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1.0 Introduction

1.1 Purpose of this document

1.1.1 This Design and Access Statement Addendum has been prepared by Edward Architects on behalf of the applicant Gleeson to support a Section 73 Application for a residential development at Cockley Hill Lane in Kirkheaton..

1.1.2 The application is to support a plot substitution process on an existing planning approval for 54no Dwellings which is covered in the Reserved Matters Application ref **2021/61/91507/W**.

1.1.3 This document is an Addendum to the Design and Access Statement, prepared by JRP Associates to support the original application in April 2021. An image of the front cover is shown opposite (Figure 1).

1.1.4 The principles set out in that Design and Access Statement are all still relevant and reference should be made to that document when considering the proposals.

1.1.5 This addendum sets out how the proposals of this application tie in as closely as possible to the existing planning approval and highlight where any variations exist.



Figure 1 - Front cover of the Design and Access Statement relating to existing planning approval

2.0 Site Layout Comparison

2.1 Existing (Approved) Site Layout

2.1.1 The Reserved Matters Approval **(2021/61/91507/W)** has a proposed site layout ref- P19:5336:01 prepared by JRP associates which is shown on the page opposite.

2.1.2 The site should be read in conjunction with the Planning Approval **(2021/62/92527/W)** which covers an additional 29no units on the southern portion of the site.

2.1.3 This proposed site access is off Cockley Hill Lane to the east with one main highway route which winds through site to the north then back south and terminates in the western section of the outline site.

2.1.4 There is a Drainage Attenuation Basin in the southern most section of the site and a pedestrian route though an area of Public Open Space which leads to Orchard Road and Shop Lane to the west.



Figure 2 - Proposed Site Layout (P19:5336:01) of existing Reserved Matters planning approval (2021/61/91507/W)



2.2 Proposed Layout

2.2.1 The proposed site layout to accompany this application ref - 1187-EA-A-101B is shown on the page opposite.

2.2.2 The proposal should again be read in conjunction with Approval **(2021/62/92527/W)** which covers an additional 29no units on the southern portion of the site. This portion of site is covered in a separate Section 73 with drawing number 1187-EA-A-201B- Proposed Site Layout and 1187-EA-A-301- Combined Site Layout.

2.2.3 The proposed layout follows all principles of the approved scheme with the site access is off Cockley Hill Lane to the east with one main route which winds through site and terminates to the west.

2.2.4 As with the current approval the scheme includes a Drainage Attenuation Basin in the southern most section of the site and a pedestrian route though an area of Public Open Space which leads to Orchard Road and Shop Lane to the west.

2.2.5 The main difference of note between this proposal and the current approval is the substitution of the house types with Gleeson's own set of house types which will be covered later in this document.

2.2.6 Dwellings on key corners have additional side windows to create a dual-aspect which will maximise natural surveillance whilst avoiding 'blank gables'.

2.2.7 In-curtilage car parking is provided throughout.



Figure 3 - Proposed Site Layout (1187-EA-A-101B)

3.0 Accommodation Comparison

3.1 Combined Sites

3.1.1 The schedule of accommodation and house type mix of this proposal should be read in conjunction with the application on the adjacent site (2021/62/92527/W).

3.2 Existing (approved)

3.2.1 The schedule of accommodation of the Reserved Matters Approval is shown on Schedule 1 on the page opposite and show a combined total of 54no dwellings made up of 11no Affordable units and 43no intended for open market sale. The Design and Access Statement makes reference to 57no dwellings in this parcel of land, but this must have been amended in subsequent revisions of the layout.

3.2.2 The schedule of accommodation for the adjacent Approved Scheme is shown on Schedule 2 on the page opposite and show a combined total of 29no dwellings made up of 6no Affordable units and 23no intended for open market sale.

3.3 Proposed

3.3.1 The schedule of accommodation of this proposal is shown on the combined site layout which is most relevant as the 2no sites will work and be read together.

3.3.2 The proposal seeks permission for 83 No. residential dwellings which is the same as the approved scheme over the 2no sites (54 & 29) including the number of Affordable units (17no).

3.3.3 The mix of houses is broadly in line with the existing approval with slightly more 3 beds and less 2 bed units but with exactly the same 4 beds.

PHASE 1 SCHEDULE OF ACCOMMODATION:			PHASE 2 SCHEDULE OF ACCOMMODATION:		
AFFORDABLE UNITS	HOUSETYPE	AMOUNT	AFFORDABLE UNITS	HOUSETYPE	AMOUNT
	TYPE C2 2 Storey Semi/Ter 2 Bed	4 No.		TYPE C2+ 2 Storey Semi/Ter 2 Bed	2 No.
	TYPE R 2 Storey Semi/Ter 3 Bed	7 No.		TYPE R 2 Storey Semi/Ter 3 Bed	4 No.
	TOTAL	11 No.		TOTAL	6 No.
OPEN MARKET UNITS	HOUSETYPE	AMOUNT	OPEN MARKET UNITS	HOUSETYPE	AMOUNT
	TYPE C2 2 Storey Semi/Ter 2 Bed	2 No.		TYPE C2+ 2 Storey Semi/Ter 2 Bed	6 No.
	TYPE C2+ 2 Storey Semi/Ter 2 Bed	2 No.		TYPE R 2 Storey Semi/Ter 3 Bed	2 No.
	TYPE R 2 Storey Semi/Ter 3 Bed	2 No.		TYPE S 2 Storey Semi/Ter/Det 3 Bed	1 No.
	TYPE S 2 Storey Semi/Ter/Det 3 Bed	7 No.		TYPE F 2 Storey Semi 3 Bed	4 No.
	TYPE F 2 Storey Semi/Det 3 Bed	13 No.		TYPE Q 2 Storey Det 3 Bed	4 No.
	TYPE Q 2 Storey Det 3 Bed	5 No.		TYPE J 2.5 Storey Semi 4 Bed	2 No.
	TYPE J 2.5 Storey Semi 4 Bed	2 No.		TYPE G 2 Storey Det 4 Bed	3 No.
	TYPE G 2 Storey Det 4 Bed	1 No.		TYPE E 2 Storey Det 4 Bed	1 No.
	TYPE P 2 Storey Det 4 Bed	3 No.		TOTAL	23 No.
	TYPE E 2 Storey Det 4 Bed	6 No.		COMBINED TOTAL	29 No.
	TOTAL	43 No.			
	COMBINED TOTAL	54 No.			

Figures 4&5 - Schedule of Accommodation (Approved Scheme)

Accommodation Schedule					
House Type	Mobility		Area (sq.ft)	Quantity	Total Areas (sq.ft)
	M4(2)	M4(3)			
Affordable (denoted with *)					
250	2 bed semi detached		753	6	4,518
252	2 bed semi detached		753	3	2,259
350	3 bed semi detached		904	8	7,232
Affordable Total				17	14,009 sq.ft
Open Market Sale					
250	2 bed semi detached		753	5	3,765
350	3 bed semi detached		904	14	12,656
351	3 bed semi detached corner		904	2	1,808
357	3 bed semi detached		904	7	6,328
359	3 bed detached corner		984	5	4,920
360	3 bed detached		919	2	1,838
361	3 bed detached integral garage		974	9	8,766
450	4 bed detached		1,196	2	2,312
451	4 bed detached		1,071	3	3,213
452	4 bed detached integral garage		1,211	4	4,844
454	4 bed detached integral garage		1,149	8	9,192
455	4 bed detached corner		1,138	5	5,690
Open Market Sale Total				66	66,332 sq.ft
Overall Total				83	79,341 sq.ft
Net Developable Site Area			6.23 Acre	12,735 sq.ft/Acre	
Total Site Area			11.91 Acre		

Figure 6 - Schedule of Accommodation (Proposed Scheme)

4.0 Appearance

4.1 Appearance

4.1.1 The Design & Access Statement which accompanied the approved scheme included an assessment looking into the site context and urban design principles. The aim was to establish what characteristics the existing housing stock and how these can be implemented into the proposed housing scheme.

4.1.2 All of the characteristics of the surrounding area have been carried through into this proposal and used to lead the design.

4.1.3 These characteristics include traditional style tiled roofs (mix of hips and gables) and tight front gardens.

4.1.4 The proposal comprises a range of 2 storey dwellings which are in keeping with the local character and scale. The existing approval includes some 3 storey dwellings.

4.1.5 The proposed dwellings are sympathetic to their surroundings and use a palette of materials that reflect and reinforce the local character.

4.1.6 Construction details are consistent throughout the proposed development including a uniform eaves detail, well-balanced elevations and consistent proportion and style of window openings.

4.1.7 Buildings are orientated to overlook open space and key corner plots are dual-aspect house types with windows and doors to the side elevation to avoid blank gables.

4.1.8 The proposed dwellings will have a 'Rural Stone' style with the following the key design features;

- Artstone external face
- Grey concrete roof tiles
- Dual-pitch canopy to front door
- White uPVC windows with glazing bars
- Composite front door
- White uPVC fascia boards
- Black uPVC rainwater goods



Figure 7 - 3D Visualisation of a typical semi detached house type



Figure 8 - 3D Visualisation of a typical detached house type

5.0 Conclusion

5.1 Concluding Statement

5.1.1 This application is for a Section 73 Application for the residential development of 54 dwellings.

5.1.2 Detailed and careful consideration has been given to the proposals. The proposals create a development that not only respects the site and its surroundings but also provides a high quality and well considered place to live.

5.1.3 In light of the documentation submitted in support of this application it is considered that consent should be granted for the proposed development.



Figure 9 - 3D Visualisation of a typical detached house type