

Proposed Residential Development

At

42 Robin Royd Lane, Mirfield, WF14 0LG

Design & Access Statement

By

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1.0 Introduction

This document is submitted in support of a Planning Application for the demolition of one half of a semi-detached house and for the development of five 3 bedroom 3 storey dwelling houses on the plot at 42 Robin Royd Lane, Mirfield, WF14 0LG. The plot is located at the end of Robin Royd Lane adjacent to the adjoining road Robin Royd Avenue.

The purpose of this document is to highlight the principles of planning, design and access for the development of a five terrace dwellings on a site that is currently unused.

The following sections of this document aim to clearly set out the aspirations of the client, intentions of the architects and the expectations of the planning authority and local residents.

2.0 Site Analysis

2.1 Location

The site is situated within the well established residential areas of Mirfield, in the Metropolitan Borough of Kirklees West Yorkshire, a town situated between Huddersfield and Dewsbury. The subject site is located north of Mirfield town centre and is surrounded by a suburban residential area which varies in character and style including detached, semi-detached, terrace and bungalow dwellings.

The site is currently host to a semi-detached dwelling with a large vacant plot to the west. Thus, the proposal is considered to be appropriate and have no impact on the character or setting of the surrounding area.

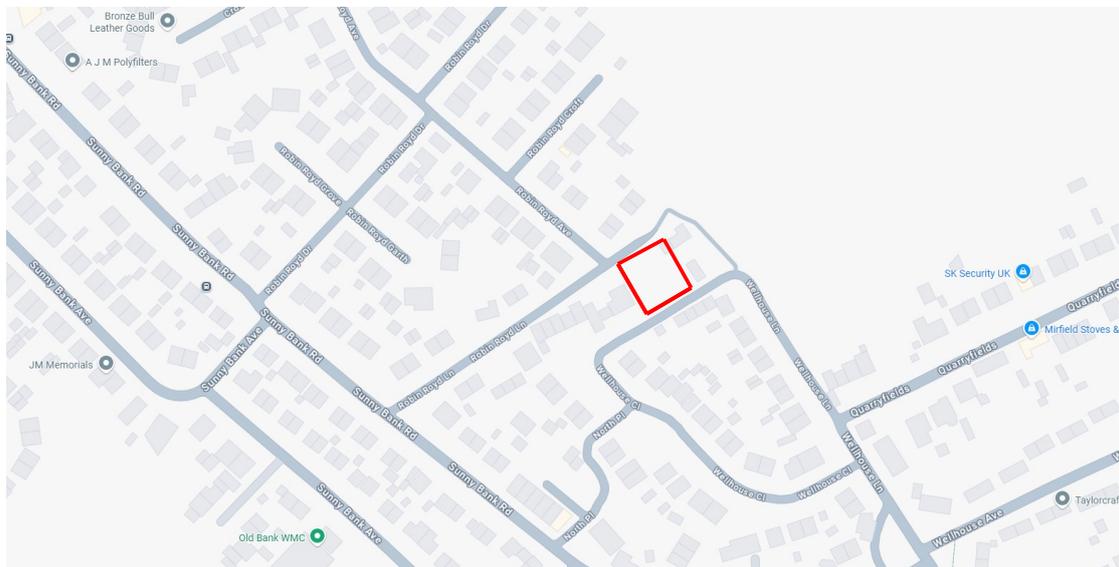


Fig 1, Google plan



Fig 2, Aerial view of site

2.2 Amenities & Transport Links

The site is in close proximity to several local amenities including One Stop and Co-op Food convenience stores, Boots Pharmacy, public houses/ restaurants and the Crossley Fields Junior and Infant School. There are bus routes to and from the town centre and the site is roughly 1.5 miles away from Mirfield Station.

2.3 Context

The site is currently host to a 2 storey brick semi-detached dwelling which sits on the north east boundary with the remaining area of the site currently vacant. The site has a slope downwards to both the west and south. The existing building is dilapidated. It was originally constructed as a separate dwelling with a gable wall to the adjoining dwelling which in turn has a gable wall. Thus the subject can be demolished without affecting the structure of the adjoining house.

The site is surrounded by residential properties. The street scene along Robin Royd Lane varies with the surrounding dwellings constructed in differing styles, materials and heights. The variety includes brick, render and stone. Robin Royd Lane sets no precedent although to the south of the street there are two sets of terrace houses and another along the adjacent Wellhouse Lane at the rear of the site.

The scheme proposes to retain the existing orientation, to develop five terrace dwellings set back from the existing and in line with the adjacent bungalow. There is sufficient space to form private entrances and driveways as well as private gardens at the rear. The site measures 28m long and 29m wide with a level change of 1.2m from the north-east to south-west across the site as well as north to south down the site.

2.4 Summary

The proposal is to provide five 3 bedroom 3 storey terrace dwellings on the plot, 42 Robin Royd Lane, adjacent to Robin Royd Avenue. Each dwelling will have its own private driveway and private garden to the rear. New drop kerbs and boundary walls will be provided to accommodate for the driveways and provide private parking. The

proposal responds to site levels and to conform with the established standards set out within the Housing Design Guide.

3.0 Design

3.1 Philosophy

The design for the proposal is based on an exercise of establishing requirements set out by the National Planning Policy Framework as well as giving due consideration to the existing vernacular of the surrounding area and what is expected of a contemporary high-end dwelling in terms of external appearance and internal functionality.

The design is aimed at providing the client, and area, with an exceptionally high quality, contemporary dwellings with an emphasis on architectural design and modern living.

3.2 Current Proposal

The proposal is for a residential housing development comprising five modern, three-storey terraced dwellings. The dwellings have been designed based on modern living and space standards, with particular attention to space, light and function. To facilitate the development, the existing semi-detached dwelling along the north-eastern boundary of the site will be demolished. The site will be excavated to facilitate the development, in response to the existing site levels.

The proposed terrace adopts a varied but balanced roof scape. The central three dwellings feature pitched roofs, complemented by dormer extensions to both the front and rear elevations and gabled ends to the bookend dwellings. The ridge heights of the two terrace houses on the north-eastern boundary are aligned with the adjacent former semi-detached dwelling at 44 Robin Royd Lane. The finish floor level of the next two terrace houses are set 150mm lower, with the end gable terrace adjacent to the bungalow at 24 Robin Royd Lane positioned 300mm lower. This articulation in roof form helps to break up the overall massing and provides a sensitive transition to neighbouring properties, particularly the adjacent bungalow.

The proposed ground floor layout for each dwelling includes an internal storage room for refuse and cycles, WC, open plan kitchen/dining area featuring bi-fold doors opening onto private rear gardens. The first floor will comprise the main living space, a second WC and the master bedroom with an en suite. Juliet balconies to the front and rear will provide natural light and outlooks to both the north and south. The second floor will accommodate two further bedrooms, a house bathroom and a study, with roof lights positioned above the stairwell to allow natural light to filter through. All dwellings will be accessed via private driveways integrated into the layout and accessed from Robin Royd Lane.

The proposed development is centrally positioned parallel with the bungalow at 24 Robin Royd Lane and set back from the former semi-detached dwelling to respond sensitively to the site's gradient. Given the absence of a consistent urban grain in the existing streetscape, the proposed massing would not be incongruous with the area. The relationship with the adjacent bungalow has also been carefully considered, ensuring that the proposed heights do not appear overbearing or intrusive.

The proposal utilises the gradient of the land to step down the terraces and to be in keeping with the heights of the surrounding dwellings. Massing images have been curated to demonstrate the integration of the terraces within its context and to illustrate the controlled massing that has been carefully considered to avoid any over dominance or overlooking (Refer to External View 1 and External View 2).

The facade will comprise of a mixture of red brick and white render. The roof will be finished in interlocking roof tiles, with dormer colour to match the roof finish all in conformity to the grain of the locality. Each dwelling includes its own private driveway which will be accessed off Robin Royd Lane via new drop kerbs and boundary walls. Each dwelling includes internal storage units where bike and bins can be stored. Mixed wildflower planting will be used along

the boundary lines. Each dwelling will include its own private rear garden, with timber decking and planting boxes.

The proposed development is suitable for the site, improves the local area, streetscape and is in fitting with the surrounding properties.



External View 1



External View 2

3.3 Scale

Each dwelling has a proposed total internal floor area of approximately 112sqm with a general floor area of 40sqm per floor, including a 12sqm internal storage room.

The dwellings have been aligned with 24 Robin Royd lane and set back from the road. The orientation and distance of the proposed dwelling in relation to its neighbouring buildings is also fully compliant with all overlooking distances.

3.4 Landscaping / Trees

As existing the vacant land on the plot does not include any trees on site. The proposal will include a new landscaping plan for green boundaries and to incorporate soft landscaping into the site. The plot is approximately 893m², with approximately 280m² of proposed landscaping including lawn, hedging, wildflower and planting boxes. The proposal also includes 145m² of driveway and parking, allowing for two car parking spaces per dwelling.

4.0 Access

At present there is no existing vehicular access to the site. The proposal includes plans for drop kerb design for each dwelling to allow for vehicular driveway access and two car parking spaces. The landscaping proposal outlines the new vehicular and pedestrian access to the terraces.

The site is situated on Robin Royd Lane, an accessible street with pedestrian pavements which link the site directly to main bus routes to and from the town centre.

The proposal introduces five new dwellings into the site. Access to each will comply with the Building Regulations in respect of DDA access.

The ground floor of the dwellings are adaptable to the requirements of M4(2) for future development. The ground floor is level throughout and has corridor spaces wide enough to allow frail ambulant and wheel chair users ease of movement.

Secure bike and refuse storage is provided via the internal storage room located at the front of each dwelling which is fully accessible from the driveway as well as internal door off the hallway.

5.0 Biodiversity

Preliminary ecological appraisal report determines the proposals potential to deliver Biodiversity units. Due to the size and nature of the scheme it is unachievable to meet the 10% Biodiversity Net Gain and therefore it is proposed to use off-site wildlife corridors to gain this credit. The attached drawing 3115 – 005A – Proposed outlines a proposal for the front a rear entrances, driveways and gardens with shrubbery, wildlife and proposed planting schemes outlined.

6.0 Conclusions Reached

The proposal will be an excellent example of high quality residential dwellings, with a focus on contemporary architecture and sensitivity to the surrounding environment.

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