Design and Access Statement

Proposed Residential Development at

Land off Croft Street, Birkenshaw, BD11 2HT

RHCS-MWA-XX-XX-RP-A-0001_S2_P1

Riva Homes

MARTIN WALSH
ARCHITECTURAL

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P1	S2	TD	MW(J)	14.05.24	
P2	S2	TD	MW(J)	28.06.24	Revised Layout

1.0 Introduction

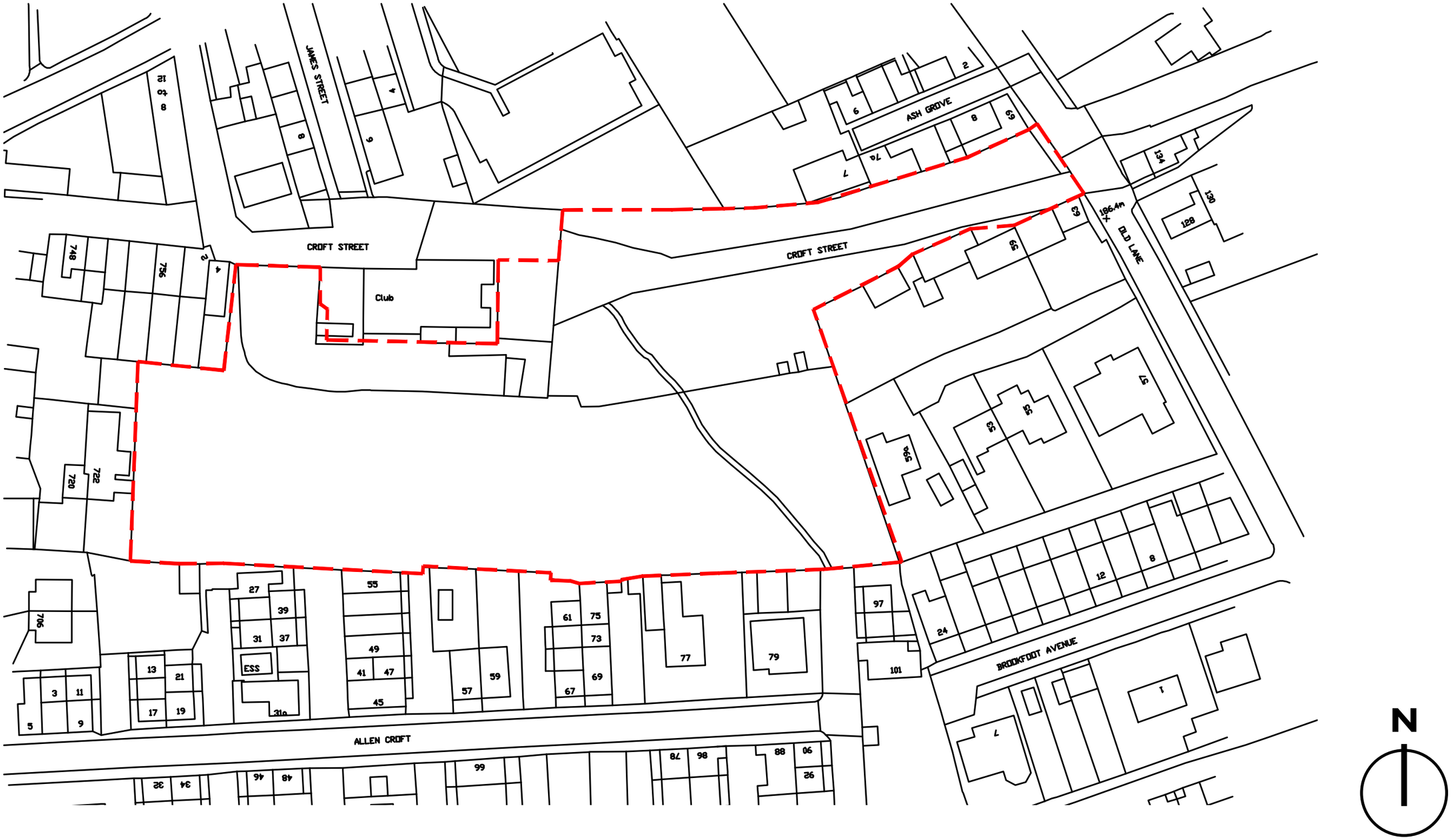
This Design and Access Statement accompanies a detailed planning application for the construction of 17 houses at Croft Street, Birkenshaw.

This Statement is within accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006; and Town and Country Planning (General Development Procedure) Order 1995 Article 4C; Kirklees local plan 2019 and the NPPF.

This document describes the key issues taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development.

Location Plan

(Not to scale)



2.0 Context

The application site is located to the south of Croft Street in Birkenshaw. Birkenshaw is north of Cleckheaton and approximately 4 miles south of Bradford City Centre.

The site currently comprises a heavily vegetated vacant plot, but was previously used as a bowling green and allotments. Birkenshaw Liberal Club occupies land adjacent along the northern boundary, Old Lane to the northeast and residential dwellings to the east, south and west. Croft Street was stopped up and closed over 30 years ago, but is still used for vehicular access to the club and pedestrian access.

Old Lane is connected by bus to larger centres such as Batley, Cleckheaton, Morley, Leeds and Bradford.

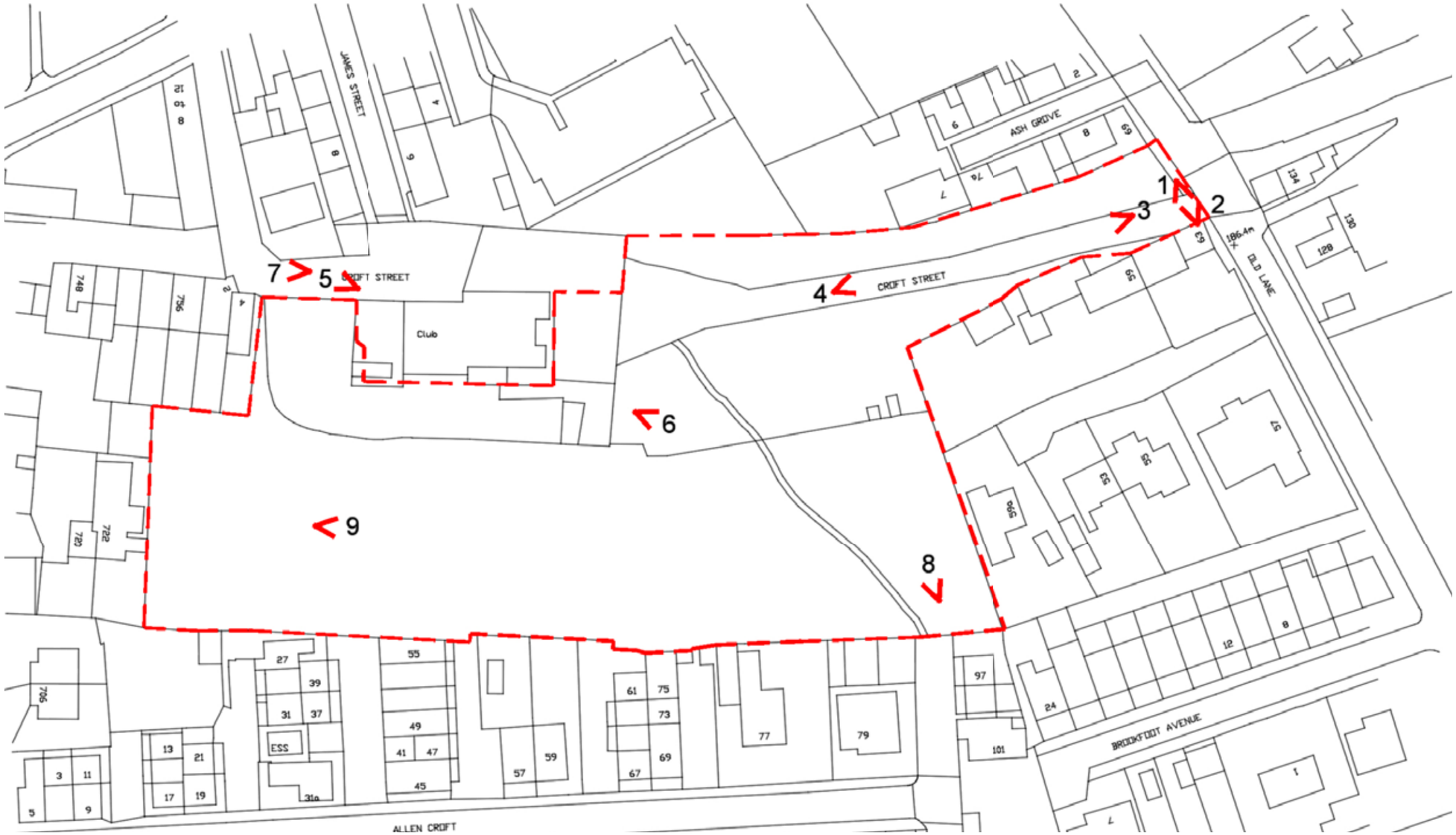
The site is 0.86 hectares/2.12 acres.

Outline planning permission for residential development was approved in 2019 (ref:2014/92893) and a pre-planning enquiry was submitted to Kirklees in 2023 (ref:2023/20898).

Site Photographs

The following photographs show the existing site, including the existing buildings and boundary treatments.

The site plan adjacent highlights viewpoints for the photographs.



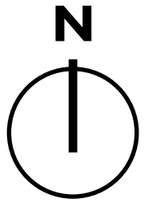


Figure 1 – Croft Street junction with Old Lane

Figure 2 – Old Lane looking South

Figure 3 – Old Lane looking West

Figure 4 – Croft Street looking back at the junction with Old Lane

Figure 5 – View of the Liberal Club

Figure 6 – View of the Liberal Club

Figure 7 – Liberal Club car park

Figure 8 – Footpath link with Allen Croft

Figure 9 – View of the site West to No 722

Topographical Analysis

South of the road, the eastern half of the site slopes to the south from around +188m to +185m (1 in 20). The more steeply sloping western half of the site slopes to the southwest from around +187.5m to +182.5m (1 in 5 to 1 in 7). West of the Liberal Club, the site lies at around +187.5m.

3.0 Identity

Proposed Materials

- Marshall Cromwell reconstituted pitched faced stone for the houses and garages.
- Marshall Cromwell reconstituted stone for the retaining/garden walls.
- Black windows and doors.
- Grey concrete interlocking roof tile.

4.0 Built Form

Proposed Layout

The scheme proposes to construct 18 houses and public open space accessed off Old Lane via Croft Street.

The houses are all two storey and are a mix of 2,3 and 4 bedroom detached and semi-detached properties.

The Liberal Club benefits from a new car park with 10 spaces, a beer garden and the adopted road connects with their existing yard.

Type	Beds	No.
Langham	3	3
Carlton	3	5
Stafford	2	4
Berkeley	4	5
Goring	4	1
Total	56	18

Scale and Massing

The proposed dwellings have been considered in context with the surrounding built form. This has been taken into account when considering storey heights of new dwellings.

Key

1 Storey

2 Storey

5.0 Movement

Key

- Primary site access
- Vehicle acces
- Pedestrian access
- Private Road
- Private Drive
- Public Road

Access and Movement

External Access

The site is safe and accessible for all cars, bikes and pedestrians.

Access to the site is from Croft Street via Old Lane.

4 bed houses have been allocated 3 parking spaces.

2 and 3 bed houses have been allocated 2 parking spaces.

A footpath link has been proposed maintaining the link between Allen Croft and the new adopted footpath/development.

The adoptable road connects with the Liberal Club yard to allow delivary vehicles to serve the club via the new adopted road.

Electric vehicle charging points will be provided to each dwelling.

Each house also has an integrated cycle store.

Internal Access

Martin Walsh Architectural (MWA) operates with the belief that the needs of people with disabilities, the elderly and carers of young children should be considered as an integral part of the design process. Meeting these needs provides buildings that perform better for all users.

We shall endeavour to design buildings wherever possible to be accessible to a wide range of users including people with mobility or sensory impariments.

It is our aim to design buildings for optimum ease of use by their occupants and visitors.

MWA is fully aware of the requirements under Approved Doc M (AD-M) of the Building Regulations and as such, all designs shall conform to the requirementsof AD-M, where the requirement exists.

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development,

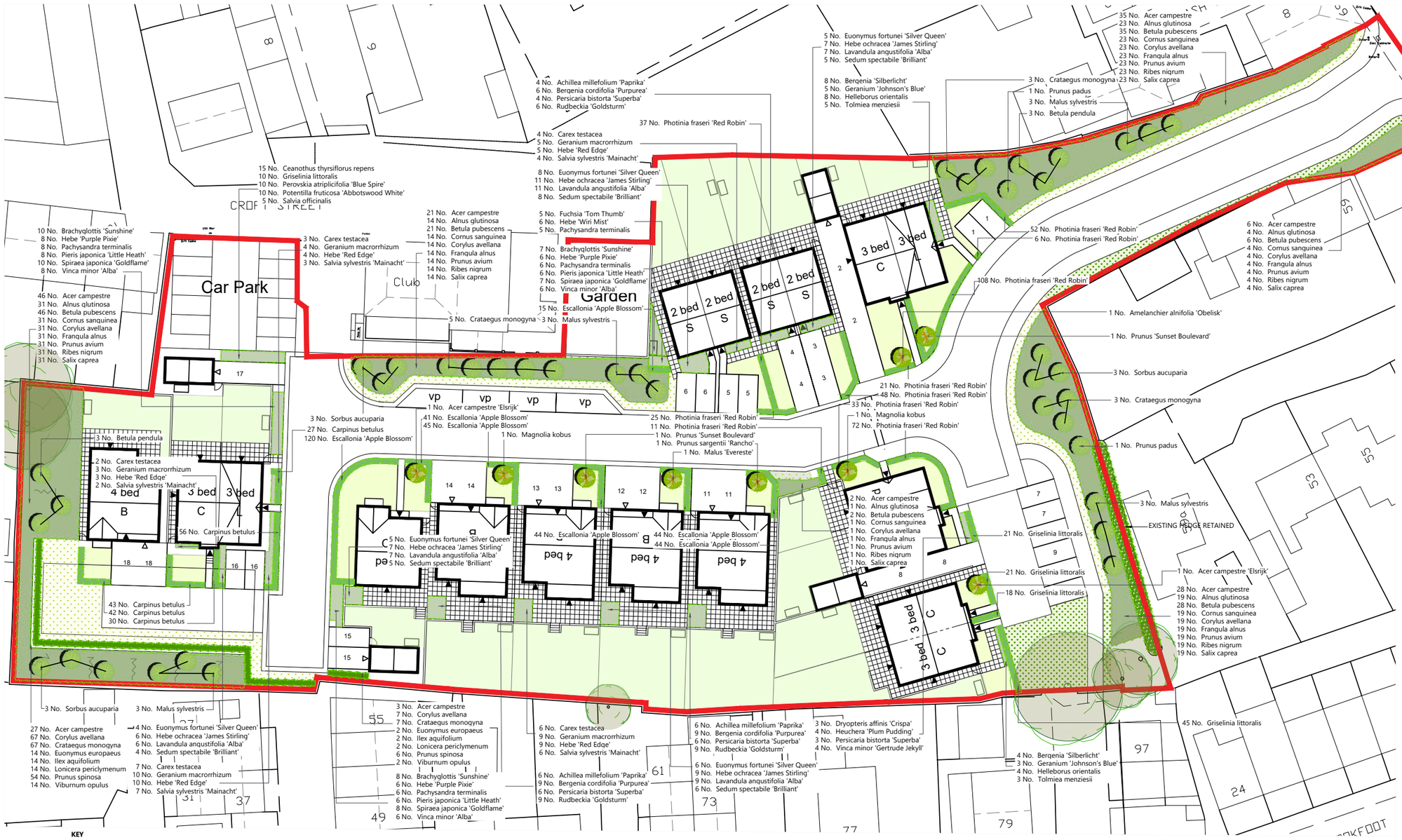
6.0 Nature

The proposal aims to enhance the setting of the site and an accompanying ecological report has been prepared by Brooks Ecological which identifies the ecological contraints and recommendations for the development.

Soft landscape will include the flowering lawn public open space, native hedges, grass verges and lawned gardens.

Hard landscape features will include the adopted road, private road, driveways, visitor parking and new footpath.

Installations of roosting and nesting features for fauna within the proposed dwellings will enchance the environment for wildlife within the site.



KEY

Existing Retained Trees
Managed to promote species and bio diversity.
Refer to Aboriculturalists details for trees to be removed.

Proposed Heavy Standard Trees

Proposed Feathered Trees

Proposed Native Scrub Mix

Proposed Native Hedgerow

Proposed Single Species Hedge

Proposed Shrub Planting

Proposed Amenity Turf

Proposed Amenity Grass Seed

Proposed Flowering Lawn
Seeded with Meadow mixture eg Emorsgate EL1 Flowering Lawn Mixture at 4g/m2.

Proposed Shade Tolerant Species Rich Grassland
Seeded with Meadow mixture eg Emorsgate EW1 Woodland Mixture at 4g/m2.

NOTES:

- Proposed tree locations are subject to confirmation of proposed service and drainage locations.
- For detailed levels and drainage refer to Engineers dwgs.
- For planting schedule and planting notes refer to dwg. no. LDP-24-P216 1002.

Designer Notes Under CDM Regs 2015

1. The design information presented on this drawing has been prepared with due regard to the role of the designer under the CDM Regs 2015.
2. Contractor to provide method statement for undertaking works within service zones and easements.
3. Where possible, this design has taken due care to eliminated hazards and reduced risks.

NORTH

0 5 10 20
(m)

Revision

Rev. A 09.04.24 Proposals updated.
Rev. B 10.05.24 Proposals updated in accordance with revised site plan.
Rev. C 07.06.24 Proposals updated in accordance with revised site plan.
Rev. D 07.06.24 Proposals updated to Plots 17 & 18.

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Client
Riva Homes

Project Name
Croft Street, Birkenshaw

Project No. LDP-24-P216
Dwg. No. 1001

Dwg. Title
Landscape Proposals

Revision D
Status PLANNING

Date 08.04.24
Scale 1:250@A1

Drawn By MJB
Reviewed -

Filepath

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7.0 Homes & Buildings

Introduction
This section outlines key design policy guidance, which, together with a detailed appraisal of the site and its surroundings, will inform development proposals.

National Planning Policy Framework
National Planning Policy Framework (NPPF) sets out a framework for all development and states that there should be a presumption in favour of sustainable development.

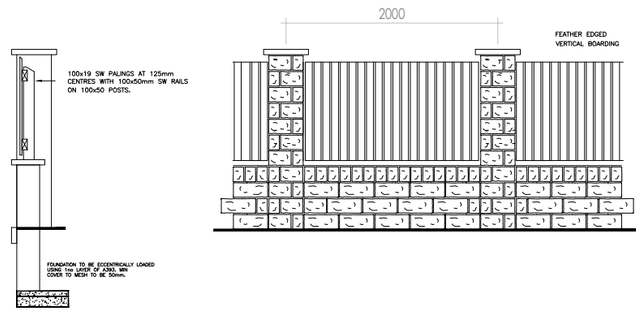
Secured by Design
Secured by Design is a police initiative, which encourages the building industry to adopt minimum standards in designing safe and secure developments. This gives equal weight to the importance of environmental design and physical security. Research proves that schemes that meet Secured by Design standards are significantly less likely to suffer from vandalism or criminal attacks.

In achieving Secured by Design, the following principles should be considered and addressed:

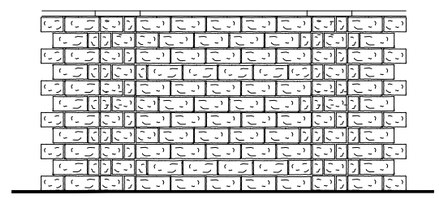
• Environmental quality and sense of ownership: Provision of high quality landscape settings for new development to help create a sense of place and strengthen community identity. These spaces tend to be well used and offer fewer opportunities for crime.

• Natural surveillance: Public and semi-private areas should be visible from nearby buildings or from well-used rights of way. Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed.

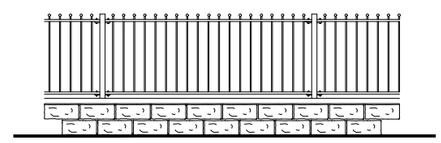
• Access and footpaths: Secluded access points and routes should be avoided; roads to groups of buildings should promote a sense of identity and ownership; location of planting should avoid the creation of hiding places; good visibility should be maintained along footpaths and routes.



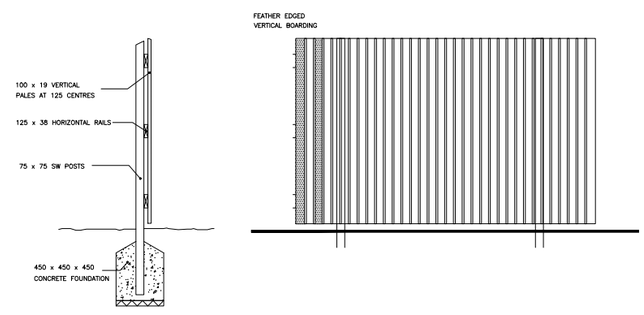
BOUNDARY TREATMENT DETAIL:
1650 - 1800mm STONE WALLING WITH FENCE PANELS (1:50)



BOUNDARY TREATMENT DETAIL:
1800mm STONE WALLING (1:50)



BOUNDARY TREATMENT DETAIL:
PATIO STONE WALLING WITH RAILINGS (1:50)



BOUNDARY TREATMENT DETAIL:
1800mm HIGH TIMBER VERTICAL BOARDED FENCING (1:50)

(Not to scale)

Secured by Design
Official Police Security Initiative

8.0 Resources

Sustainability should be the key driving factor for any new development.

Consideration has been given to the orientation of the new dwellings, their location and placement of glazing and solar shading to maximise natural light but also minimise glare.

The dwellings rely on fabric first approach. Fabric first approach translates as passive solar design (harnessing the sun's energy), highly insulated floors, walls and roofs, high performance windows, doors and good overall air tightness, so no draughts can get in and no warm air can escape.

These elements coupled with energy-efficient lighting and air source heat pumps will improve the dwellings energy efficiency and also help reduce CO2 emissions.

These measures and careful material selection mean the development could perform well above current Building Regulation requirements.

9.0 Summary

This statement has been prepared in support of a detailed planning application which seeks approval for the construction of 18 houses, an adopted road, a new car park and beer garden for the Liberal Club.

The proposed development has been carefully structured around the existing site features and topography, responding positively to the existing context.

The site occupies a sustainable location in Birkenshaw that has good transport links.

It is apparent that an opportunity exists to provide much needed housing of high quality, and to greatly improve upon the existing housing stock. The development will regenerate a vacant site, compliment its surroundings and improve the quality of the built environment.

We are hopeful that Kirklees council will see MWA and RIVA Homes are conscientious that the land is developed in a sensible manner.

MARTIN WALSH
ARCHITECTURAL

RIBA
Chartered Practice

Chartered Institute of Architectural Technologists
Registered Practice

ISO 9001
ISOQAR
REGISTERED