

Design and Access Statement in support of proposed residential development at land adjacent **Leak Hall Lane, Denby Dale, Cumberworth HD8 8QU**



View to North towards Leak Hall

JG-D has been instructed by Robert Halstead Chartered Surveyors & Town Planners to prepare an indicative site layout for a residential development on land adjacent to Leak Hall Lane, Denby Dale.

The site is approximately 1 acre in area, positioned at the head of Leak Hall Lane approximately 300metres from A636 Wakefield Road and 6 miles from Junction 38 M1 Motorway. It is bounded to the East by detached 1970's housing on Hillside and post war stone built semi-detached dwellings on Leak Hall Crescent. Larger scale infill housing was approved to the end of Leak Hall Crescent (App No.2017/93798) but the new properties offer blank gables to the application site.

There are a cluster of properties associated with the 18th Century Leak Hall to the North-West whilst to the South and West open grassland with isolated stands of trees blends

into farmland. The site is defined by public footpaths with a link from Leak Hall Lane to Leak Hall Crescent to the East and Den/ 61/ 10 to the West bypassing Cliff Hill. The application site is scrub grassland with isolated self seeded trees and vestiges of historical dry stone walling. There is also a dilapidated stone outbuilding to the North-West corner.

The proposed scheme is based on a new vehicular access as specialist detail taken from Leak Hall Lane in the North-East corner of the site. The existing road network and the visibility splays required to create an appropriate entrance dictates that the proposed site road is initially close to the Eastern boundary, running parallel to the existing public right of way.

The closest property – 27 Leak Hall Lane – offers an oblique elevation to the application site creating the opportunity for a pair of 2 bedroom cottages at the back of the new footpath, creating an entrance lodge to the development. The dwellings enjoy external amenity space and each has two parking spaces and access to a visitor space in the layby opposite.

The site falls generally from North to South and to mitigate levels it is proposed to curve the entrance road away from the Eastern boundary to run parallel to the general contours as a shared surface estate road, also offering the opportunity for additional plots to the East.

Separation distances to Leak Hall generate a building line across the site to the North with two detached family homes book-ending a pair of semi-detached 2 bed cottages. The detached dwellings include integral garages whilst the semi-detached properties have parking to the side, reducing the impact of private vehicles on the entrance elevation. Each dwelling benefits from a generous garden space running to the boundary and areas of landscaping and boundary hedges to the front of the plots help to soften the streetscape.

The roadway extends towards the Western boundary in front of property 6 to create the leg of a simple turning head sized to accommodate a Kirklees 11.85m refuse vehicle as specialist detail. The cul-de-sac terminates in visitor parking and is >21m from Leak Hall Farm.

Proposed housing to the South is arrayed to follow the boundary with paired dwellings offering varied accommodation. Each plot has a private garden space to the rear which wraps the houses and three have integral garages. Plot 7 has parking within a layby to the side – accessed from the turning head - allowing a planted corner to the primary vista from the main entrance road.

The proposed site road terminates with the spur of the turning provision and continues as a private drive to serve Plots 9 – 12.

The three detached dwellings to the South-Eastern corner of the site follow the alignment of the existing properties on Leak Hall Crescent – although there is a level difference to the existing road preventing vehicular access – and provide larger scale accommodation.



Indicative Site Layout

Plot	Area (sqm)	Dwelling Type	Dwelling GEA (sqm/ sqft) over two storeys, incl garage	Parking
1	104.6	2 Bed	87.1/ 940	2
2	137.9	2 Bed	87.1/ 940	2
3	281.6	3 Bed	156.0/ 1680	2 incl garage
4	200.3	2 Bed	87.1/ 940	2
5	200.1	2 Bed	87.1/ 940	2
6	324.3	4 Bed	162.0/ 1740	3 incl garage
7	235.2	3 Bed	99.0/ 1065	2
8	219.4	3 Bed	104.3/ 1225	2 incl garage
9	277.2	3 Bed	135.0/ 1450	2 incl garage
10	258.6	3 Bed	135.0/ 1450	2 incl garage
11	301.8	4 Bed	136.0/ 1463	3 incl garage
12	297.2	4 Bed	136.0/ 1463	3 incl garage
13	215.5	2 Bed	102.4/ 1100	2
			1514.1/ 16290	29 + 4 visitor

Although the layout is indicative, the scheme is envisaged as stone built family friendly dwellings sympathetic to the local vernacular with generous planted boundary treatments wherever possible. Building works will meet current building regulations using local materials and labour as applicable and it is opined that the scheme as drawn is an appropriate infill development.

Security Measures:

The layout has been conceived to maximize crime prevention. The site is served by a single vehicular point of access and the dwellings are arrayed linearly along the site road providing natural surveillance. Low vehicular usage, a shared surface roadway and extensive gardens will encourage residents outside their homes discouraging crime.

Each property will have a dedicated entrance which will meet the requirements of AD_Q and windows will be PAS 24:2012 rated. Perimeter site boundaries will be defined with close boarded timber fencing and shared boundaries with dense growing indigenous hedge species. Cycle storage will be provided either within the garage or constructed externally to Sold Secure Silver standard and Intruder alarm systems will be fitted as standard.

Further measures will be detailed at the detailed planning stage and the applicant will seek to adopt Secure by Design principles wherever possible.