area is positively influenced by its cohesion.

The vitality of neighbourhoods is enhanced by creating variety and choice within the development and caters for a range of demographic groups especially families. The layout of the proposed development will increase natural surveillance both within the submission site and of the surrounding area and footpaths. An increase in activity in the area will also promote a safe, crime-free environment.

In summary new residents and following generations will have the opportunity to have long and successful lives in a sustainable and pleasant location.



Banbury housetype



Baycliffe housetype (detached variant)



Baycliffe housetype (semi-detached variant)



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