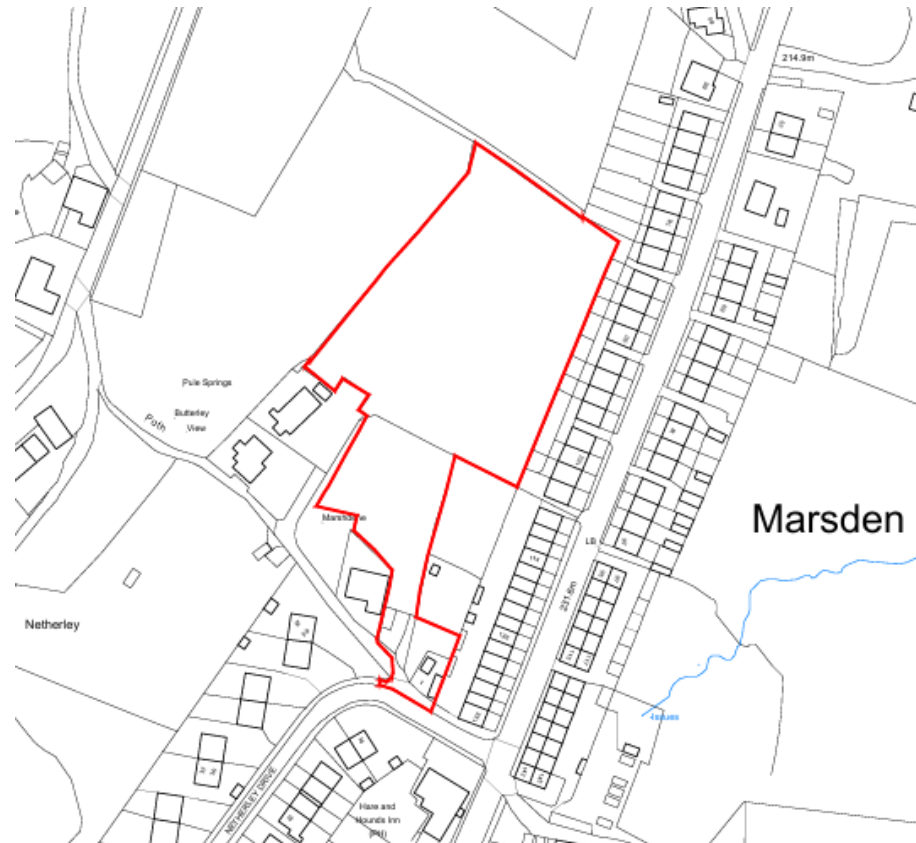


DESIGN AND ACCESS STATEMENT

Proposed Residential Development at Netherley Drive, Marsden, Huddersfield



1. Introduction

This Design and Access Statement has been prepared in support of a planning application for a residential development at Netherley Drive, Marsden, Huddersfield, on behalf of RDT Development One Ltd.

The application site is vacant fields located off Netherley Drive, Marsden, West Yorkshire. Pre-application advice was received from the Local Planning Authority at an early stage, helping to inform the proposal's design in response to planning policy. The comments made within the pre-application advice have been considered and taken into account when designing the scheme to have a low impact on visual amenity as possible whilst bearing in mind this is a sloping site.

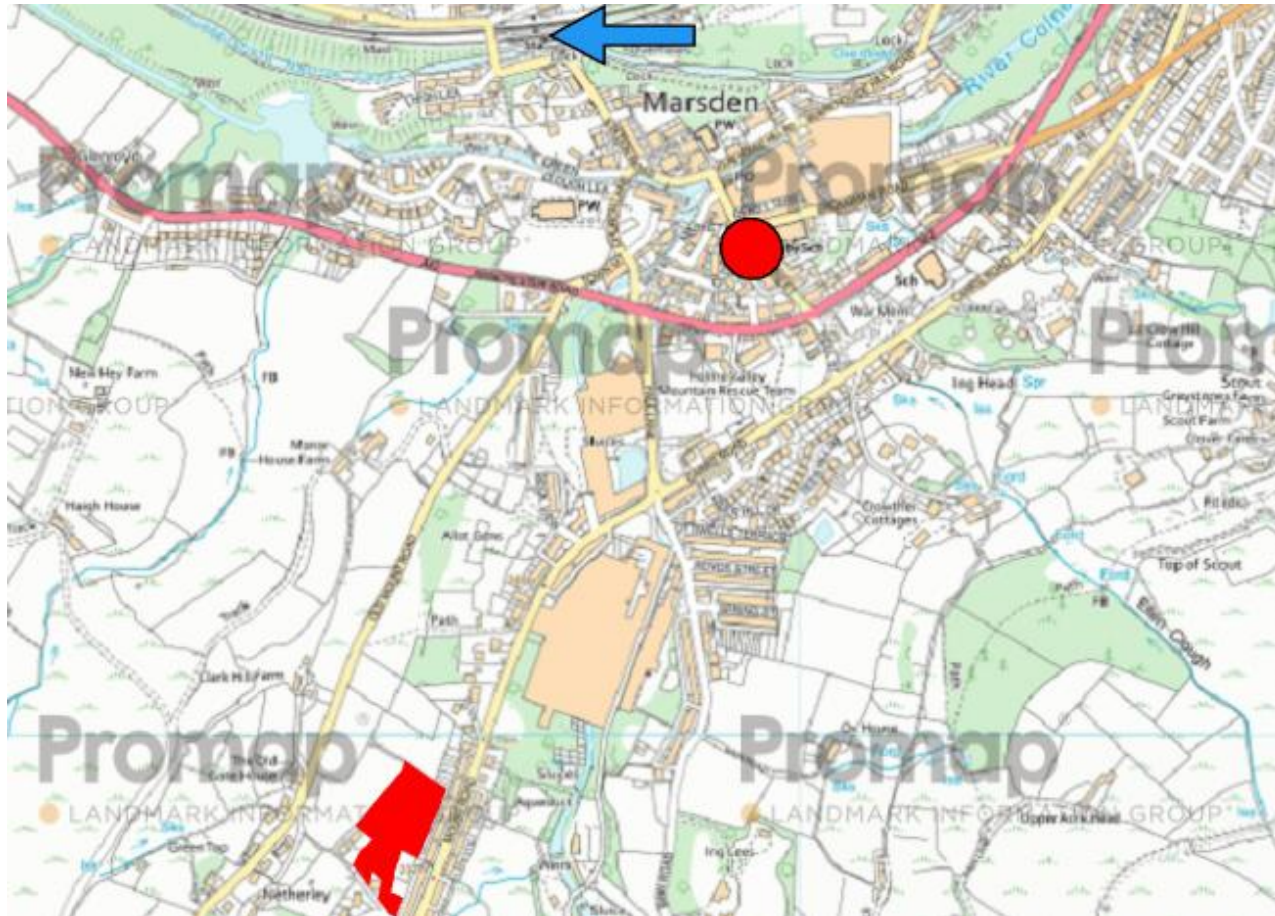
The statement explains the design approach adopted for the proposed development, including the site's context, layout, scale, appearance, landscaping, access and relationship with the existing topography.

The aerial view shows the site (red line for identification purposes only). The submitted location plan is drawing 2620-0101-P02.



2. Site location

The site is located on Netherley Drive in Marsden, Huddersfield. The below plan shows the site in relation to Marsden centre (red dot), the A62 (main road in red) and Marsden Train Station (blue arrow).



3. Site Context

The application site is located in Marsden nestled between Netherley Drive, Mount Road and Old Mount Road to the south of the village centre extending to approximately 0.78 Ha (2 acres).

The site is 0.7 mile (17-minute walk) from the village centre which provides a range of local amenities including various independent shops, bars/restaurants, a supermarket (Co-Op), nursery and primary school, churches, health centre and recreation space.

It is a 18-minute walk (0.8 mile) to Marsden railway station and there are numerous bus stops along Mount Road providing services both into Marsden, Huddersfield, Oldham & Manchester

The submitted drawings indicate an established residential context, with existing residential properties and associated boundaries surrounding the development site. The site is characterised by having a change in ground levels sloping from west to east into the Wessenden Valley. The proposed development has therefore been designed to respond to the existing topography through the use of differing finished levels, retaining walls and stepped relationships between plots.

4. Proposed Development

The proposal comprises a residential development of 10 dwellings.

The submitted area schedule identifies the following mix:

Plots	House Type	Number	Individual Floor Area
6	House Type A	1	2,820 sq ft
9–10	House Type B	2	2,220 sq ft
7–8	House Type B1	2	2,220 sq ft
3–4	House Type C	2	3,392 sq ft
1–2	House Type D	2	1,950 sq ft
5	House Type E	1	3,408 sq ft
Total		10	25,792 sq ft

The figures above are taken directly from the submitted area schedule, which notes that the areas are approximate and for feasibility purposes.

The development provides a range of house types, creating variation in building form and scale while maintaining a coherent architectural character across the site.

The site layout identifies plots 1–10 and incorporates a new access road, private access arrangements, visitor parking, private parking, patios, paths, bin storage and areas of soft landscaping.

5. Design Principles

The principal design objective is to create a high-quality residential development which responds appropriately to the character of the site and its topography.

The design has been developed around the following principles:

- Responding to the site's sloping topography;
- Creating a coherent residential layout;
- Providing a varied range of house types;
- Establishing a clear hierarchy between the access road, private drives and individual properties;
- Retaining and incorporating appropriate boundary treatments;
- Introducing new planting and soft landscaping;
- Providing private gardens and external amenity areas;
- Incorporating appropriate parking and visitor parking;
- Providing appropriate refuse/bin storage;
- Using materials which respond to the local character; and
- Minimising the visual impact of level changes through appropriate retaining walls being mainly within the properties.

The resulting layout seeks to establish a series of well-defined residential plots rather than an isolated collection of buildings.

6. Amount and Mix

The proposal comprises ten residential properties.

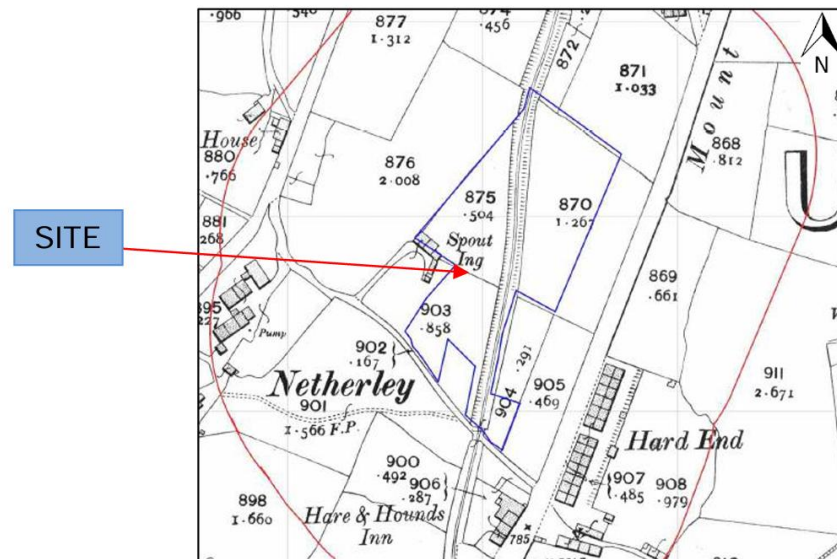
The house types include Types A, B, B1, C, D and E. The variety in house types allows the development to respond to the site's changing levels and creates variation in building massing and appearance.

The submitted drawings demonstrate that the houses include a mixture of accommodation arranged across ground, upper ground and first-floor levels, depending upon the particular house type.

7. Layout

The proposed site layout has been arranged around a new access road serving the development, with private access arrangements serving individual properties. The new access road up to the turning head follows the line of a former tramway (see below image). It also follows the topography of the land as it slopes northward towards Marsden this can be seen in the street scene (site section below). These are other examples of how the site design team have tried to make use of existing topographical features on the site and reduce the visual impact of the development.

Figure 4 Historical Mapping 1906





The layout provides a clear distinction between public/shared movement areas and private residential areas. Visitor parking is provided within the development, while individual properties have associated parking and/or garage provision. The layout also incorporates landscaped gardens, patios and private external areas associated with the dwellings.

The arrangement responds to the existing site's levels and boundaries, allowing the houses to follow the general form of the land rather than imposing a single uniform development platform.

8. Scale and Massing

The proposed houses vary in size and form, reflecting the different house types and the site's topography.

The use of several house types avoids a repetitive appearance and enables the development to be appropriately articulated when viewed from surrounding properties, roads and open areas.

The site sections demonstrate that the proposed buildings are positioned in response to the existing ground levels. The sections show existing and proposed ground lines, access roads, boundary fences and walls, private drives, garden retaining walls. This approach assists in integrating the development into the sloping site. Retaining walls are used locally throughout the development where required to manage changes in level.

Each house has been set (FFL) at a level whereby it reduces the visual impact from across the Wessenden Valley and uses the topography of the site the best it can. The rear elevation to eaves of the properties to the east of the access road have been reduced by integrating the first floor into the roof space to further mitigate the visual impact.

Plot 6



Plots 7 & 8



Plots 9 & 10



9. Appearance and Materials

The architectural approach takes reference from traditional local materials and forms. The submitted house type elevations consistently identify natural walling stone, slate roofs and ashlar stone quoins and corbels to front elevations as principal external materials.

The use of natural stone and slate-type roofing materials provides a consistent architectural language across the development and is appropriate to the established character indicated by the site's surroundings.

The house designs include traditional architectural proportions and detailing, while incorporating contemporary requirements such as bi-fold doors and roof lights.

Overall, the design aims to balance traditional character with modern simplicity, creating cohesive and attractive dwellings that reflect the local vernacular and respond appropriately to the development's location.

10. Landscape and Boundary Treatment

Landscape treatment is an important component of the development because of the site's sloping character and its relationship with surrounding open areas. The site layout identifies proposed soft landscaping, native shrub planting to boundaries and new trees.

The proposal therefore seeks to soften the appearance of the built development through a combination of:

New tree planting;

Native shrub planting;

Soft landscaped areas;

Private gardens;

Existing and proposed boundary treatments;

Retaining walls;

Patio and path areas.

The site sections identify areas of open space/semi-rural greenspace and proposed woodland planting, together with boundary fences and walls.

Boundary treatment is intended to provide an appropriate degree of privacy and definition between properties while maintaining a landscaped appearance.

11. Topography and Site Levels

The site's topography has been a key consideration in the design. The topographical survey records existing site levels and identifies existing stone walls around the site.

Rather than creating a uniform development platform, the proposal responds to the existing levels through a combination of stepped building positions, building retaining walls, sloped private drives and areas of battered ground.

The submitted site sections show the relationship between the proposed houses and the existing ground profile across Sections A–E. These demonstrate the proposed access roads, private drives, boundary treatments and location of retaining walls.

The site layout also identifies areas of batter ground to form slopes rather than retaining walls. This approach assists in reducing excessive earthworks and provides a more natural transition between the development and the surrounding land.

12. Access and Movement

Vehicular access to the development is provided from Netherley Drive which in turn comes from Mount Road. The junction at Netherley Drive and Mount Road within previous applications was a concern of local authority highways.

The development proposes to build out the pavement on both sides of the junction with Netherley Drive & Mount Road to improve visibility splays and pedestrian safety at the junction.

Parking is provided within the development, with individual properties benefiting from private parking and/or garages. Visitor parking is also identified on the site layout.

The proposed arrangement creates a clear movement hierarchy between the principal access road and the private areas serving individual dwellings.

The detailed highway design has been incorporated into the latest site layout revision, which records highway amendments as part of the design development.

Pedestrian routes are also indicated within and around the development, including the existing path adjacent to Netherley Drive.

13. Parking and Servicing

The proposed development provides parking associated with the individual dwellings together with visitor parking.

Garages are incorporated into a number of the house types. The house type drawings demonstrate garage accommodation within the proposed dwellings, including House Types B, B1 and E.

Bin storage/collection points are also identified throughout the site layout. The drawing identifies multiple bin locations and bin collection points (BCPs).

The proposal therefore provides for the practical day-to-day servicing of the development without relying upon inappropriate ad-hoc storage within the public realm.

14. Summary

The proposed development provides ten new residential dwellings at Netherley Drive, Marsden, Huddersfield.

The design responds to the site's existing topography through the careful positioning of buildings, the use of retaining walls, private drives and areas of battered ground. The proposal incorporates a varied range of house types, creating visual interest while maintaining a consistent architectural character.

The proposed use of natural walling stone, slate roofs and ashlar stone quoins provides a coherent material palette across the development. The landscape strategy incorporates new trees, native shrub planting, soft landscaping and proposed woodland areas to assist in integrating the development with its surroundings.

The layout provides an access road, private access arrangements, parking, visitor parking, pedestrian routes, bin storage and private garden areas.

Overall, the submitted design seeks to provide a coherent and appropriately scaled residential development which responds to the character of the site and surrounding properties, topography and constraints of the site while creating a high-quality living environment for future residents.

The proposal should therefore be considered in conjunction with the submitted architectural drawings, site layout, topographical survey, site sections and area schedule, which together establish the detailed design of the development.