

Design & Access Statement

Proposed new dropped kerb / driveway alterations

100 Penistone Road, Waterloo, Huddersfield HD5 8QX

Introduction

100 Penistone Road is a three-bedroom, single storey, detached, residential bungalow on a site of approximately 750 square meters, built in 1924.

Location

The site is located on the busy A629 Penistone Road (in bound carriageway towards Huddersfield) which has a part-active bus lane and is located not far away from the entrance to Morrisons Supermarket.

Existing vehicular approaches to the site

Vehicular access is via an existing single width driveway located to the right-hand end of the site as viewed from Penistone Road. To access the site, vehicles have to reverse into the driveway from the bus lane which is very hazardous, especially at night. When the bus lane is active, buses have to stop and wait whilst the car reverses into the drive, this is because there is a bus stop outside the house next door (98 Penistone Road). Sometimes the buses try overtaking but it is then difficult for them to pull into the bus stop and they end up parked in the road at 45 degrees, stopping all the traffic. When the bus lane is not active, cars drive in the bus lane, often well above the speed limit making it dangerous to reverse into the drive, they seem to appear from nowhere approaching fast from around the bend further along the road or pulling out from the Mountfield Road junction. At busy times, queuing traffic caught in the traffic lights at the entrance to Morrisons Supermarket back up in front of the site, again making it difficult to do a 90-degree reverse turn in to the driveway, this is due to the fact that the front of the car tends to swing out across the road. It is not possible to drive forwards into the driveway, as it would be far too dangerous to reverse back out again onto Penistone Road.

Proposed vehicular approaches to the building.

The vehicular access is proposed to be improved by the introduction of an additional wider dropped kerb access to the left-hand end of the site, and also widening of the existing opening at the right-hand end of the site. This will enable the left hand opening to be used as an 'entry' point and the right-hand end opening to be used as an 'exit' point. The new wider openings will make it easier and quicker to turn onto the site and exit away from the site, as the visibility of both will be much better and therefore safer to use than as exiting. There is enough length of frontage to the site to make it possible for cars to swing in and out of the site in one manoeuvre. Due to the new parking area being wider and on more level ground than the existing one it will also provide better access for disabled users if required. Both the new and widened openings will be provided with drainage channels to prevent rainwater being discharged onto the footway / highway.

Existing site features.

1, An existing Silver Birch tree will need to be removed adjacent to the new left hand access opening. This will be replaced with a new small tree in the central planting bed.

2, The existing dry stone boundary wall to the front of the site is in poor condition and is leaning out over the footway. As part of the works, the wall will be demolished and partly re-built on a new foundation to suit the amended driveway arrangement.

3, Within the existing footway to Penistone Road, there is an existing Openreach triple inspection chamber that will clash with the new dropped kerb crossing point. We have been informed by Openreach following a survey done by them that the cover can be lowered by approximately 50mm to suit the proposed new footway levels (or filled in, as it understood that the inspection chamber is due to be made redundant).

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