



Residential development at Commercial Street, Slaithwaite

Planning Statement

Introduction

This planning statement is to support a planning application for a residential development at Commercial Street in Slaithwaite. This is a site which has previously had planning permission for residential development three times.

Summary

The application property is an unused piece of land to the west of Commercial Street, Slaithwaite. To the north of the site are terraces, and there is a detached house to the south, with a church beyond. Opposite the site to the east is a building used for supported living, another piece of unused land, and a further detached house. To the west of the site is another detached house. The site is unused.

The site has had three schemes for residential development approved. The most recent was outline application 2017/90688 for 7 houses. This new application is essentially the reserved matters application for this scheme. Previously there was application 2010/91971 for 8 apartments, which had a time extension under application 2013/92731. An older approved scheme was application 99/92141 for the erection of 6 houses.

It is proposed to build a residential development on the land. This is to be an exemplary development, with two of the houses being certified Passivhauses, and the others with designs informed by Passivhaus requirements. They will be built of natural stone and slate, and have been designed to fit nicely within the surrounding buildings, each having traditional design features.





The Site

The site lies within the built-up area of Slaithwaite, and is unallocated on the Development Plan Policies Map. There are houses at varying distances to north, south and east of the site.

Kitchen Clough runs down the western side of the site, with a sheer wooded embankment leading down to it. Most of the rest of the site is relatively flat, and part of the site lies below street level.

A footpath crosses the site towards the northern end from Commercial Street and across Kitchen Clough. There is also a culverted drain to the northern part of the site.

There are no trees within the area proposed for development. The only trees are located on the banking to Kitchen Clough, outside the developable area.

There are three neighbouring dwellings which will have an effect on the final scheme. 30 Commercial Street and 24 Commercial Street to its rear are terraced houses, both with windows in their gable wall facing onto the site. These are secondary windows to hallways and landings. There is also a house to the other side of Kitchen Clough which is at a lower level to the site.

The site is currently very untidy, and has been cleared because it suffered from fly tipping and anti-social behaviour.

The first approved applications were for affordable housing. The constraints of the site and the cost of remediation meant that this site was considered unviable for affordable housing and was therefore sold off.

Aspiration for the Scheme

As specialists in low energy design based in Slaithwaite, we have designed this scheme to provide individual and sustainable houses informed by Passivhaus principles. Houses 6 and 7 will be certified Passivhauses. The other houses will have as many windows as possible orientated south to take advantage of passive solar radiation. Houses 1, 2 and 3 will have angled walls to the rear specifically to take advantage of this.

The houses are traditional in nature to fit nicely within the built surroundings, built of natural stone and slate. They will have traditional design features such as stone corbels and kneelers, to lift the appearance of the houses.



Policy LP24 of the Kirklees Local Plan - Design

This policy is the main policy in the Local Plan regarding design, which states the following.

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

The scheme has been designed to provide appropriately scaled and detailed houses which will sit nicely between the surrounding buildings.

- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

All houses have good gardens, all of which have been designed to avoid overshadowing as much as possible. The houses themselves all exceed the space standards contained in the NDSS and are spaced apart appropriately.

House 1 has been set back on its site so that the existing secondary windows to 24 and 30 Commercial Street retain their open views and daylight.

Houses 1, 2 and 3 have angled rear windows to their living rooms and bedrooms, to reduce the chance of overlooking of the detached house across Kitchen Clough, even though the overlooking distances are well over 21m.

- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

n/a



d. high levels of sustainability, to a degree proportionate to the proposal, through:

i. The re-use and adaptation of existing buildings, where practicable;

n/a

ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;

The site is well located within the boundaries of Slaithwaite, close to bus routes and the railway station, and there is enough space in gardens and the houses for bike storage.

iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;

The Passivhauses will possibly be constructed using timber frames, but the external appearance of the houses will be of natural stone to fit in with surrounding buildings

iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;

The site plan means houses are orientated with main rooms facing south where possible. This is also the reason for the angled areas to the rear of houses 1, 2 and 3. These houses face east/west and the angled areas mean that they can get better passive solar heating, as well as better views and reduced impact on the neighbours.

To house 6, one of the Passivhauses, the main façade faces south, towards the garden, as this is a Passivhaus principle. The facades facing east to Commercial Street and west have fewer windows, again because this is a Passivhaus principle.

The trees and topography mean that there will be shading to the east and west, and the south facing facades to the Passivhauses will have solar shading.

v. providing charging points to encourage the use of electric and low emission vehicles;

All houses will have these



- vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;

The site plan shows the areas for bin storage and a communal collection area for bins.

- vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;

The site is raised above the Kitchen Clough which means that there is no risk of flooding to the houses, as shown on the flooding map for planning.

The existing culverted drain to the north of the site is retained and an easement is shown on its line, with houses to either side of this.

The existing surface water sewer on the southern boundary has its easement running through back gardens only.

- viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

The site is very well located for public transport, and the houses will be large enough to easily accommodate flexibility in the future.

- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

The site layout has been designed to give a townscape which provides clearly defined front gardens and defensible space addressing Commercial Street and the new courtyard, but which is not dominated by car parking. All public routes, including the footpath, are overlooked.

- f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

The houses are large and flexible enough to accommodate a range of different users.



- g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

The site is not large enough to require new public open space.

- h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

The existing stream banks will be left as biodiversity areas, and all buildings are more than 10m from the edge of the stream. There is opportunity here to augment biodiversity on the banking by providing extra planting if required

- i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

The site will have more planting than currently, with the provision of domestic gardens. The trees on the banking will be retained.

- j. the provision of public art where appropriate.

This scheme is not big enough to justify public art, but the houses all have individual features and characteristics.

Access

Access to the site will be as per agreed in application 2017/90688, with the existing central access retained for 5No houses, and the other two accessed off Commercial Street. Each house will have 2 parking spaces off the road. The existing footpath crossing the site will be retained on its current course and the surface improved.

Conclusions

The proposal is a very sustainable scheme. The site is a brownfield site located near to the centre of Slaithwaite, close to amenities and public transport links. The houses themselves will be exemplary in terms of sustainable performance, design and urban design.

The site is located within the built-up boundary of Slaithwaite. Development of this site will reduce the pressure to develop greenfield and Green Belt sites. Residents of the site will not need to have a private car as it is so close to all facilities.

We believe that the proposals will improve the area, answering the need for new housing, and therefore request that planning permission is granted.