
DESIGN AND ACCESS STATEMENT

PROJECT: New residential property to the rear of 51 Turnshaw Road, Kirkburton

KB/P100

SUBJECT: Design and Access Statement to accompany a Planning Application
for a new residential property to the rear of 51 Turnshaw Road, Kirkburton

Project No: 0467

11.09.24

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INTRODUCTION:

This Design and Access Statement has been prepared by eleven52architects in support of a planning application for a new residential property to the rear of 51 Turnshaw Road, Kirkburton.

The purpose of this report is to demonstrate the considered design assessment, which has led to the formal submission of a planning application to Kirklees Council as local planning Authority ('the LPA').

Essentially the assessment has involved a visual appraisal of the development site and the proposal in the context of the character and appearance of the wider context of the area around Lingerfield View. As a consequence of the wider character of the assessment, the development proposal has been produced which we believe successfully reflects the better vernacular buildings of the locality. The character and appearance in the immediate context will be significantly enhanced by the development proposals and consequently invite support from the LPA.

SITE CONTEXT:

The site sits within a residential area and to the north side of Turnshaw Road and is currently used for parking and garden space. The existing access does not support the current vehicle movement easily and therefore we are proposing a new access onto Turnshaw Road and is a well-established route of access and egress with good visibility both ways. The access will continue past 51 Turnshaw Road to access the proposed site.

Either side of this site are established residential properties and form the character of the area along with the open nature of the playing fields between sites and the built up areas. The site is close to public transport routes with a bus stop within walking distance of the site and is in easy access to shops and services in Scotton and can be regarded as being within a sustainable location.

THE PROPOSED DEVELOPMENT:

Planning permission is sought for the construction of a single storey, three-bedroom house at the rear of 51 Turnshaw Road Kirkburton.

Importantly the development would take place on a portion of the rear garden with an outlook over school playing fields and subject to no greater impact on openness the list of exceptions within the National Planning Policy Framework allow for such forms of development.

The proposed unit would have a small parking provision for two vehicles would be provided along with bin stores, bin drop off area and secure cycle parking within the main house.

The proposal would provide one additional household with the well-established residential area. The scale and design of the proposal and the site layout is detailed on the submitted drawings; but the context and reference is one of a rurally responsive design philosophy consistent with recent developments approved.

Existing boundary landscaping and fencing would be retained.

The Design & Access Statement will assess the proposed development in respect of the below as set out by the guidance contained within the Town & Country Planning (Development Management Procedure) (England) Order 2015.

- Use and Amount,
- Scale, Appearance and Layout,
- Landscaping,
- Access

USE AND AMOUNT:

The application seeks planning approval for the construction of one detached three-bedroom house.

The principle of the development is justified in the following sections of this Statement. These conclude that the development proposals will bring about an appropriate form of development within the countryside as set out in the NPPF and that the site is also located in a sustainable location.

LAYOUT:

The resulting building would appear appropriate within this semi-urban setting and would be read against the established character of Turnshaw Lane, where sporadic residential development exists. The variety of architecture along Turnshaw Lane means that some buildings appear more appropriate within the setting than others, and it is this proposal intension to raise the bar in terms of design within the area. This development is mindful of preserving the spacious layout to retain permeability through the site and being sensitive and response to countryside purposes.

The below section will advance the design merits further.

SCALE:

The scale is dictated by the volume of the existing properties for the building and deemed to appropriate for the extent of the surrounding land. The site is approximate 0.2 acres in size.

APPEARANCE:

The design intent behind the proposals is such that they are derived from the local context of the area relating to industrial units.

Choice of materials has arisen in response to the need to provide an attractive appearance typical of this area, whilst remaining appropriate and durable.

This approach has been taken in order to ensure an appropriate aesthetic which both preserves and enhances the character of the area in lieu of its current status as a derelict site with overgrown planting.

LANDSCAPING:

There is existing planted coverage to the sites boundaries and the site is framed by open land thereby adding to the character and appearance qualities of the site, and the adjacent land. It is not proposed to add any further soft landscaping but the existing would be retained in order to preserve the existing character without urbanisation of the building and curtilage.

All surfacing materials would be sensitive to the semi-rural context and final details of these can be negotiated with the Council and planning conditions can require samples.

ACCESSIBILITY:

The site is accessed directly from Turnshaw Road as are the other residential properties and uses within this immediate area. The existing access route and relatively level hardstanding areas are not easily accessible and therefore a new dropkerb access will be formed along with a driveway access. In respect of the proposed buildings accessibility this will be constructed in full accordance with Part M volume 1 of the Building Regulations to ensure that this would also be accessible to all users.

DESIGN:

The NPPF sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The level of development is limited to one house with associated parking, landscaping and hardstanding areas.

The design and scale of the house takes reference from existing residential development that runs along Turnshaw Road and the relatively recent approval on a neighbouring site. The proposed house would have a rectangular form with a pitched roof. The window proportions to the front and rear elevations are small to mimic such opening on agriculture and rural utilitarian buildings. To the western elevation the level of glazing occupies much of that gable end to gain benefits of the open views across open land and create a lightweight design feature to the benefit of the building's appearance and quality of habitation for future occupants through the provision of views and outlook.

This proposal now before the Council sits in a semi-urban with sporadic development of varying architectural styles and period of construction. The proposed dwelling to the rear of 51 Turnshaw Road provides a 21st century design approach that references agricultural architecture using stone, slate, aluminium and timber as well as a layout that results in the building occupying a corner of the site and opening up all other areas to assist in enhancing the site's permeability to the land surrounding it.

The proposed design continues the accepted architecture and scale in this location that offers enhancements to the immediate area raising the design standards whilst responding to the character aspect of 'openness'. The house and associated works will therefore add to the overall quality and sense of place of Turnshaw Road and the wider area, offering a visually attractive building of high-quality design. The site will remain framed by the existing hedgerows and the surfacing within the site will be contextually sensitive.

The Applicant welcomes conditions in order to produce samples of the external materials in order that the Council is satisfied that the design quality is retained from decision to completion.

HIGHWAY IMPACT:

The quantum of development is limited to one house, and the site's use for residential purposes would in all likelihood attract less traffic than the existing function, where larger vehicles could attend the site with potentially greater frequency. There is open and clear visibility both ways along Turnshaw Road with an area to the front of the site's access visibility and the use for residential purposes offers less impact on highway safety than the existing situation.

The NPPF makes it very clear that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe. This is not the case in this instance and refusal on this basis would not support a reasonable reason for withholding planning permission. Therefore, the proposal accords with the aims of the NPPF, and the development is located within an accessible location that is well served by the existing highway network and by public transport and the general aims of Policy T2 of the Leeds Core Strategy are also complied with.

LIVING CONDITIONS:

Neighbours

The site sits in a position that is not in direct proximity to the nearest house to the south and the fenestration design and location would respond to making most of the open views away from the neighbouring residential site.

There would be no loss of privacy and given the separation to the nearest residences habitable areas there would be no sense of dominance or enclosure, nor would the shade cast by the proposal be significant and fall on the main garden area of the neighbour to the south.

The development refers to one house which would be one of low noise generation and limited traffic movements and is located sufficiently far enough away from the nearest residential properties to avoid harmful levels of noise or disturbance for those neighbours.

Future occupants:

As with the above the separation between neighbours means that the proposal offers the same amenity protections as existing neighbours would experience.

Minimum space standards direct dwellings that offer three bedrooms and six bed-spaces over one storey to have a gross floor-area of 95 square meters and at least one twin bedroom to be 11.5 square metres and at least 2.75m in width wide and every other double (or twin) bedroom be at least 2.55m wide. In this instance the gross floor area exceeds the minimum standard and all three bedrooms are in excess of the minimum set. The proposed house would provide a good sized family home within an attractive location that would utilise the brownfield land appropriately and sensitively to offer excellent levels of family habitation.

CONCLUSION:

This application should be considered in the context of the NPPF's presumption in favour of sustainable development, which means granting planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits, or specific policies in the NPPF indicate development should be restricted.

This Statement demonstrates there would be no such adverse impacts, the proposal represents sustainable development, and that the proposal is not inappropriate development in the countryside and no VSC's need to be demonstrated.

The proposal is in compliant with the LPA's adopted Policies and in accordance with the aims of the NPPF and therefore Planning Permission should be granted.