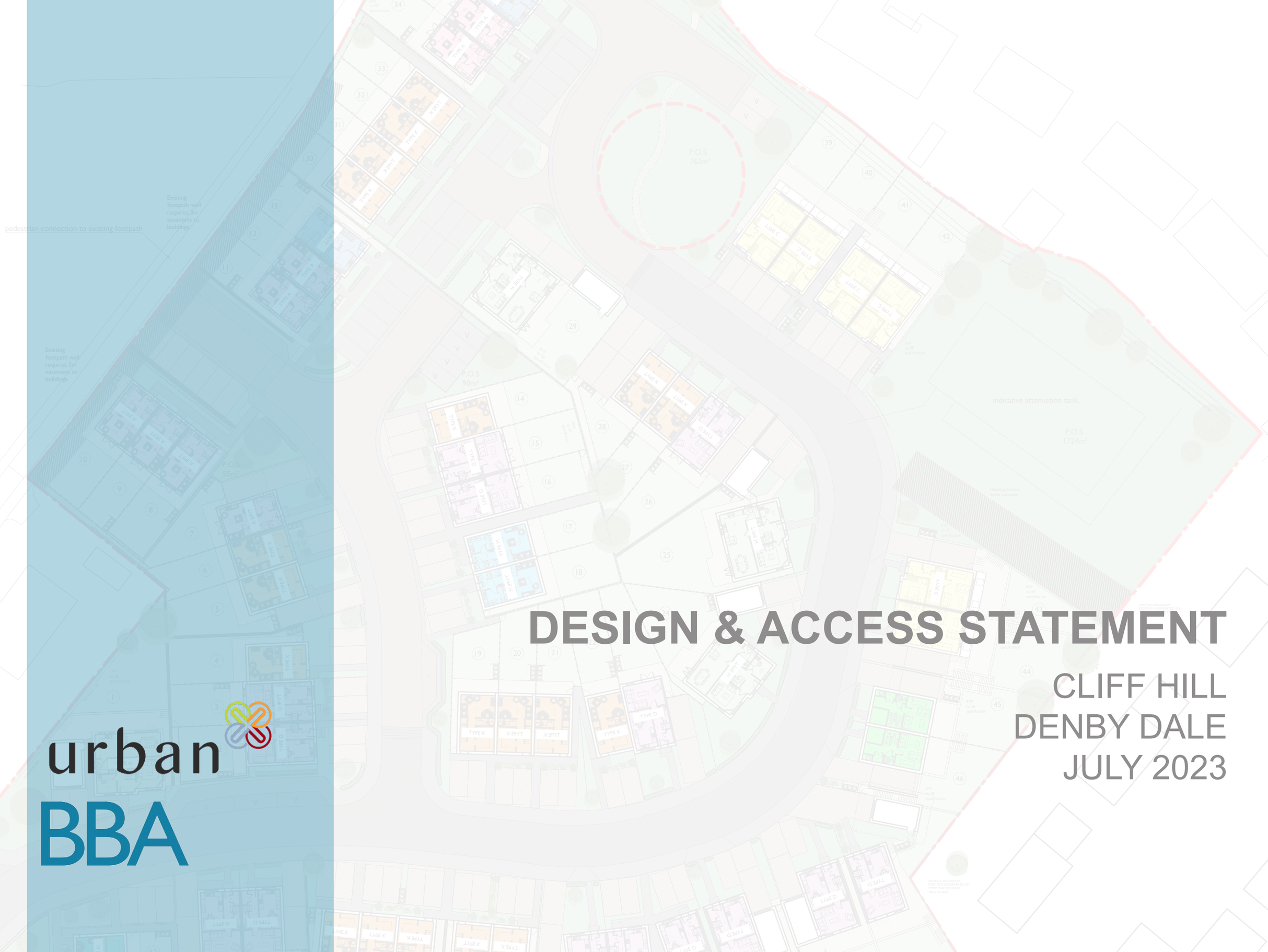


DESIGN & ACCESS STATEMENT

CLIFF HILL
DENBY DALE
JULY 2023

urban BBA

0.0

TABLE OF CONTENTS

1.0 DEVELOPER PROFILE

1.1 - Urban

1.2 - Brewster Bye Architects

2.0 CONTEXTUAL APPRAISAL

2.1 - Wider context

2.2 - Site analysis

2.3 - Site photographs

2.4 - Site photographs (continued)

2.5 - Local vernacular

2.6 - Local vernacular (continued)

2.7 - Area development

2.8 - Local listed buildings

3.0 PLANNING POLICY

3.2 - Local Policy + Design Guides

3.2 - Adjacent developments

3.3 - Kirklees development plan

4.0 PRE APPLICATION

4.1 - Pre Application 2021

5.0 PRIOR APPLICATION

5.1 - Prior submission site plan

5.2 - Prior submission render views

6.0 PROPOSED DEVELOPMENT

6.1 - Proposed site plan

6.2 - Proposed overview

6.3 - Rendered views 1

6.4 - Rendered views 2

6.5 - Type A

6.6 - Type B

6.7 - Type C

6.8 - Type D

6.9 - Type H

6.10 - Type K

6.11 - Type L

6.12 - Type M

6.13 - Type N

6.14 - Typical garages

7.0 HISTORICAL CONTEXT

7.1 - Materiality study

7.2 - Landscape design

7.3 - Access and highways

7.4 - Boundary treatments

7.5 - Safety and security

7.6 - Additional policies + approaches

7.7 - Building for life + conclusion

8.0 ADDITIONAL INFORMATION

8.2 - Additional documents

EXECUTIVE STATEMENT

This design and access statement accompanies a planning application for a proposed new residential development at:

LAND AT CLIFF HILL, LEAK HALL, CRESCENT, DENBY DALE, HUDDERSFIELD

The proposal involves 62 new build houses, with a mixture of units that cater for a large cross section of buyers ,The scheme consists of;

3 x 1 Bed houses

11 x 2 bed houses

24 x 3 bed houses

24 x 4 bed houses

TOTAL 62 UNITS

This document explains the context and design development of the proposal should be read in conjunction with the other supporting documentation provided with the application

This design and access statement has been submitted in accordance with the validation requirements of Kirklees council. The purpose of the document is to identify how the proposal has sought to address the needs of the area and demonstrate a design that is sensitive to the existing surrounding context.

The design and access statement will begin by illustrating the existing site and its context through maps and imagery, before progressing to illustrate the proposed residential properties and layout from a design, materiality and highways perspective.

Project Team

APPLICANT ; Urban Developments ltd. / JGC ltd (1980)

ARCHITECTS ; Brewster Bye Architects

CONTRACTOR ; Urban Construction (York) LTD

ENGINEERS; Ward Cole

HIGHWAYS CONSULTANTS: Via Solutions

1

DEVELOPER PROFILE

CLIFF HILL, DENBY DALE

JULY 2023

1.1 URBAN

urban

Established in 2007, Urban Group (York) Ltd's brands are recognised for both reliability and excellence. Over the years Urban have worked extremely hard to build a business in which their Clients have shown complete confidence and testament.

Urban Group's passion for delivering great results is driven by a team of highly experienced Directors.

A hands-on management approach combined with a wealth of business experience has equipped their insight and professionalism required to operate a business which successfully meets the needs of its Clients in all areas, from practical design issues to budget and time constraints.

Lansdowne Road, Monton

SIMILAR PROJECTS BY URBAN

REDWOOD CLOSE - KEIGHLEY

The Redwood Close comprises of 41 houses all of which are 2/3 storey, in a mix of two and three bedroom configurations. The site is split into two parcels with the upper site compromising of 32 houses in a red brick and the lower site of 9 houses in stone. All houses were designed to NDSS and M4(2 accessible.

NEWSOME ROAD - HUDDERSFIELD

The Newsome Road project comprises of the development of 22 houses on the site of a set of former mill ponds in Newsome, Huddersfield. All 22 houses are 2 storey, in a mix of two and three bedroom configurations and will be finished in artstone to create a respectful development within its local context.

1.2 BREWSTER BYE ARCHITECTS

BBA

Brewster Bye Architects are an award winning architecture and design practice with a reputation for producing high quality, creative and cost efficient design solutions. One of the Yorkshire Region's most respected practices, our business activities span Residential, Health, Education and Commercial sectors.

Established in 1992, the practice was originally founded as a Partnership and incorporated in 1999. The current Board comprises three Directors: Mark Henderson, Nathan Wilkinson and Andrew Chapman. Brewster Bye Architects' strength lies in our commitment to making our clients' projects a success both commercially, and for the quality of design. We offer a range of Architecturally led services: feasibility; site capacity and regeneration studies; urban design and masterplanning; architectural design; contract information, both traditional and design & build; partnering contracts; conversion of listed buildings and interior design. The reputation of Brewster Bye Architects has been built largely on our success at undertaking residential commissions. Based in a single office in Headingley, Leeds the practice currently employs 25 full time staff.

We specialise in the aforementioned projects and this is demonstrated by the amount of projects being currently with by the practice in the immediate surrounding area.

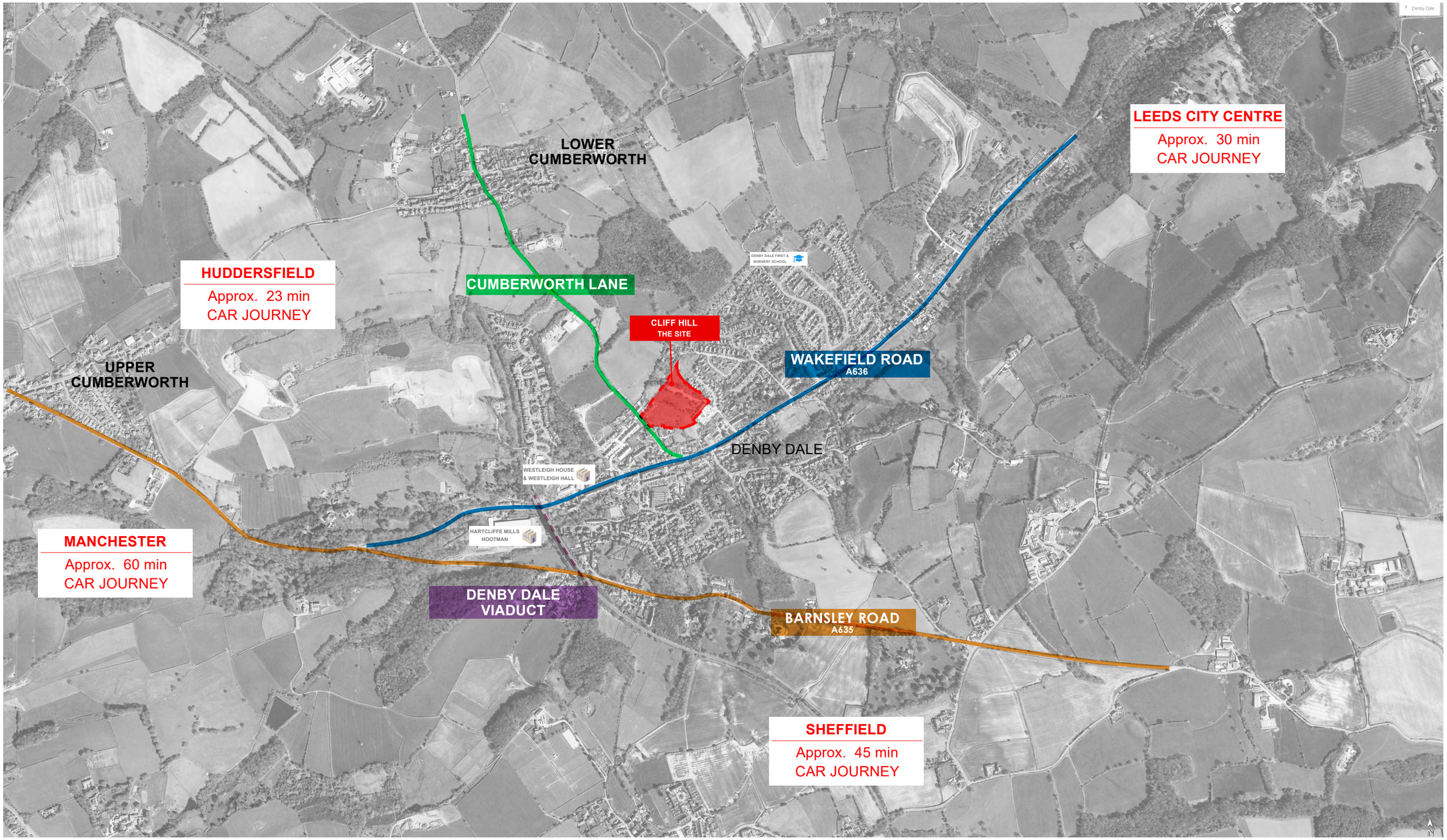
2

CONTEXTUAL APPRAISAL

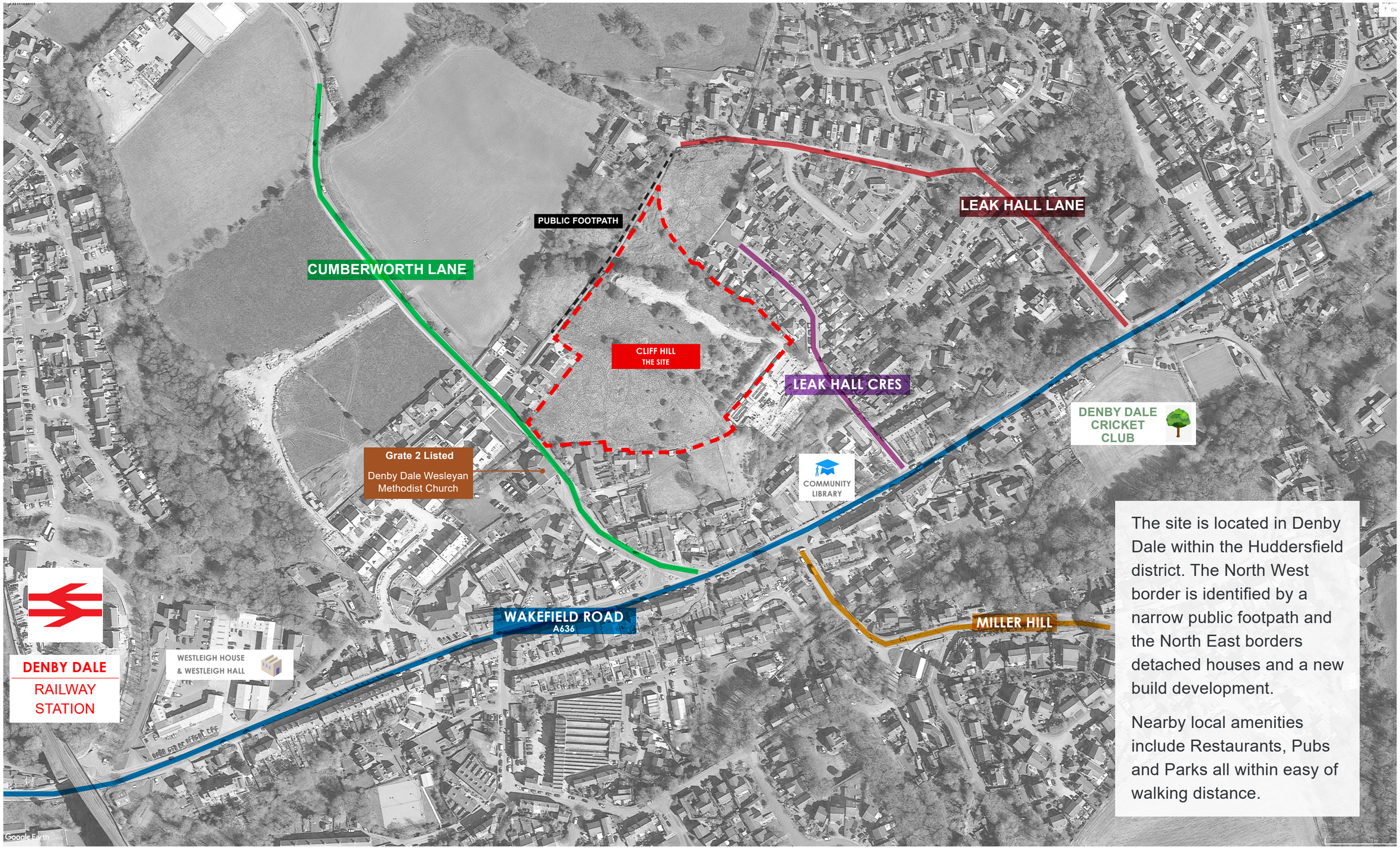
CLIFF HILL, DENBY DALE

JULY 2023

2.1 WIDER CONTEXT



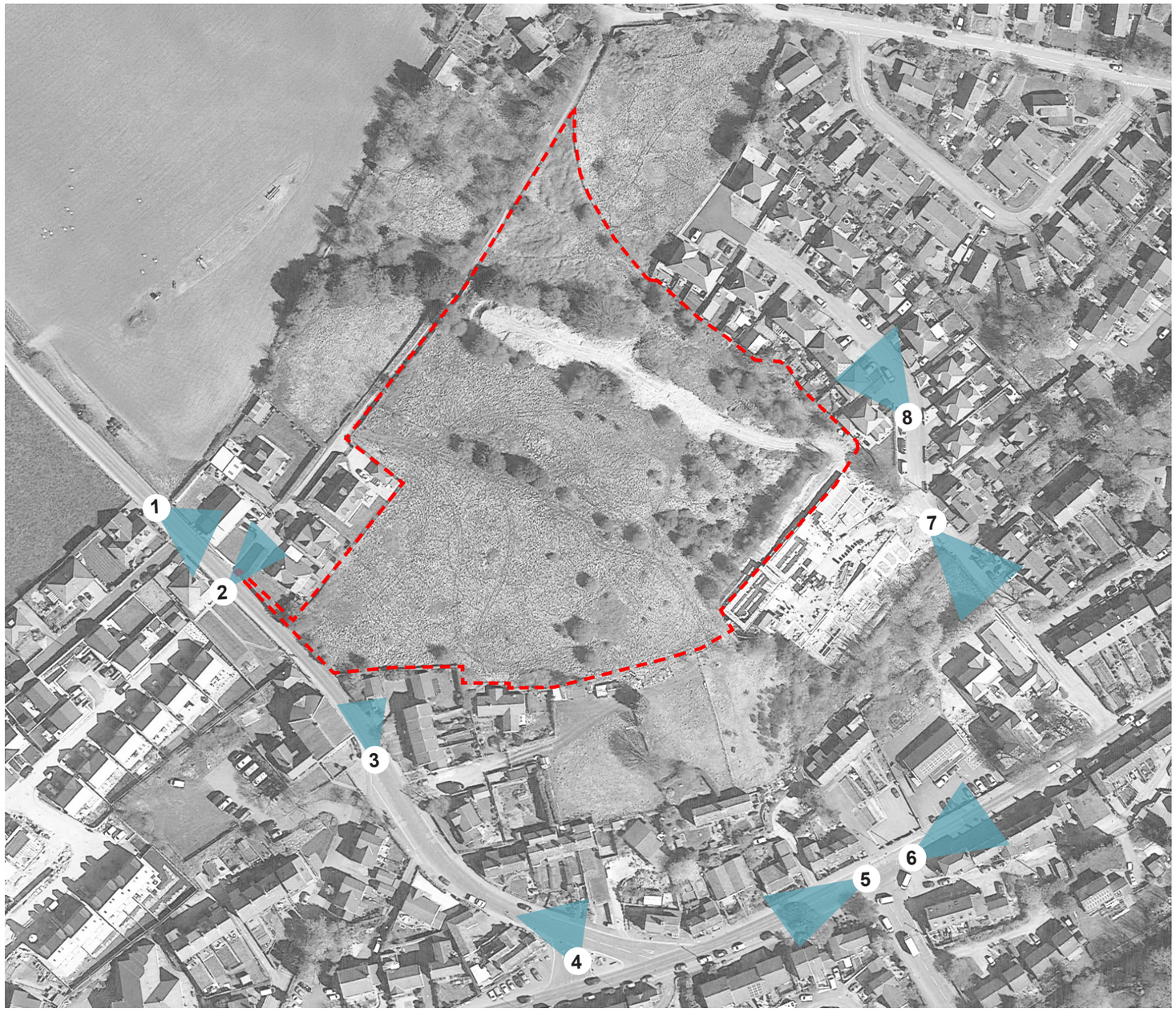
2.2 SITE ANALYSIS



The site is located in Denby Dale within the Huddersfield district. The North West border is identified by a narrow public footpath and the North East borders detached houses and a new build development.

Nearby local amenities include Restaurants, Pubs and Parks all within easy of walking distance.

2.3 SITE PHOTOGRAPHS



2.4 SITE PHOTOGRAPHS (CONTINUED)

2.5 LOCAL VERNACULAR

STEPPED PLOTS

Stepped plots follow the natural topography of the local area.

DETACHED/SEMI DWELLINGS

A mixture of semi detached and terraced dwellings can be found locally.

STONE DETAILING

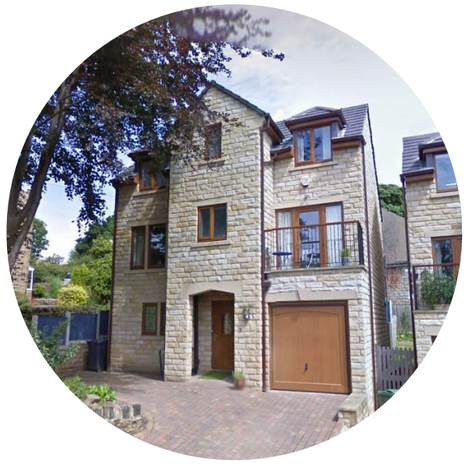
Stonework detailing is very prominent in the local vernacular, typically as seen above with dentil detailing on ridges.

STONE CONSTRUCTION

Stone is predominantly, if not the only material used in the local area.

SPLIT LEVEL DWELLINGS

Split level dwellings are very typical in the surrounding area due to its steep topography.



3 STOREY DWELLINGS

3 storey dwellings are typical in the surrounding area given the topography, they are usually also split level.

STONE HEADS/SILLS

Stonework detailing such as this is very prominent in the local vernacular, typically as seen above and below all front windows

GREY SLATE ROOFING

Typical slate roofing, very common in Denby dale and the surrounding area in conjunction with stone.

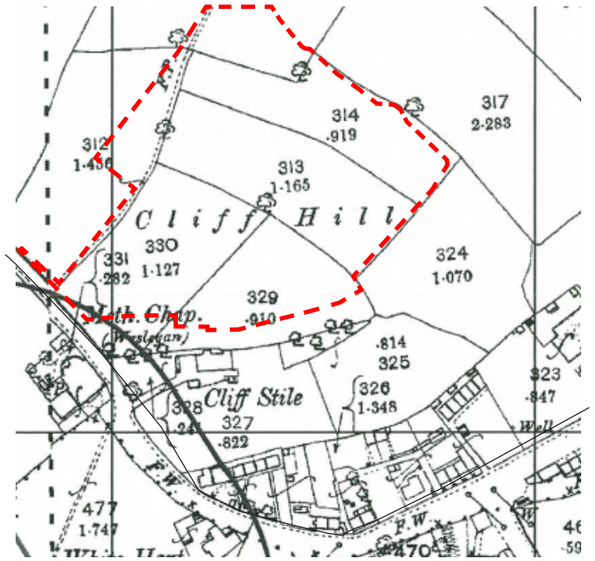
2.6 LOCAL VERNACULAR (CONTINUED)

The local vernacular material and architectural language is largely traditional with largely stone use.

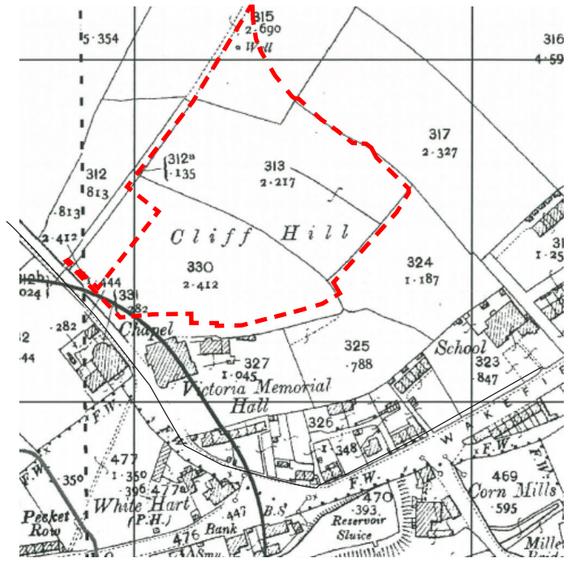
The architectural style does somewhat focus on simple detailing such as stone corbels at eves level, window and door surrounds and corner quoins.

Some of the more modem developments have been designed around the traditional architectural language of the local area, focusing on proportions, window arrangement and detailing.

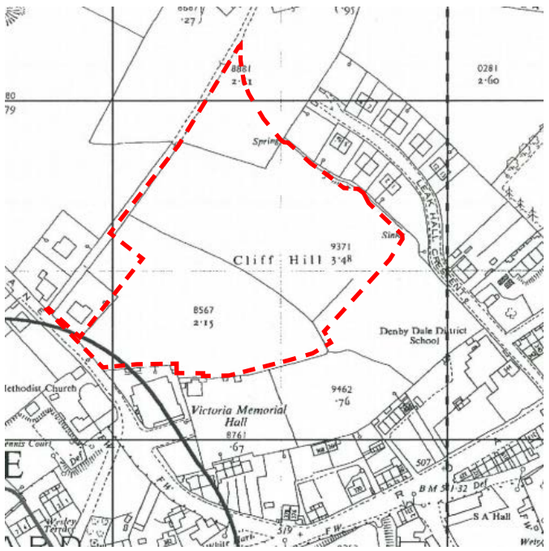
2.7 AREA DEVELOPMENT



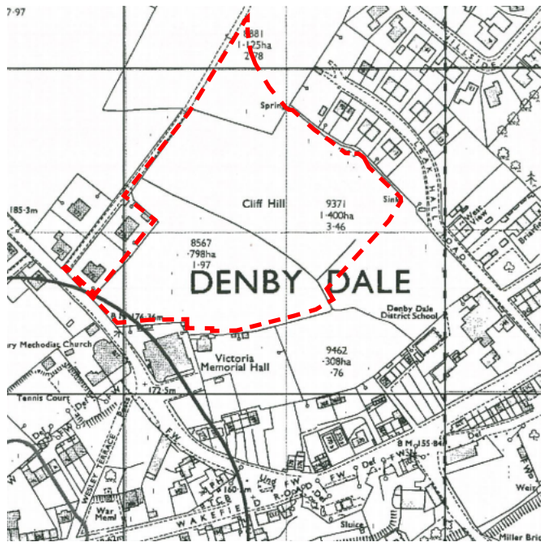
1893



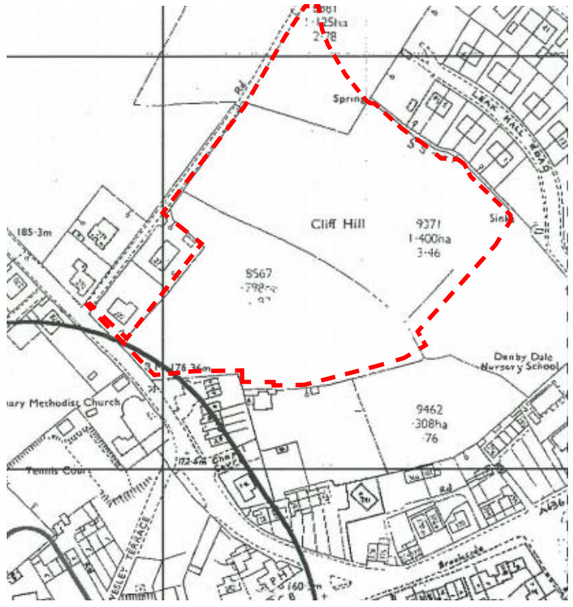
1906



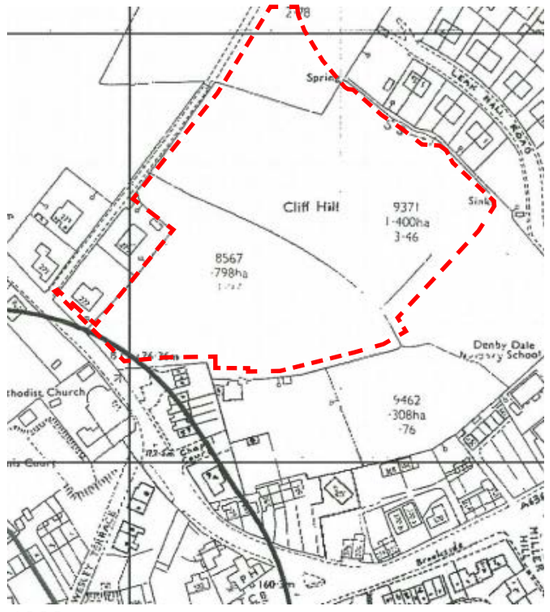
1960



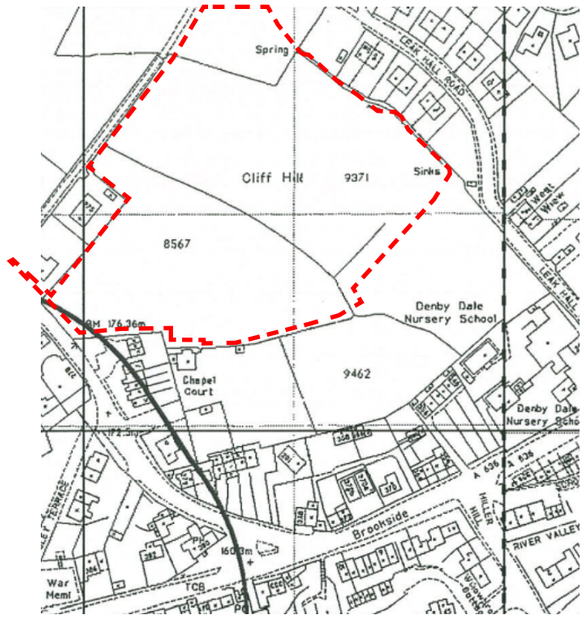
1971



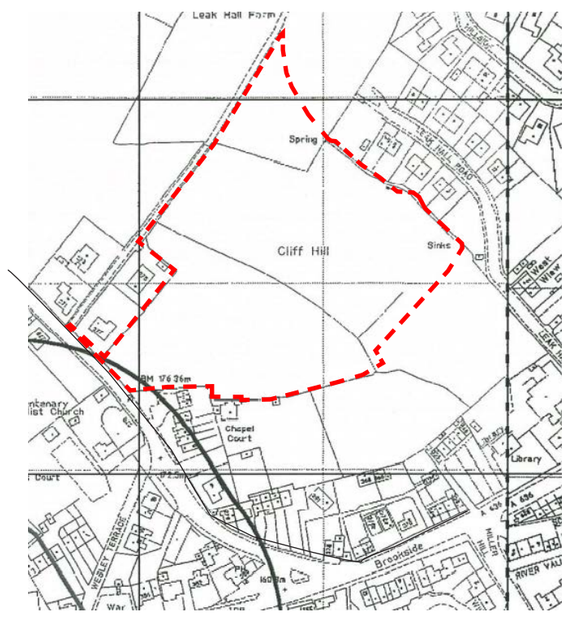
1986



1988



1993



1995

1.8 LOCAL LISTED BUILDINGS

HERITAGE CONTEXT

Listed Buildings
There are a small number of listed buildings and structures within close proximity to the site. The locations of these are located on the map to the left with the Historic England descriptions as follows:-

Name: DENBY DALE WESLEYAN METHODIST CHURCH
Designation Type: Listing
Grade: II
List UID: 1135295 — 1

Name: DENBY DALE RAILWAY VIADUCT
Designation Type: Listing
Grade: II
List UID: 1313339 — 2

Name: MILESTONE AT BASE OF VIADUCT
Designation Type: Listing
Grade: II
List UID: 1135325 — 3

Name: MILEPOST OPPOSITE NO 268A
Designation Type: Listing
Grade: II
List UID: 1185069 — 4

Name: 3 STOREY MILL BUILDING AT HARTCLIFFE MILLS IMMEDIATELY EAST RESERVOIR
Designation Type: Listing
Grade: II
List UID: 1313332 — 5

Name: MILESTONE APPROXIMATELY 300 YARDS EAST OF JUNCTION WITH BARNSLEY
Designation Type: Listing
Grade: II
List UID: 1135309 — 6

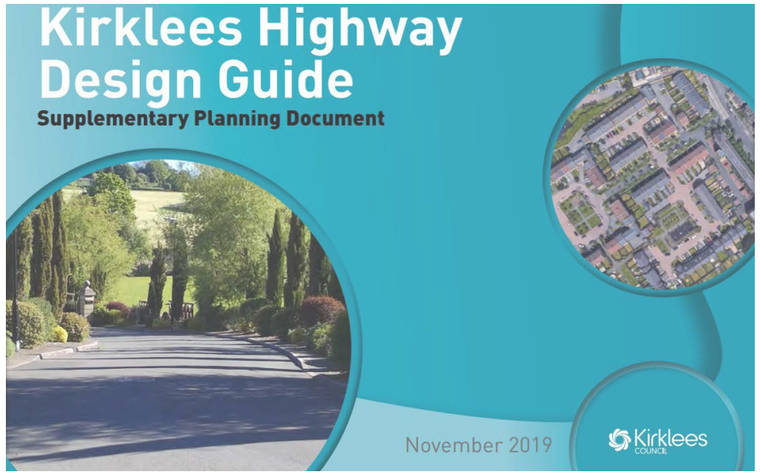
3

PLANNING POLICY

CLIFF HILL, DENBY DALE

JULY 2023

3.1 LOCAL DESIGN GUIDES



KIRKLEES DESIGN MANUALS

The purpose of this Supplementary Planning Document (SPD) is to setout what the Council considers to be good residential design, to raise the quality of housing that is delivered in the district, supporting the Local Plan Vision. The main aim is to ensure that the district's future housing development has the required high-quality and socially inclusive design to help deliver quality places.

What is good design?

The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction and its potential flexibility. We can also make judgements about its beauty. (National Design Guide 2019)

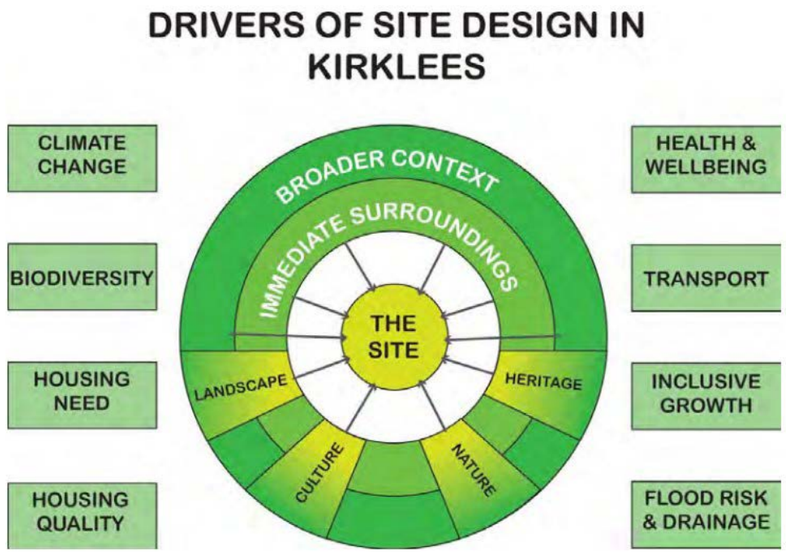


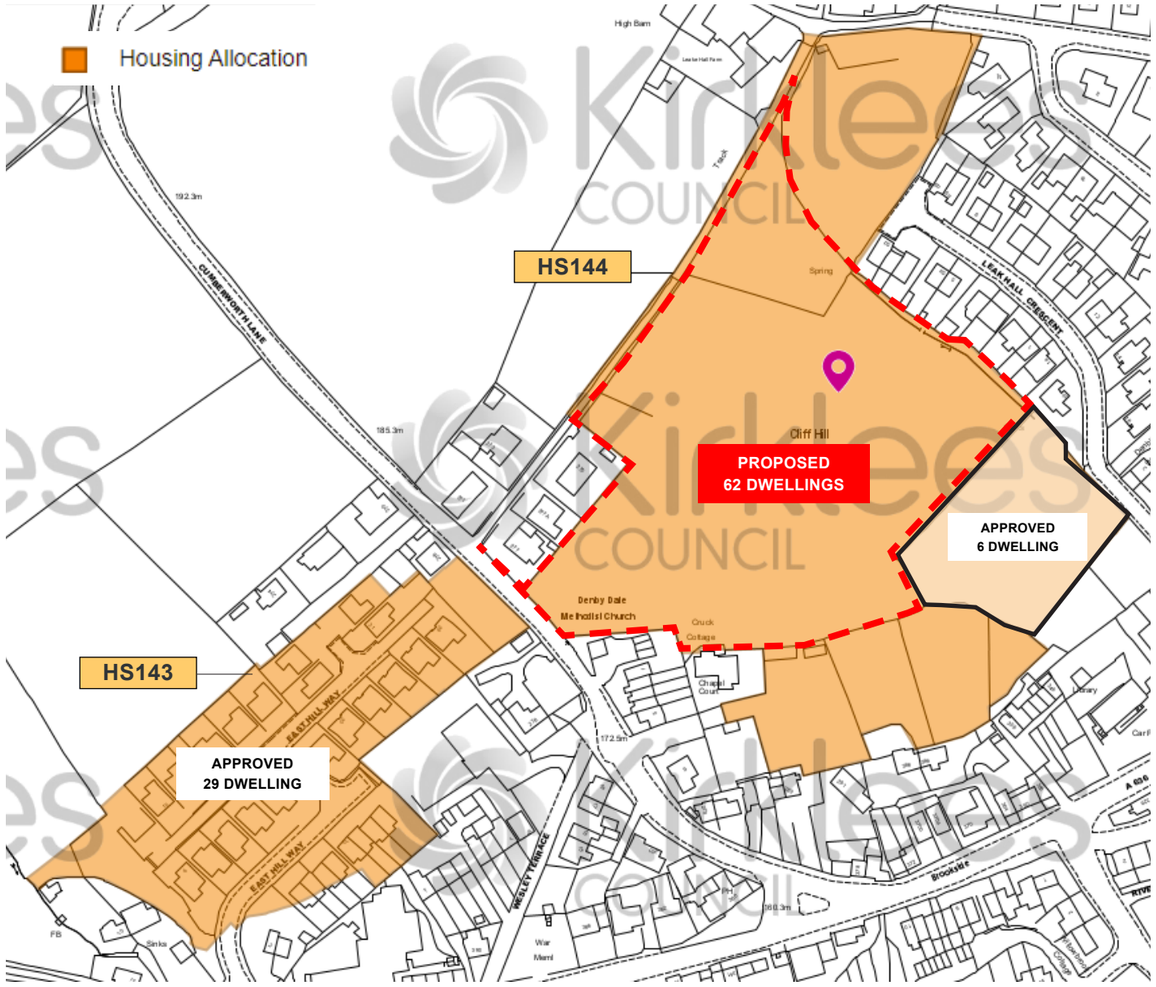
Figure 1 Drivers of Site Design in Kirklees

3.2 ADJACENT DEVELOPMENTS

Within the Kirklees Local Plan allocations and designations, a few areas have been allocated for housing for 2013-2031. This proposal is seeking to partially develop the allocated site HS144 Cliff Hill.

HS143 - Land to the north of, Wood Nook, Denby Dale. Planning application submitted in 2013 and granted in 2016 for 29 dwellings. The development is now constructed.

HS144 - A parcel of Ciff Hill has also been developed and accommodates 6 detached dwellings. The site shares a boundary between our proposal.



HOUSING ALLOCATION SITES

PROPOSED SITE EXTENT

<u>National Planning Policy Framework</u>

The National Planning Policy Framework (NPPF) was updated in 2021, which follows the commitment to supporting sustainable economic growth, particularly economic recovery through house building.

The NPPF advises that sustainable developments consist of three dimensions including;

A. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

B. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

C. An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3 KIRKLEES DEVELOPMENT PLAN

The Kirklees Unitary Development Plan (UDP) previously allocated the land as provisional Open Land (POL) until 2019. In 2019 the site was allocated for Housing with approx. 113 units. To the right is the original UPD noting the site as POL. Below is the updated UPD allocating the land for Housing.

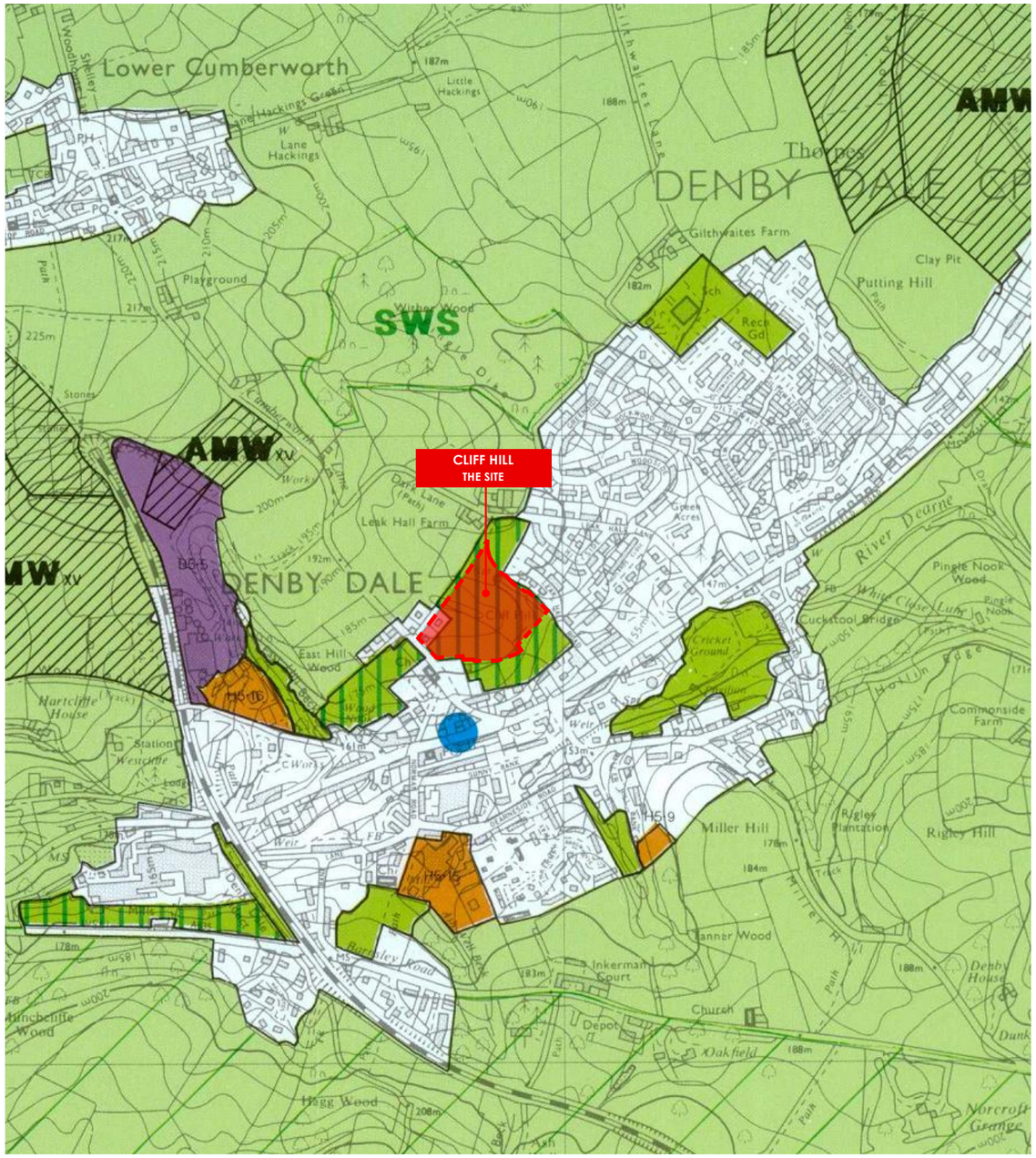
Site HS144

Local Plan ID	HS144
Site address	Land at Cliff Hill, Leak Hall Crescent, Denby Dale, Huddersfield
Ownership	Private
Gross site area (Ha)	3.24
Net site area (Ha)	3.24
Constraints	• Third party land required to achieve sufficient visibility splays • The provision of a pedestrian footway is required across the site frontage at Leak Hall Lane • Public right of way crosses the site • Site is close to listed buildings • Site is close to an archaeological site • Part/all of the site is within a High Risk Coal Referral Area
Allocation	Housing
Indicative capacity	113 dwellings
Reports required	• Transport Assessment • Travel Plan • Flood Risk Assessment • Contamination report (Phase 1) • Heritage Impact Assessment • Pre-determination archaeological assessment • Coal Mining Risk Assessment
Other site specific considerations	N/A

Policy LP65

Housing Allocations

The site is listed and allocated for housing in the Local Plan. Planning permission is expected to be granted if proposals accord with the development principles set out in the UPD document.



4

PRE-APPLICATION

CLIFF HILL, DENBY DALE
AUG 2021

PRE-APPLICATION INTRODUCTION:

A pre-application was submitted in august 2021 for a 73 unit scheme consisting of 24 x 2 bed houses, 36 x 3 bed houses, 4 x 4 bed houses, 6 x 2 bed apartments, 3 x 2 bed bungalows.

This application sought the advice of Kirklees council, the guidance and advice received then served as the basis for the scheme submitted for full planning.

4.1 PRE-APPLICATION 2021

The applicant has continuously worked with the local authority following the pre application made in 2021.

In August 2021 pre enquiry sought to gauge support for a residential scheme on the land of Cliff Hill.

This proposal was made with limited technical information but sought to agree principles of site assess, use, scale and layout.

In particular site assess and highways safety and sustainability where key elements of the enquiry.

In principle the allocated site was agreed suitable for a residential scheme. As a response to the pre application the applicant has closely addressed concerns raised and taken on board all advise given to develop a deliverable scheme. Advice through virtual meetings drew attention to a TPO on the site as well as public rights of way and highway considerations.

VIASOLUTIONS

5

PRIOR SUBMISSION 2022

FULL PLANNING APPLICATION

CLIFF HILL, DENBY DALE

JULY 2023

5.1 PRIOR SUBMISSION SITE PLAN

DESCRIPTION

In 2022 a scheme was submitted for 48 dwellings 22/91911
It was rejected at committee base on seven points.
1. Remediation and contamination concerns and lack of information to support proposals. 2. Concerns of environmental impacts through remedial extraction of minerals to stabilise the ground. 3. Insufficient density for the allocation. 4&6. Privacy concerns and separation distance. 5. Insufficient evidence for highway function.
7. Planning obligations and Viability

The primary concerns included limited satisfactory evidence for remedial works. Concerns of contamination environmental impact and disturbance. Previous remediation focused on the most efficient way to stabilise the site. It has subsequent been amended to ensure the impacts are minimal and in line with the local authorities preferred methods.

Additionally reasons for refusal included insufficient density requirements. The proposed housing mix was determined through market research and desire to ensure the site was leafy and green. There was a significant loss of developable land due to attenuation and a large TPO area.

Concerns of overlooking distance to Springhead Gardens also qualified as refusal point. In this proposal the dwelling in question were approximately 18m from the neighbouring properties. Similarly properties facing Cruck Cottage where requiring adjustment and further evidence.

The next factor was due to insufficient evidence of highway usability, though sweep paths and visibility splays where shown long sections and forward visibility where not evident.

The final point referred to planning obligations this will be further examined as part of the new submission, this will look at viability, remediation, abnormals ground conditions and foundations.

5.2 RENDERED VIEWS PREVIOUS PROPOSAL

6

PROPOSED DEVELOPMENT

FULL PLANNING APPLICATION
CLIFF HILL, DENBY DALE
JULY 2023

6.1 PROPOSED SITE PLAN

SCHEDULE		
TYPE A	9X	TYPE A - 2 BED GIA 71.2m²
TYPE B	3X	TYPE B - 3 BED GIA 86.4m²
TYPE C	6X	TYPE C - 4 BED GIA 143.3m²
TYPE D	14X	TYPE D - 4 BED GIA 133.9m²
TYPE H	4X	TYPE H - 4 BED GIA 141.9m²
TYPE K	19X	TYPE E - 3 BED GIA 100m²
TYPE L	2X	TYPE F - 3 BED GIA 120m²
TYPE M	2X	TYPE 2 - 2 BED GIA 75.4m²
TYPE N	3X	TYPE I - 1 BED GIA 58m²
TOTAL UNITS - 62		

SITE CONSTRAINTS

A number of planning constraints were noted on the land allocation from Kirklees council.

Third party land required to achieve sufficient visibility splays

Site visibility at the entrance junction on Cumberworth Lane is proposed to improve vehicle and pedestrian safety. Details included within the VS solutions report.

The provision of a pedestrian footway is required across the site frontage at Leak Hall Lane

The current proposals do not extend up to Leak Hall lane

Public right of way crosses the site

The Public Right of Way to the west boundary (Route Code:: DEN/61/10) will remain with no divergence only the introduction of two new connection points to improve pedestrian connectivity.

Site is close to listed buildings

The nearest listed building is the listed Denby Dale Wesleyan Methodist Church, Cumberworth Lane (Grate 2 listed). Our proposed architectural style will enhance and pay homage to the existing listed building retaining its hierarchy and prominence. The proposed material for the dwellings is primarily stone respecting the historic vernacular.

Site is close to an archaeological site

The Archaeological Report is complete and included in the submission. Previously it was agreed that there is unlikely to be any importance on this site.

Part/all of the site is within a High Risk Coal Referral Area

A Phase 2 desktop study has been completed and appended to this application.

6.2 PROPOSAL OVERVIEW

OVERVIEW OF IMPROVEMENTS

Following the refusal of 22/91911 the scheme has undergone extensive amendments to satisfy concerns previously raised.

Density and mix

To overcome concerns of low density and a mix that favoued larger dwellings the revised proposal has introduced a great number of smaller dwellings including 1 bed houses, increase number of two and 3 beds and removal of all 5 bed properties. This allowed for a denser site whilst maintaining functionality. The site has a complex topography, a large TPO area and requirement for a large attenuation tank. These constraints equate to approximately 8 dwellings on 35 dwelling per Hectare basis.

Remediation and contamination

The revised proposals are supported by evidence that the proposed remediation work to allow the site to be developed are the best option moving forward in terms of stability, contamination and reduction in disturbance.

Privacy and separation

A redesigned southern segment of the site has ensured no properties are within 21m overlooking distance of Springhead Gardens, additionally benefitted by dense tree line, boundary fencing and angled plots. Similarly plots facing Cruck Cottage have been replaced with a smaller dwelling set back further. Introduction of trees here along with the boundary fencing will ensure privacy is not impeded.

Highways

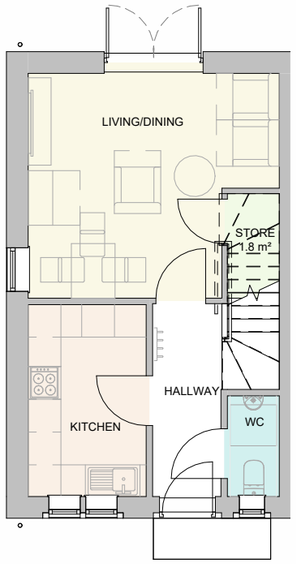
The entire estate road has been vehicle tracked to ensure that a passenger car and refuse vehicle can navigate and pass at all points. Turning heads will be demonstrated as functional. Sweep paths, forward visibility and splays are contained within the highways supplementary report.

6.3 RENDERED VIEWS INDICATIVE

6.4 RENDERED VIEWS INDICATIVE

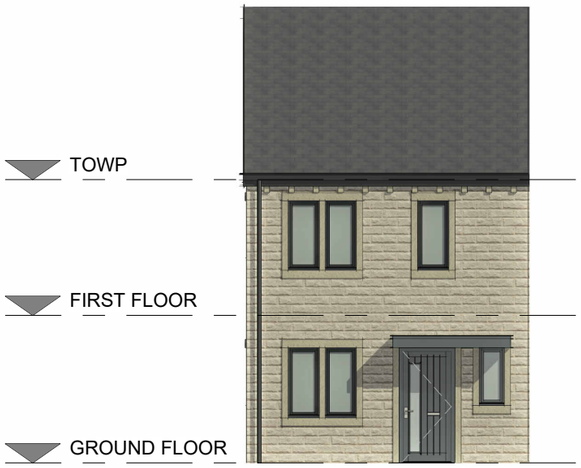
6.5 TYPE A

*NOT TO SCALE



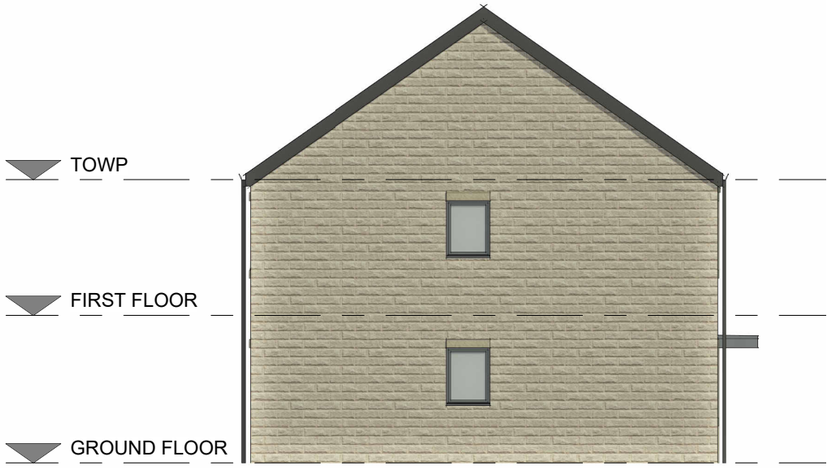
GROUND FLOOR

1 : 100



FRONT ELEVATION

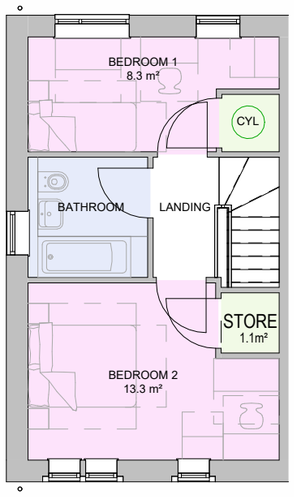
1 : 100



SIDE ELEVATION

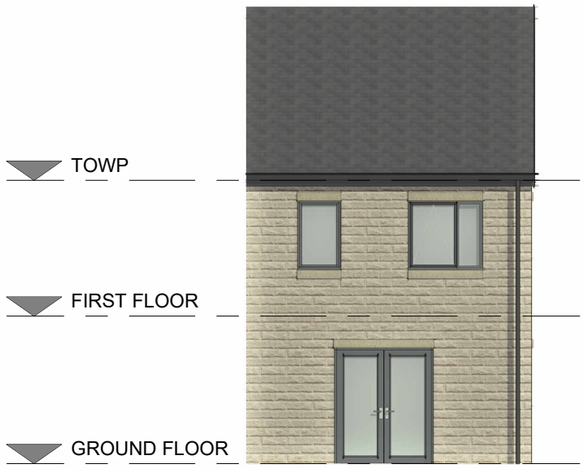
1 : 100

P04 Amended Following



FIRST FLOOR

1 : 100



REAR ELEVATION

1 : 100

KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES

GREY DORMER WINDOWS

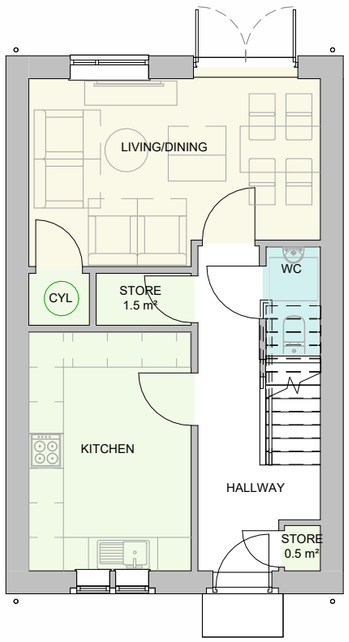
GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

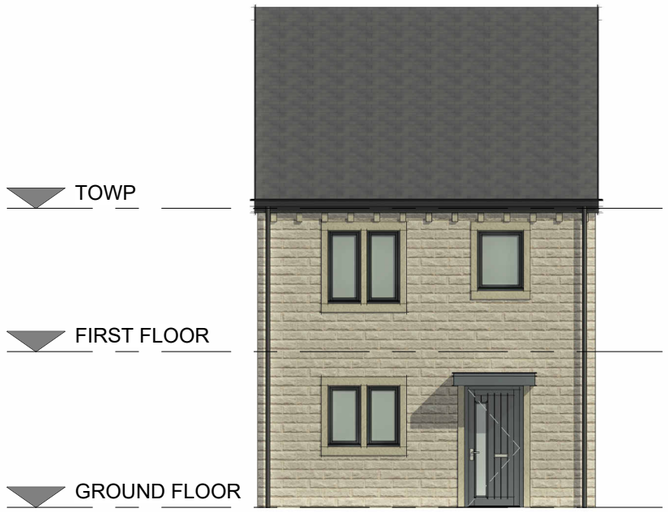
6.6 TYPE B

*NOT TO SCALE



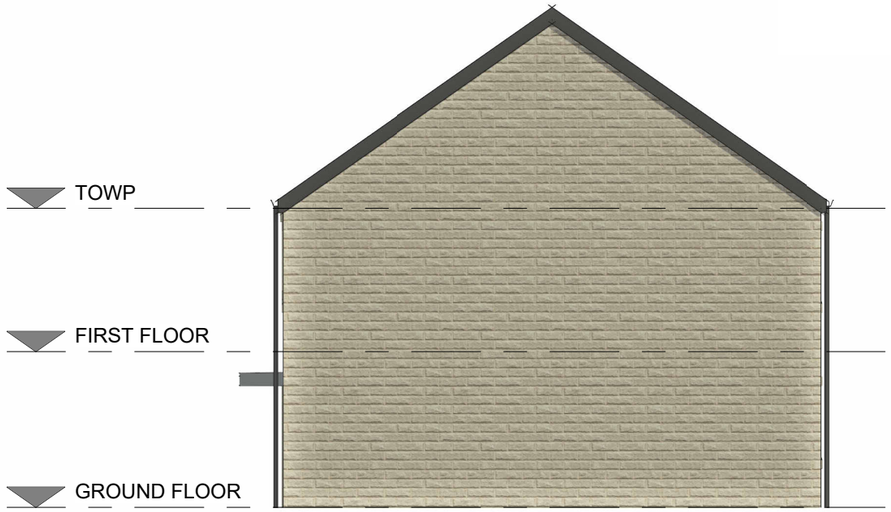
GROUND FLOOR

1 : 100



FRONT ELEVATION

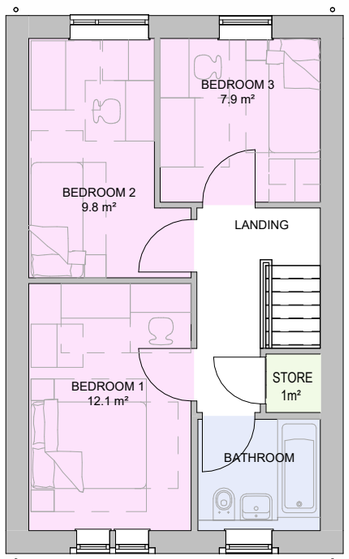
1 : 100



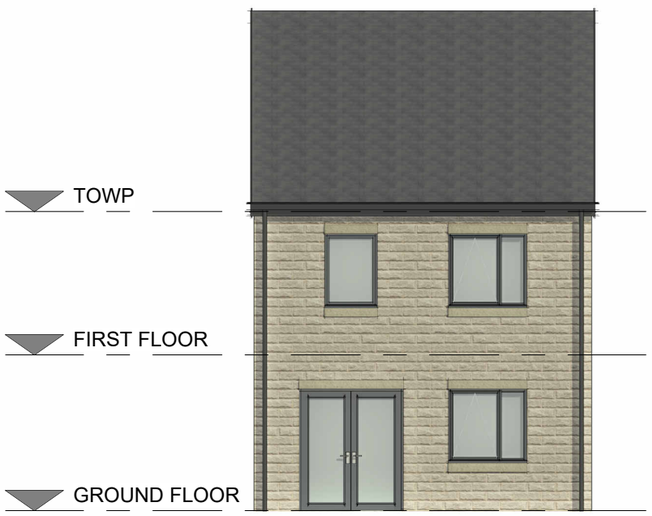
SIDE ELEVATION

1 : 100

P05 Amended Follwing



FIRST FLOOR



REAR ELEVATION

KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES

GREY DORMER WINDOWS

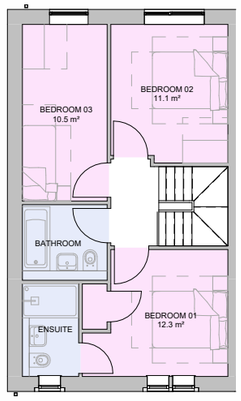
GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

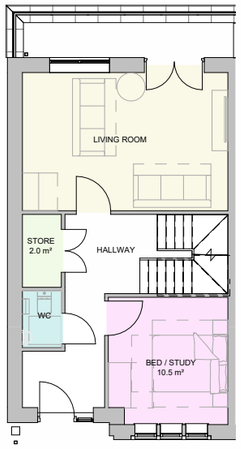
6.7 TYPE C

*NOT TO SCALE



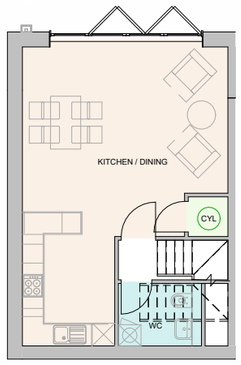
SECOND FLOOR GA PLAN

1 : 100



FIRST FLOOR GA PLAN

1 : 100

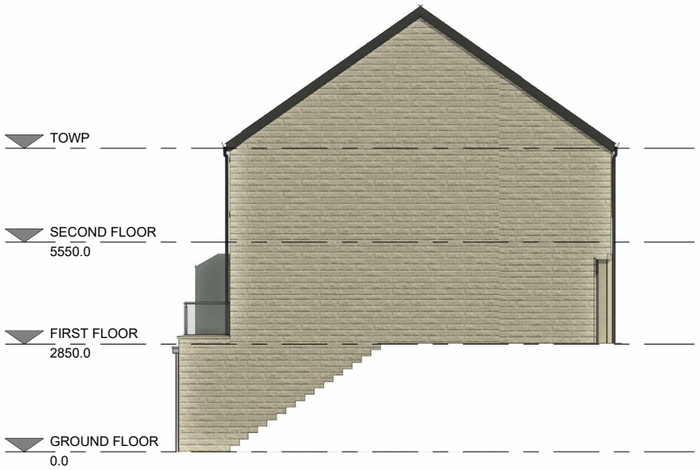


GROUND FLOOR GA PLAN

1 : 100

FRONT ELEVATION

1 : 100



SIDE ELEVATION

1 : 100

REAR ELEVATION

1 : 100

*DRAFT - LEVELS TBC

KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES

GREY DORMER WINDOWS

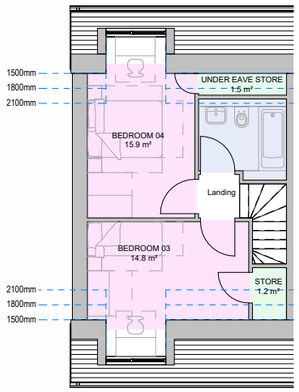
GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

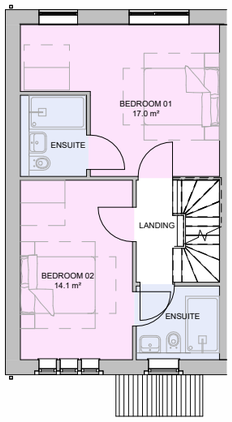
6.8 TYPE D

*NOT TO SCALE



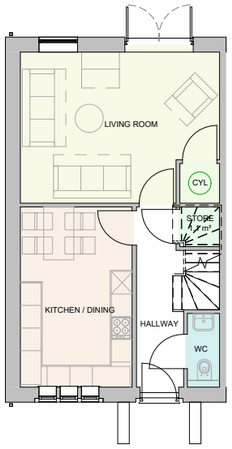
SECOND FLOOR

1 : 100



FIRST FLOOR

1 : 100

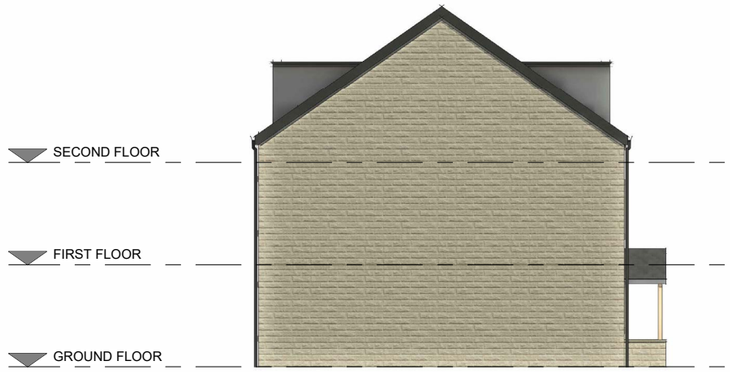


GROUND FLOOR

1 : 100

FRONT ELEVATION

1 : 100



SIDE ELEVATION LEFT

1 : 100

REAR ELEVATION

1 : 100

KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES

GREY DORMER WINDOWS

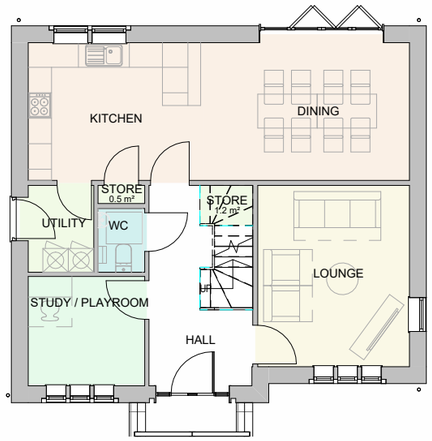
GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

6.9 TYPE H

*NOT TO SCALE



GROUND FLOOR GA PLAN

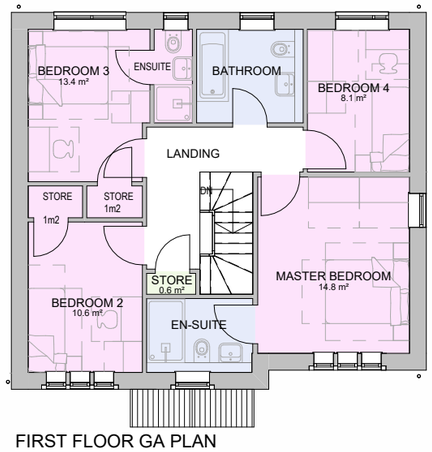
1 : 100

REAR ELEVATION

1 : 100

RIGHT SIDE ELEVATION

1 : 100

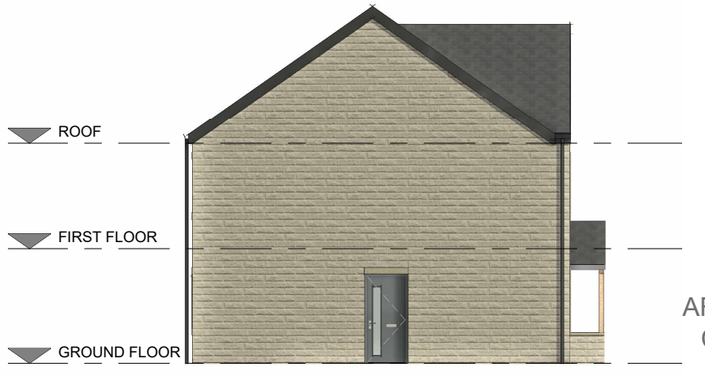


FIRST FLOOR GA PLAN

1 : 100

FRONT ELEVATION

1 : 100



LEFT SIDE ELVATION

1 : 100

KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES

GREY DORMER WINDOWS

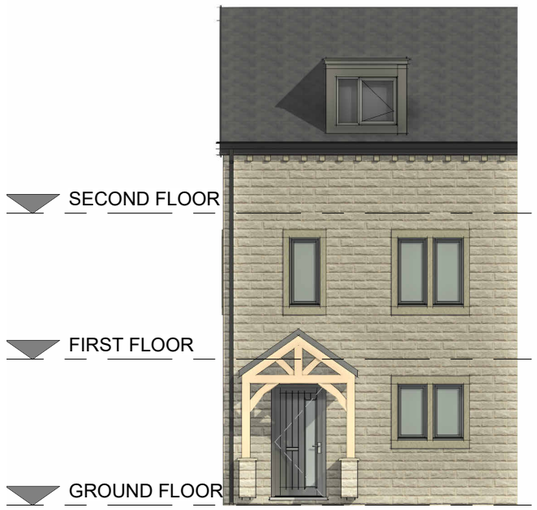
GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

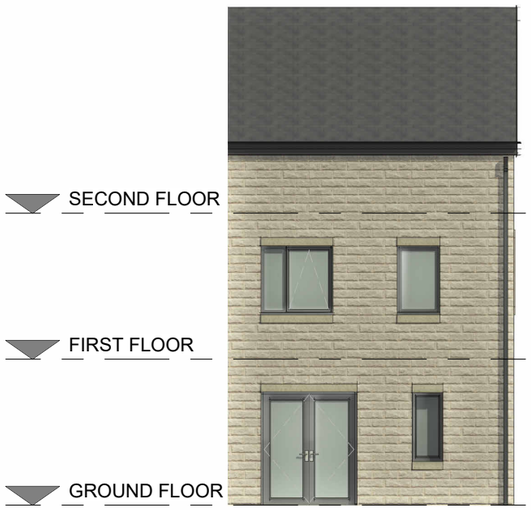
6.10 TYPE K

*NOT TO SCALE



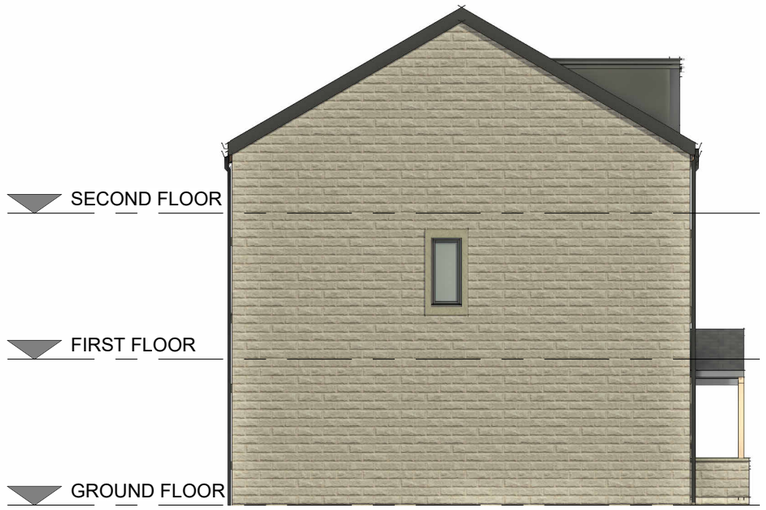
FRONT ELEVATION

1 : 100



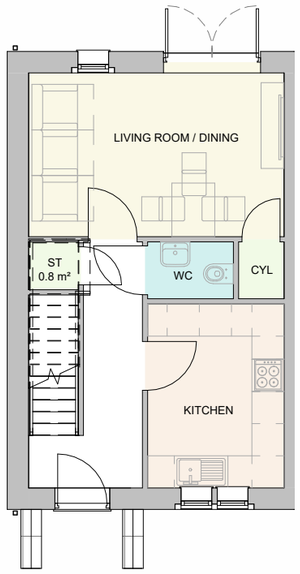
REAR ELEVATION

1 : 100



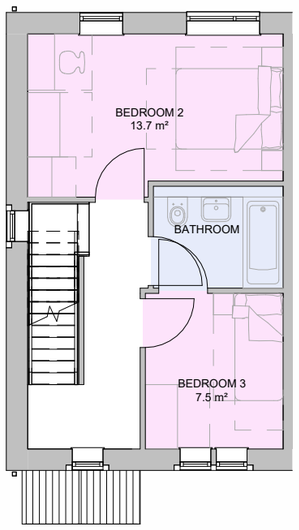
SIDE ELEVATION

1 : 100



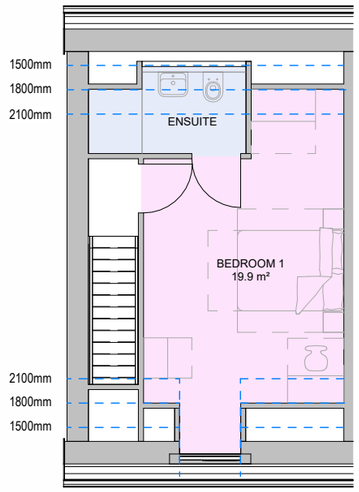
GROUND FLOOR

1 : 100



FIRST FLOOR

1 : 100



SECOND FLOOR

1 : 100

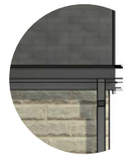
KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES



GREY DORMER WINDOWS

GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

6.11 TYPE L

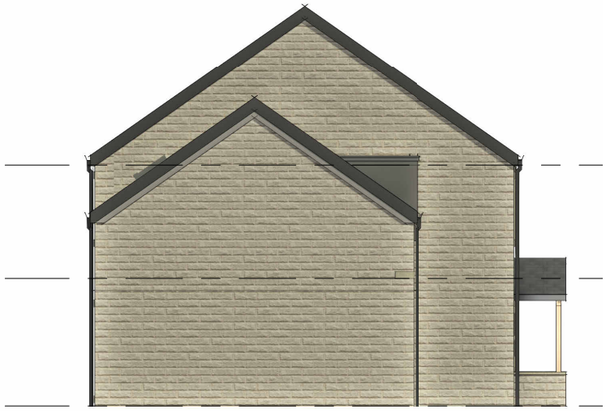
*NOT TO SCALE

FRONT ELEVATION

1 : 100

REAR ELEVATION

1 : 100



SIDE ELEVATION

1 : 100

KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

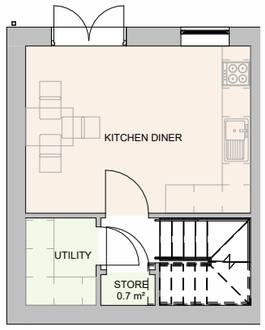
GREY DOWN PIPES

GREY DORMER WINDOWS

GREY DOOR CANOPIES

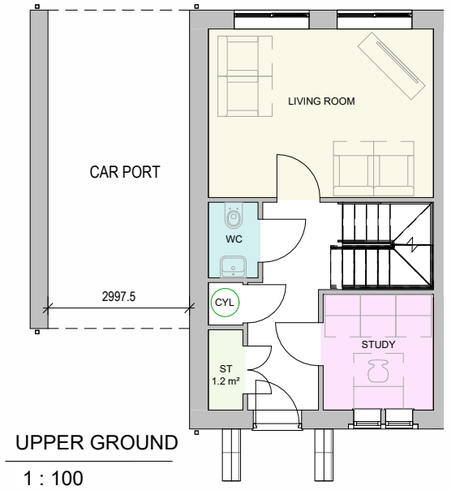
ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES



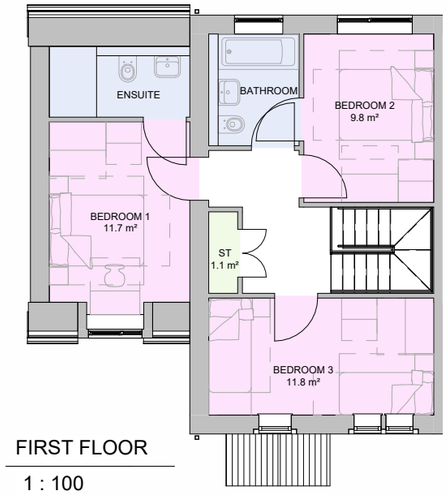
LOWER GROUND

1 : 100



UPPER GROUND

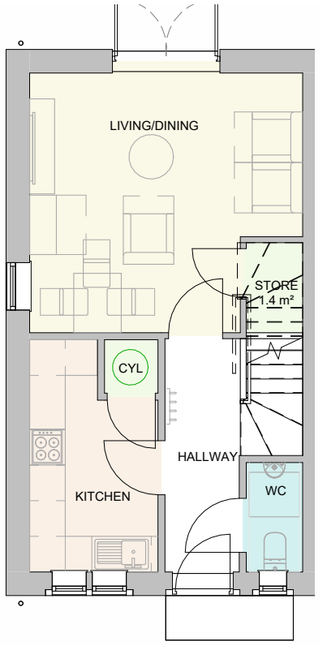
1 : 100



FIRST FLOOR

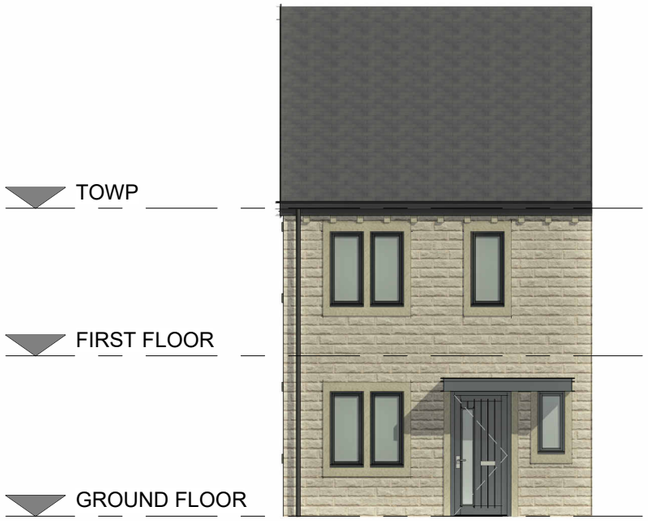
1 : 100

6.12 TYPE M



GROUND FLOOR

1 : 100



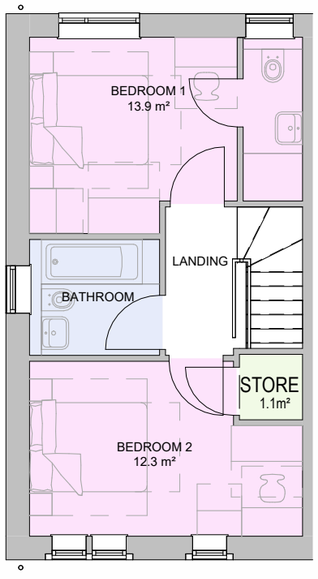
FRONT ELEVATION

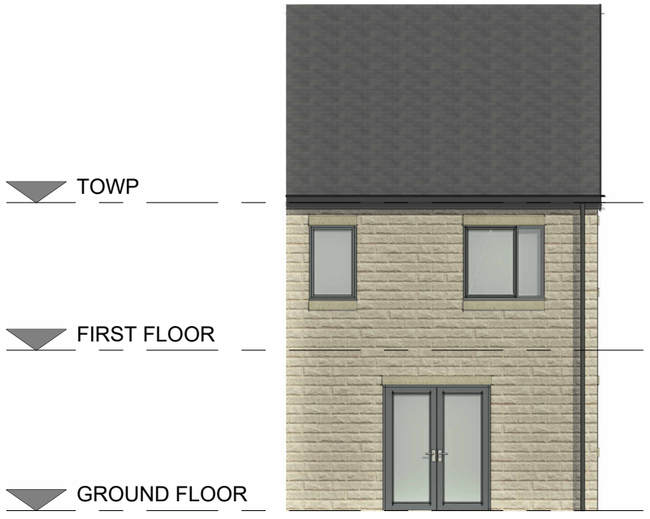
1 : 100

*NOT TO SCALE

SIDE ELEVATION

1 : 100





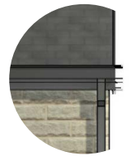
KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES



GREY DORMER WINDOWS

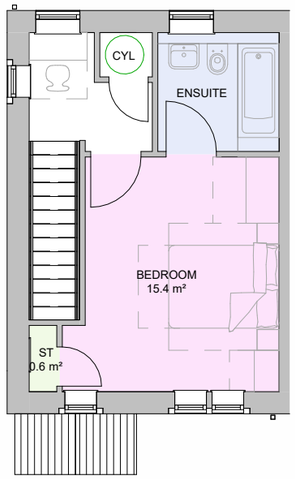
GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

6.13 TYPE N

*NOT TO SCALE

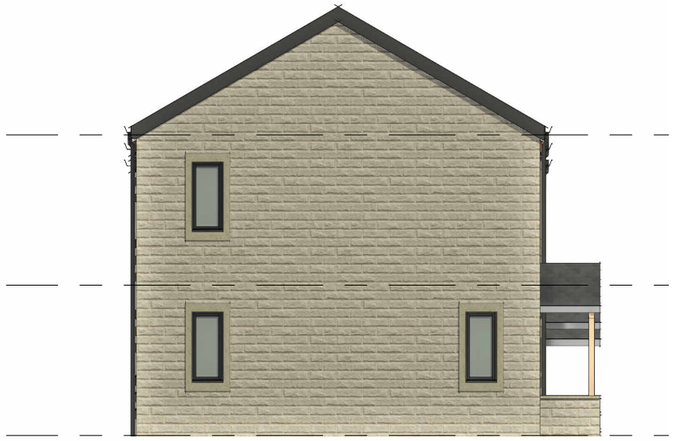


FIRST FLOOR

1 : 100

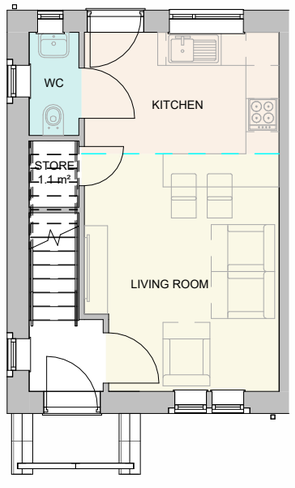
FRONT ELEVATION

1 : 100



SIDE ELEVATION

1 : 100



GROUND FLOOR

1 : 100

REAR ELEVATION

1 : 100

KEY

UPVC GREY WINDOW AND DOOR FRAMES

ARTIFICAL STONE DETAILING

ARTIFICAL STONE WINDOW DETAILING

GREY DOWN PIPES

GREY DORMER WINDOWS

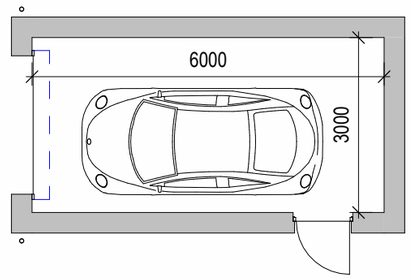
GREY DOOR CANOPIES

ARTIFICAL STONE CONSTRUCTION

GREY ROOF TILES

6.14 TYPICAL GARAGE

All garages have been considered to ensure they are large enough to accommodate a car and be used as a parking space whether attached or detached.

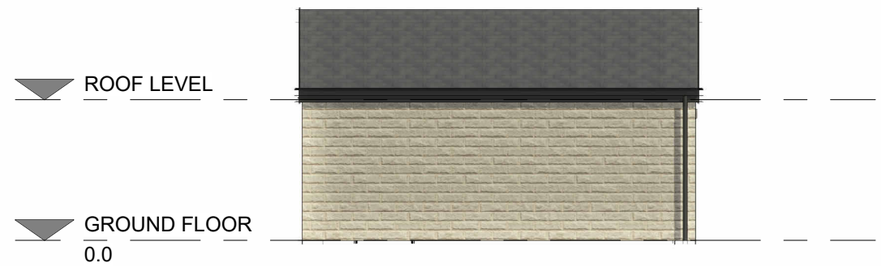


GROUND FLOOR GA PLAN

1 : 100

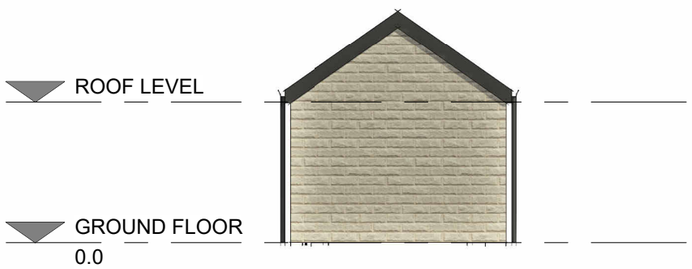
FRONT ELEVATION

1 : 100



SIDE ELAVATION

1 : 100



REAR ELEVATION

1 : 100

SIDE ELEVATION

1 : 100

7

PROPOSED DESIGN INFORMATION

CLIFF HILL, DENBY DALE

JULY 2023

7.1 MATERIALITY STUDY

ARTIFICAL STONE DENTIL DETAILING

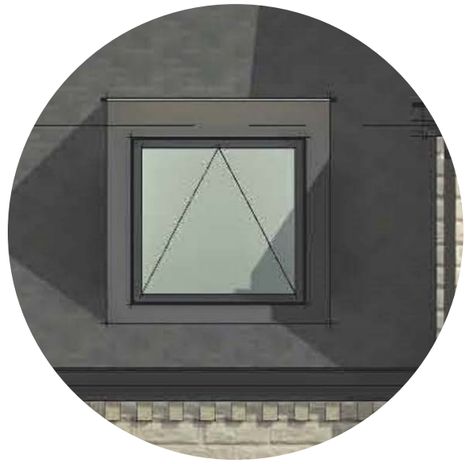
Stonework detailing is very prominent in the local vernacular, typically as seen above with dentil detailing on ridges.

GREY RAINWATER GOODS

Grey rainwater goods match in with the other grey detailing on the stone properties.

ARTIFICAL STONE WINDOW DETAILING

Stonework detailing is very prominent in the local vernacular, typically as seen above with dentil detailing on ridges.



GREY DORMER WINDOWS

Grey dormers working conjunction with grey slate roofs to lower the perceived height of 2.5 storey dwellings.

ARTIFICAL STONE HEADS/SILLS

Stonework detailing such as this is very prominent in the local vernacular, typically as seen above and below all front windows

TIMBER CANOPIES

Timber canopies are very typical around the local area.

ARTIFICAL STONE CONSTRUCTION

Stone is predominantly, if not the only material used in the local area.

GREY ROOF TILES

Typical slate/concrete roofing, very common in Denby dale and the surrounding area in conjunction with stone.

7.2 LANDSCAPE DESIGN

KIRKLEES OPEN SPACE SPD

When approaching the landscape design for the Cliff Hill development, it was important to produce well-designed, high-quality open space that is widely accessible, safe and pleasant to use can help
Encourage physical activity and an active lifestyle contributing to the
Physical and mental health and wellbeing of local communities.
Respecting the existing trees and topography.

“The purpose of this Supplementary Planning Document (SPD) is to setout what the Council considers to be good residential design, to raise the quality of housing that is delivered in the district, supporting the Local Plan Vision. The main aim is to ensure that the district’s future housing development has the required high-quality and socially inclusive design to help deliver quality places.”

7.3 ACCESS AND HIGHWAYS

KIRKLEES HIGHWAY DESIGN GUIDE SPD

When approaching the road layout and access for the Cliff Hill development, it was important to produce well-designed highways for a safe and accessible design.

To this end, the Kirklees highway design guide has been closely studied This Supplementary Planning Document (SPD) will encourage applicants to deliver good highway design and contribute to the creation of attractive, high quality and sustainable places within the Kirklees district.

PARKING BAYS WITH PLANTING

7.4 BOUNDARY TREATMENTS

MASONRY/TIMBER RETAINING

This will be used where there are minor steps in topography to define plot boundaries with minimal impact

ESTATE RAILS

STRUCTURED PLANTING

A soft and natural way of providing privacy and defining the site boundary will be used at the site entrance.

1.8M TIMBER FENCE

Typical 1.8m closed board timber fencing will be used to define plot boundaries

ARTIFICIAL STONE WALLS

GABION BASKETS

Where required, gabion baskets will be used to create retaining walls, their use is subject to the engineers specification.

7.5 SAFETY AND SECURITY

Secured by Design
Official Police Security Initiative

SECURE BY DESIGN:

When approaching the design and layout for the Cliff Hill development, it was important to produce well-designed safe and secure scheme that would seek to reduce/negate any impact to the local crime rates.

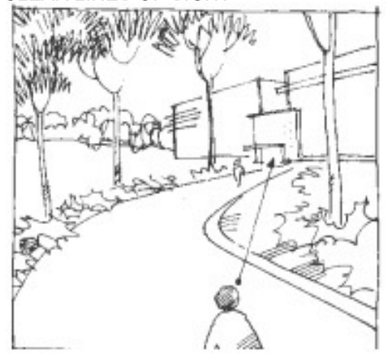
Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

SBD's product based accreditation scheme – the Police Preferred Specification - provides a recognised standard for all security products that can deter and reduce crime.

APPROACH TO SAFE DESIGN

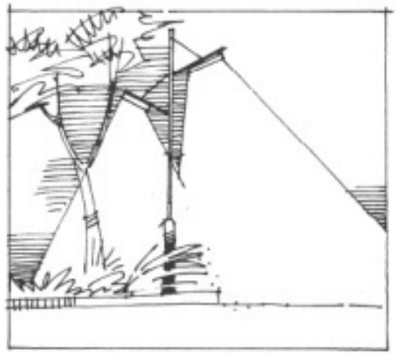
Many techniques can be utilised to improve safety and security, "the value of environmental criminology for the design professions of architecture, urban design, landscape architecture, and planning" outlines some of these approaches and can be seen below.

CLEAR LINES OF SIGHT

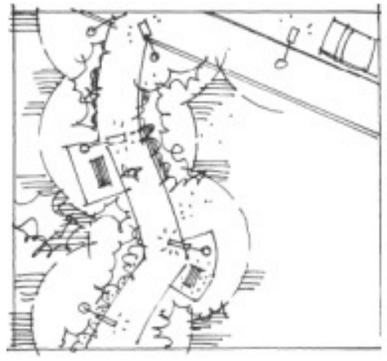


ENCOURAGING 'CARED FOR' SPACES

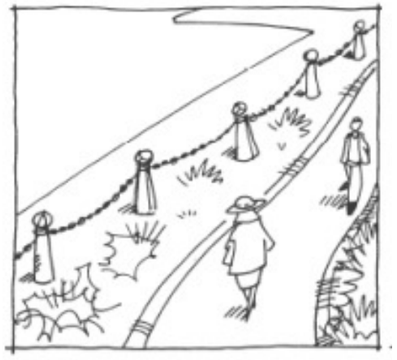
LIGHTING CONSIDERING VEGETATION, MAXIMISING AREA ILLUMINATED.



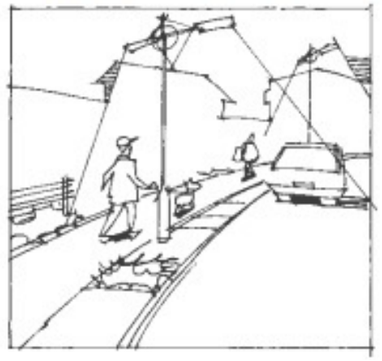
WIDE CIRCLE OF ILLUMINATION THAT MEETS THE NEXT



PERMEABLE BARRIERS, LIMITING DEAD ENDS



APPROPRIATE LIGHTING OF FOOTPATHS AND STREETS



7.6 ADDITIONAL POLICIES + APPROACH

6.5.1 Landscape Strategy

The proposed strategy will be to use carefully considered areas of soft and hard landscaping to create a aesthetically pleasing and attractive environment. To the front of plots and the street scape soft landscaping made up of areas of native specie shrubs and trees with buffer the hard landscaping of driveways and paths to the rear of plots simple grassed lawns will make up the rear gardens with an area of hard paving . Open ares of the site will be landscaped with low maintenance green soft landscaping mainly grassed ares and native trees. Full landscape design will follow pre-construction.

6.5.2 Access Strategy

The site will be accessed from the west, off Cumberworth lane, It will provide adequate access to cars and pedestrians as well as provide safe access and turning facilities for large refuse and emergency service vehicles. Each dwelling can achieve gently sloping access with a ramped access to the front door in line with Part M of the Building Regulations. All homes will have a secure perimeter and have lockable access gates to the rear gardens where possible.

6.5.3 Transport strategies

The Site is well connected to the local area via both public transport, private vehicle, cycling and on foot. Bus stops are located within close proximity of the site providing access in and out of the city.

6.5.3 Parking Provision

Parking for the 2 bed dwellings will be 100%, 1 per unit. Parking for the 3 bed dwellings will be provided at 200% 2 Per unit. 4 bed dwellings will be provided at 200%, 2 Per unit plus garage where possible. Additional visitor spaces will be provided where possible throughout the site. Where possible parking shall be tandem to the side of properties for areas of restricted space parking will be to the front of properties. Parking spaces will be buffered where appropriate with soft landscaping. EV points will be provided in accordance to local authority requirements. 1 charge point per dwelling with private designated parking.

7.1 Security/Secure by Design

Properties meet Approved Document Q of the Building Regulations with regards to their security inclusions. This will be met during the detailed design of each property ahead of a Building Regulations submission. Any properties with a side path to access rear gardens has its gate located towards the front of the property to avoid creating blind spots / alleyways. All properties have a physical demarcation of their front gardens to ensure that they are provided with their own defensible spaces which is clearly defined, clearly owned and has good natural surveillance and separates public from private areas and also separates one private area from another. This will be achieved by creating a physical barrier such as fencing, planting, change in surface colour or material. Additionally each property will have external wall mounted security lights to the front of the property, as well as a secure perimeter fence or wall to a height of 1.8m with lockable gates.

7.2 Refuse

Arrangements for storage and collection of refuse and recycling will be in accordance with the Local Authority's requirements. Appropriate provision is made to allow residents to store waste pending its collection or until they take it to the recycling facility. Where possible Houses will have provision for keeping wheelie bins within their rear gardens. For Terrance plots bin stores to front of the property will be provided.

7.3 Maintenance and Management Strategy

Gardens & Communal Landscaped Areas All landscaped areas are within property curtilage, the maintenance for which will be the responsibility of the occupier of that property. Maintenance of communal and shared spaces will be the responsibility the contractor within the defects period thereafter the responsibility of the developer.
Property Repairs Any items identified as a defect during the first 12 months of occupation will be rectified by the contractor. After this period any repairs to units will be the responsibility of the owner. un adoptable areas will be maintained by owners.

Streets

Proposed streets should be adoptable where possible and any areas un adoptable will be maintain by the developer.

7.4 Sustainability

The scheme will comply with local authority requirements to ensure a satisfactory level of sustainability. High energy efficiency should be promoted throughout the development.

7.6 Highways and levels

The site access via a new entrance off Cumberworth lane. The highways design and levels have be determined by qualified engineers and highways consultants with guidance and correspondence from the local authority. They sought to ensure the steepness of gradients are appropriate and acceptable. This has lead to some retaining needing to be made on site. Please refer to Proposed levels and Retaining wall drawings for further information.

7.6 BUILDING FOR LIFE + CONCLUSION

7.5 Building For Life

1. Connections
The scheme has integrated itself into the existing context and creates new connections whilst respecting the surrounding urban environment.

2. Facilities and Service
The scheme its self does not requires on site service however it is within the local town area and is within adequate distance from existing services and facilities.

3. Public transport
The scheme is easily accessible via public transport and close to bus routes

4. Meeting local housing requirements
The scheme although small in scale does provide a mixture of housing types

5. Character
The scheme proposed is both modern and aesthetically considered whilst remaining sensitive to the existing local context.

6. Working with the site and its context.
Where appropriate the scheme works with the sites existing characteristics and works with the topography.

7. Creating well defined streets and spaces
The layout of the scheme provides an enhanced and aesthetically improved street scape.

8. Easy to find your way around
The scheme is simple to navigate with clear definitions of private and public spaces.

9. Streets for all

10. Car parking
Parking is sufficient for both resident and visitors additional low and irregular usage of the public Highway

11. Public and private spaces
Clearly defined though boundary treatments are various private and semi private public spaces.

12. External storage and amenity space
External bin stores are provided

To summarise this document:

The introduction to this Statement explains an overview of the site and the purpose of the statement, the detailed brief for the scheme and how it complies with current legislation, Planning Policy and Best Practice.

Part Two goes on to introduce the location of the site, and it's surrounding context.

Part Three looks into the necessary local planning policies, the requirements of the local council and other relevant standards set in place to produce the highest quality of schemes possible

Part Four touches upon the pre application submitted in august 2021 and shows how the design has since evolved into the scheme submitted for planning

Part Five presents the full planning application design

Part Six breaks down the

Part Seven highlights areas of developed design including Security, Refuse strategies, Affordable Housing Statement and Maintenance Strategy.

To conclude, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials. The scheme has evolved from a considered assessment of the site, and appropriately responds to its physical context, whilst providing appropriate, convenient and safe means of access for vehicles, cyclists and pedestrians.

8

ADDITIONAL INFORMATION

CLIFF HILL, DENBY DALE

JULY 2023

8.1 ADDITIONAL DOCUMENTS

Brewster Bye Architects
5 North Hill Road
Headingley
Leeds
LS6 2EN

0113 275 4000
info@brewsterbye.co.uk