RESIDENTIAL DEVELOPMENT FOR LAND OFF GYNN LANE

DESIGN AND ACCESS STATEMENT

Heneghan
ARCHITECTURE

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0.0 INTRODUCTION

The purpose of the report is to give an overview of the project, through initial design concepts, finishing with the final scheme. This Design and Access statement has been produced on behalf of the applicant, Vivly Living, and forms part of a Full Planning Application for 50 new residential dwellings off Gynn Lane, Honley, with the existing dwelling on site being demolished as part of the proposals. This statement provides information on formulating the design and explaining elements of the design development in relation to the site's surrounding area and site constraints.

It comprises of a description of the proposed development, its location and site appraisal. The design solution has been based on an understanding of the site and the appraisal forms a fundamental evaluation process. The design principles and physical characteristics of the proposed dwellings will be looked at and how these inform the various design principles. The statement will also go on to review Access, explaining the approach that has been adopted and considered the most appropriate.

This statement will offer a conclusion that outlines how the proposed development conforms to good design principles.



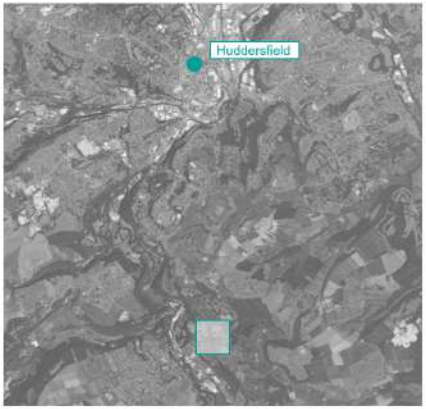
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1.0 SITE ANALYSIS AND CONTEXT

The site is located off Gynn Lane, approximately 4.3 miles south of Huddersfield town centre and 0.7 miles East of Honley Village centre. It currently comprises a single parcel of grassed land used for grazing cattle and in the centre-north of site is a 2-storey stone built detached house with associated gardens and parking. Areas of woodland are present along the northern and eastern boundaries.

The site is positioned with existing residential development to the North and North-West with fields on the remaining Southern and Eastern boundaries, the train line also runs along the sites eastern boundary. Located to the south side of Gynn Lane, the site is well positional and ideal for housing, with good accessibility to local amenities such as schools and Honley Village centre and good public transport links, with Honley Train station 0.2 miles north of the site and multiple bus stops for access To neighbouring towns or Huddersfield Town centre.

The site is part of a housing allocation under HS167 within the Kirklees Local Plan.



MACRO CONTEXT



MICRO CONTEXT

SITE LOCATION

HONLEY TRAIN STATION

NEAREST BUS STOP

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1.0 SITE ANALYSIS AND CONTEXT

The following initial land constraints were considered:

- Topography
The development has an existing gradient of circa 1:10 at its steepest from the highest point along the eastern boundary to the lowest point on the north western boundary. Kirklees local plan policies incorporating highways guidance have been followed in the design. An initial assessment on the retaining requirements has been carried out and sympathetically designed into the site layout.

- Public Rights of Way
There are no current recorded public rights of way across the site. A new footpath will be provided through the development to access all new dwellings.

- Flood Risk
The site is located within Flood Zone 1 as per the Environment Agency flood mapping. However the site has surface water issues, therefore a flood risk assessment and surface water drainage report has been prepared and included within this submission.

- Heritage Assets
There are no designated heritage assets within the area of the proposed development.

- Ecology
Ecology and Arboricultural surveys have been carried out and the development has been designed to ensure there is an improvement to the current habitat.

- Coal Mining
Part/ all of the site is within a High-Risk Coal Referral Area, therefore a Coal Mining Risk assessment has been undertaken and is provided with this submission

In addition to the initial land constraints, a full evaluation of all site constraints was carried out with particular attention placed on the siting of dwellings in relation to easements and amenity space. The mix of house types has been reviewed to provide a better spread of family dwellings across the site.

1.1 SITE APPRAISAL

The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. High quality design is a key aspect of sustainable development. It is indivisible from good planning and should contribute to making places better for people.

Inclusive design, the guidance emphasises, goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

High quality and inclusive design should create well-mixed and integrated developments that avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

The application site is situated on the eastern side of Honley Village, positioned nearby existing housing developments, located on north and west as well as a large open field to the east and south of the site. The site occupies a location with the site topographically falling to the north-west towards Gynn Lane. The land is within Flood Zone 1 and is considered low risk. There are no heritage assets or non-designated assets locally.

According to the Arboricultural Tree Constraints Plan, the site containsa range of trees categorized from A to U, with notable trees including multiple Category A trees and B trees and several other trees and hedges. Please refer to Seed Arboriculture Ltd Plan for location references and mitigation measures for where trees will need to be removed for access to the site. It is understood that Tree Protection Orders are present for some areas of this woodland, therefore careful management of the woodland has been taken when designing the Access Road and will be required when constructing the access road.

The design will allow for new tree planting and additional open spaces as mitigating measures. The woodland and stream along the northern boundary is to be retained apart from the land required to achieve access. The proposed development will also be set back from the tree belt.

The Properties surrounding the site have a varied mix of architectural styles developed over time, predominantly stone, red brick and render materiality, however there is no particular style that binds the vernacular together. Since there is no dominant style, we are proposing a mix of locally sourced stone and render vernacular to the new housing development to help strengthen the architectural qualities locally.

1.2 SITE IMAGES













1.3 PLANNING CONSIDERATIONS AND HISTORY

Design influenced by Planning Considerations

In terms of planning policy influencing the design, we feel the proposed development on the site conforms with the policies outlined below:

1. National Policy Compliance: In accordance with the NPPF, the development promotes sustainable development principles, including the efficient use of land, enhancing the built environment, and supporting local facilities and infrastructure.

2. Highways and Transportation: A comprehensive Transport Statement has been prepared, demonstrating the site's accessibility and the minimal impact on the local highway network. The proposed access via Gynn Lane is appropriate, and adequate measures have been proposed to manage traffic and ensure safety.

The proposal aligns with the NPPF's objectives of delivering a sufficient supply of homes, building a strong, competitive economy, promoting healthy and safe communities, and making effective use of land.

Planning History

A previous application was made in April 2019 under reference 2019/60/91388/W for the erection of 50 dwellings, this was later withdrawn.

Previous consultation responses have been reviewed and addressed within this proposal, such as coherent access plans, flooding mitigation measures and protection of the tree belt minus the area required for access. Tree mitigating measures have been developed to offset this, further information can be found with this statement in the site appraisal and access sections.

Refer to Transport statement and Arboricultural report submitted as part of this application.

2.0 DESIGN PROPOSAL

This section considered the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within the Design and Access Statements .

Use

The appllication proposes residential development on the site and a new access road and footpaths throughout the site. Trees and Green space will be retained/ developed where possible.

Amount

The site comprises of 50 dwellings which is in line with the HS167 indicative capacity. The dwellings are a mix of detached, semi-detached, terraced and apartments. The total site area is 2.69 hectares. The proposed density is 18.5 dwellings per hectare.

The Developable area is considered to be 1.5h it is therefore considered that the density is closer to 33 dwellings per hectare.

The proposed mix of dwellings is listed below;

RESIDENTIAL DEVELOPMENT AT GYNN LANE, HONLEY

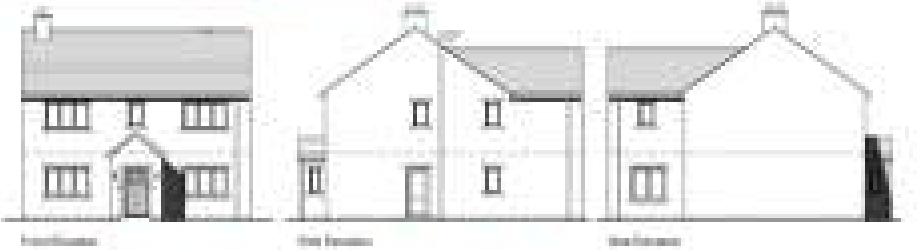
All figures shown are approximate and for feasibility purposes only.

Plots	Type	Amount	Floor Area m2	Floor Area Sq. Ft.	Total Sq. Ft.
5,6,7,39,40,41	**Birch** 2 Bed terraced	6	70.4	760	4560
18,19,21,20, 32,33,34,35	**Cherry** 2 Bed + Study semi detached	8	89.2	960	7680
3,4,13,14,15,16,44,45	**Chestnut** 3 Bed + study semi detached with integral single garage	8	106.4	1145	9160
42	**Camellia** 3 Bed semi detached	1	80.8	869	869
8,11,12,50	**Norway Spruce** 4 Bed detached	4	166	1786	7144
22,43	**Red Robin** 3 Bed semi / detached	2	102.5	1103	2206
1,2	**Wisteria** 3 Bed + study Detached	2	128.4	1382	2764
10	**X2** 5 Bed Detached with integral double garage	1	218.6	2353	2353
36,37,38	**Z2** 3 Bed + Study Detached with integral double garage	3	190.3	2048	6144
23,24,25	**Z3** 4/5 Bed detached with integral double garage	3	245.1	2638	7914
26,27,28,29,30,31	**Z4** 4/5 Bed detached with integral double garage	6	194	2090	12540
9,17	**Zinfin** 5 Bed detached with integral double garage	2	228	2454	4908
46,47,48,49	**Apartments** 2 Bedroom	4	57	614	2456
TOTAL		50 No.			70,698 sq. ft.

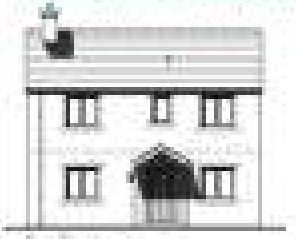
3.1 HOUSETYPES - CAMELLIA & RED ROBIN



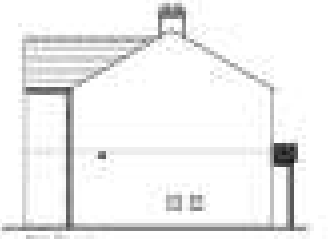
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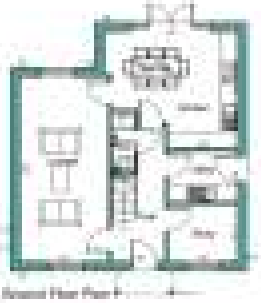


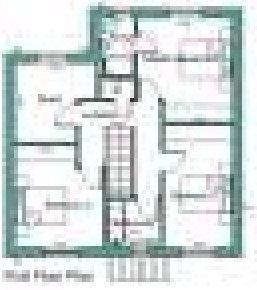


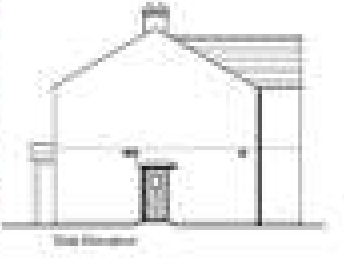








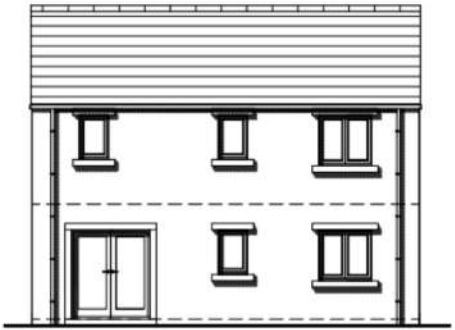




2.1 HOUSETYPES - RED ROBIN



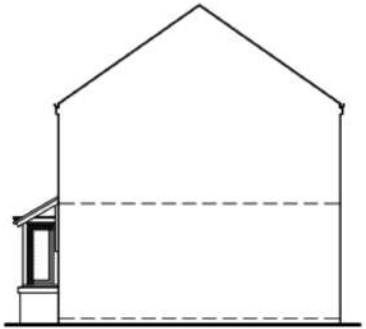
Front Elevation



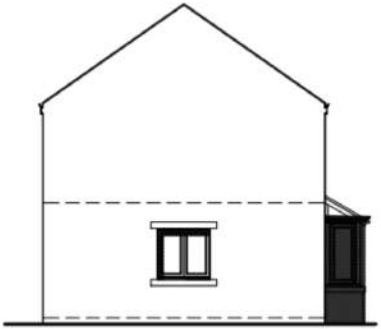
Rear Elevation



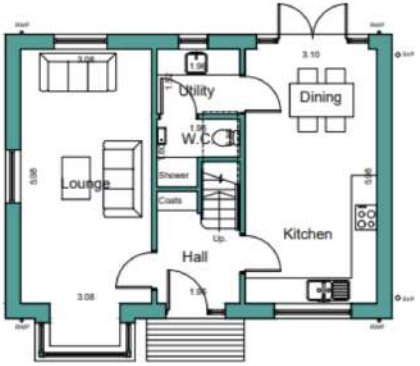
First Floor Plan



Side Elevation



Side Elevation



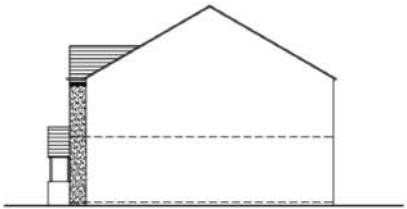
Ground Floor Plan

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2.1 HOUSETYPES - X2



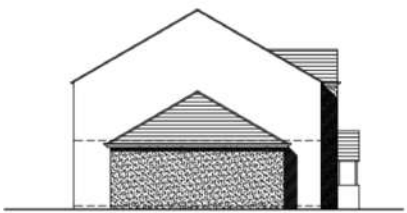
Front Elevation



Side Elevation



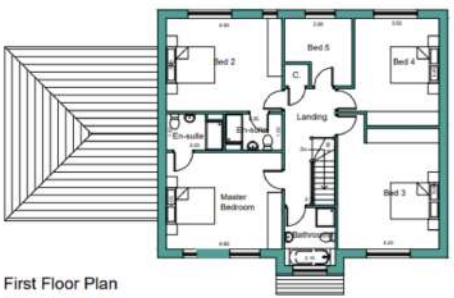
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

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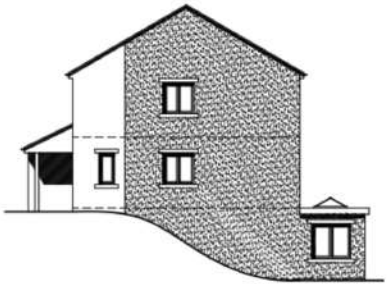
2.1 HOUSETYPES - Z2



Front Elevation



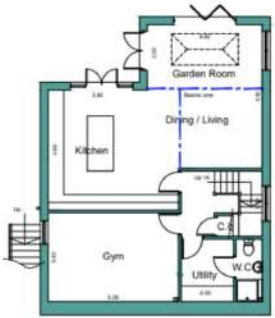
Side Elevation



Side Elevation



Rear Elevation



Lower Ground Floor Plan



Upper Ground Floor Plan



First Floor Plan

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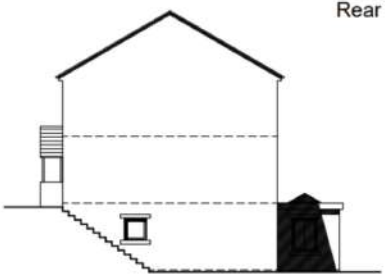
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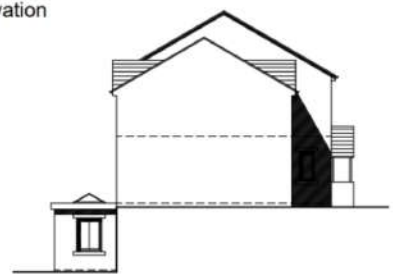
Front Elevation



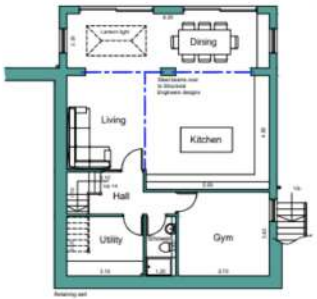
Rear Elevation



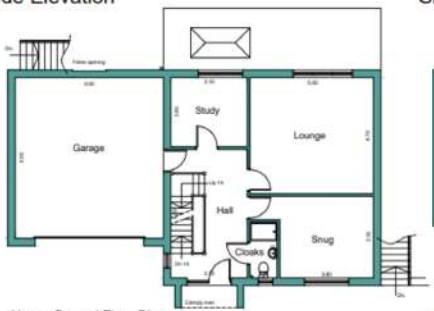
Side Elevation



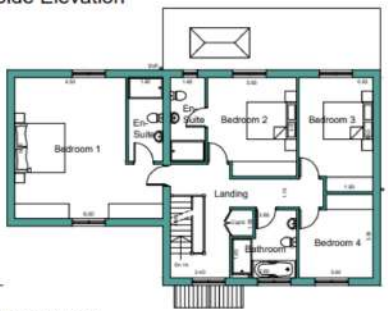
Side Elevation



Lower Ground Floor Plan



Upper Ground Floor Plan



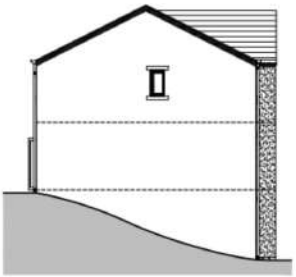
First Floor Plan

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2.1 HOUSETYPES - Z4



FRONT ELEVATION



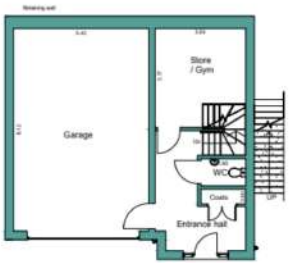
SIDE ELEVATION



SIDE ELEVATION



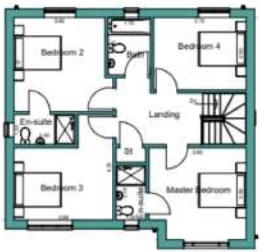
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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2.1 HOUSETYPES - ZINFIN



Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

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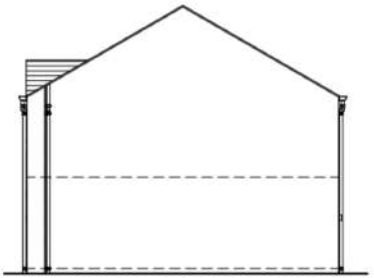
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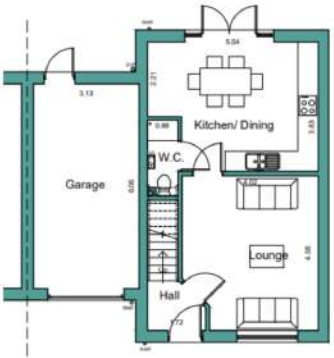
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



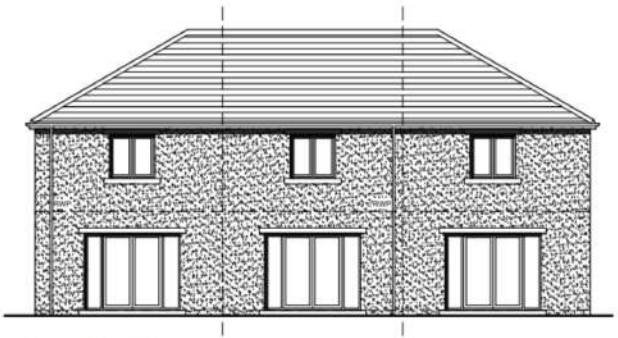
First Floor Plan

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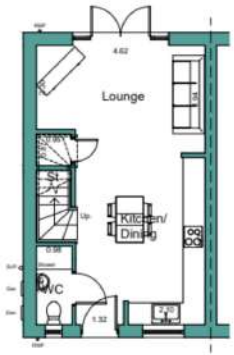
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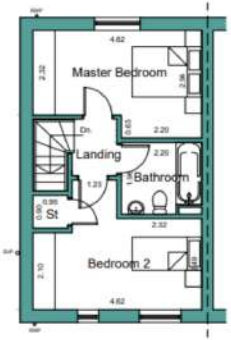
Front Elevation



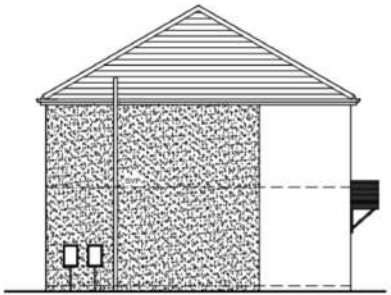
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

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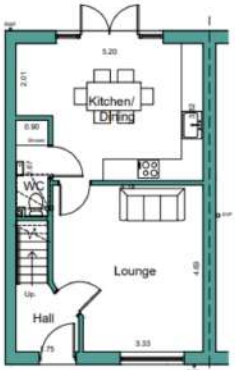
2.1 HOUSETYPES - CHERRY



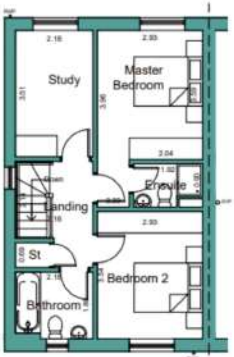
Front Elevation



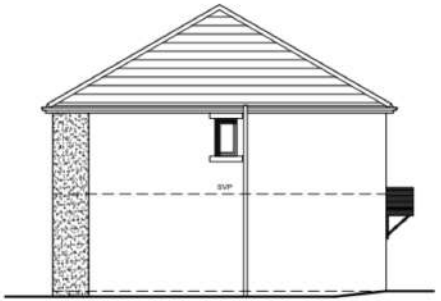
Rear Elevation



Ground Floor Plan



First Floor Plan



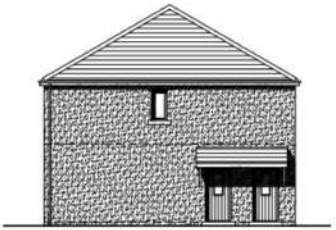
Side Elevation

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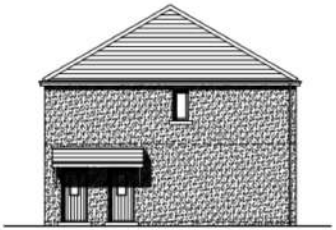
2.1 HOUSETYPES - APARTMENTS



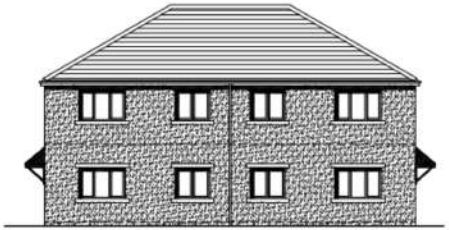
Front Elevation



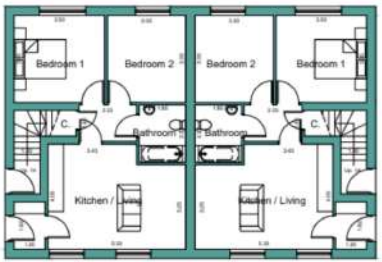
Side Elevation



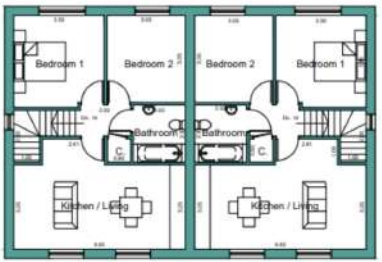
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

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ARCHITECTURE

2.2 SITE SECTIONS



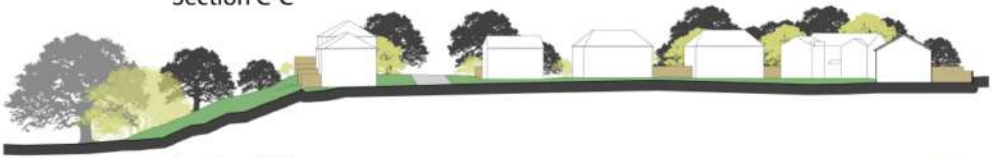
Section E-E



Section D-D



Section C-C



Section B-B



Section A-A



2.3 LANDSCAPING

A landscaping design has been prepared by our landscape architect and accompanies this application, identifying soft and hard landscaped areas.

Ecology has been considered extensively, working with the landscape architect, a scheme is presented that will enhance the ecological value of the site in conjunction with a high-quality landscaping scheme. The tree belt to the Northern boundary has been left untouched apart from the area where access to the site is required. Mitigating measures, as mentioned earlier within this statement, have been put in place as per Kirklees Local Plan HS167 allocation document.

Boundaries to the plots are to be timber fences between gardens, with the existing hedges to remain where viable.

Hardstanding surfacing has been considered with the impact of the natural environment in mind, these are to be of a permeable surfacing.



Heneghan

2.4 APPEARANCE AND DESIGN ASSESSMENT CRITERIA

Appearance

The dwellings have been designed to blend in well with the proposed layout, and whilst the dwellings are often considered the main event within the street scene, care has been taken to ensure that the appearance of each is balanced by the location and positioning in conjunction with parking and planting.

Each dwelling will be constructed using a mix of locally sourced stone and render, with artstone heads and cills and decorative stone features such as quoins. Roofs to plots to have dark grey concrete tiles with the roof pitch designed at 35 degrees.

Building for Healthy Life (BHL) Assessment:

The development incorporates the principles of the Building for Healthy Life (BHL) assessment to promote well-being and sustainability. Key aspects include:

- Natural Surveillance: Housing layouts that ensure streets and open spaces are overlooked, enhancing safety and community interaction.

- Active Design: Promotion of physical activity through accessible walking and cycling routes, as well as well-maintained public spaces.

- Health and Well-being: Provision of green spaces and recreational areas to support mental and physical health, and ensure high-quality air, light, and noise conditions in the residential environment.

National Design Guide Assessment:

The proposal follows the ten characteristics outlined in the National Design Guide:

- Context: The development respects and enhances the local character, integrating seamlessly with the existing residential fabric.

- Identity: High-quality architectural design provides a distinct sense of place while respecting local heritage.

- Built Form: Well-considered massing, scale, and layout create attractive and functional spaces.

- Movement: Emphasis on sustainable transport options, with well-designed pedestrian, cycling, and public transport links.

- Nature: Integration of green infrastructure, enhancing biodiversity, and providing recreational spaces.

- Public Spaces: Creation of safe, inclusive, and engaging public areas.

- Uses: A mix of housing types to cater to diverse needs, promoting a balanced community.

- Homes and Buildings: High standards of design, sustainability, and energy efficiency in all dwellings.

- Resources: Efficient use of materials and resources, incorporating sustainable building practices.

- Lifespan: Durability and adaptability of buildings to meet future needs and changes.

3.0 ACCESS

It is proposed that a new improved access is formed off Gynn Lane to the north of site, off Gynn Lane, a residential street with a 30mph speed limit, in the location of the existing site access.

The proposed access is shown at 5.5m wide with a 2m footway to the east, shown on drawing 2479-0301-R04-Site Layout. There is also a 0.6m margin to the west shown tying into the existing verge to the south of Gynn Lane. A 2m wide footway is proposed along the site frontage, to the east of the proposed site access. The footway leads to a proposed pedestrian crossing east of the proposed site access. This provides a pedestrian connection to the northeast, towards Station Lane and Honley Train Station. It has also been suggested that speed cushions are to be provided as a traffic calming feature to reduce vehicle approach speeds towards the proposed pedestrian crossing point. Further information can be found in the Transport Statement, which is included within the Full Planning Submission.

The site promotes active travel with well-designed pedestrian routes connecting to local amenities. The site is well-served by public transport, with bus stops and local train station within a five-minute walk, offering services to Huddersfield Town Centre and other key destinations. The frequent bus services provide sustainable travel options for residents.



SITE ACCESS TO RIGHT

3.0 ACCESS

Adequate parking will be provided for each dwelling, including visitor parking spaces. The design ensures that parking areas are safe, accessible, and do not dominate the street scene.

The design considerations in relation to the terrain and provision for access to local amenities and facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

Access to buildings is dealt with under the Building Regulations and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case. The development will be designed to ensure that there will be full disabled access to the property from parking spaces.



PROPOSED SITE PLAN

4.0 CONCLUSION

The proposal has been subjected to an extensive design evolution, working with a team of consultants and experts to prepare a scheme that balances the various design and planning considerations.

The principle of residential development has been established through a previous planning application and this subsequent proposal has considered the constraints of the site in more detail. Throughout the process of design, the relevant Kirklees Planning policies for each department have been balanced, including the provision of a reasonable density, good mix of house types, appropriate gradients, turning spaces and the appropriate response to managing the site levels, utilisation of SUDs and minimising large retaining structures where possible.

The aim of the design was to give purpose to land with a history of mining activity with a sympathetic blend between housing development and open public space whilst creating much needed high quality family homes. Each proposed dwelling has been accommodated with a garden, parking and some plots benefit from garaging. Dwellings provide active frontages onto the highway, with a managed design for vehicle locations, to ensurethat the street scene is not overly dominated by cars. The landscaping design helps to transition between the built-up area and open fields.

The proposed development at Gynn Lane, Honley, will provide much-needed housing in a sustainable and thoughtfully designed environment. The design and layout respond to local context and planning policies, ensuring minimal impact on the existing infrastructure and environment. The development will enhance the local community, offering high-quality homes with excellent access to local amenities and transport links. The proposal aligns with the strategic objectives of the Kirklees Local Plan and the NPPF, contributing positively to the area's housing supply and community fabric.