Design and Access Statement

To support an Outline Application for New Dwelling
Knowle Cottage, 72 The Knowle, Shepley HD8 8AE

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1 Introduction

1.1 This Design and Access Statement has been prepared to support an outline application for Planning Permission a new dwelling at a vacant site at, 72 The Knowle, Shepley, HD8 8AE.

1.2 The outline application is submitted in full and proposes 1no new 3 bed dwelling. All Matters are reserved, except for Access.

1.3 The application is accompanied by the following set of plans, sections and elevations as set out below:
PL01 Location Plan
PL02 Existing Site Plan
PL03 Proposed Site Plan

1.4 The purpose of this statement is to describe the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.

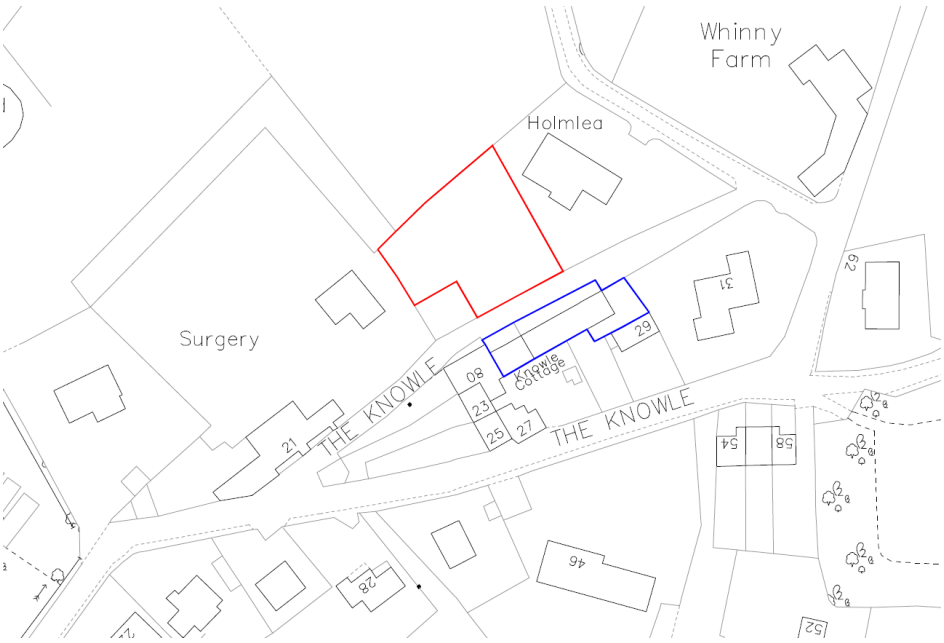
1.5 The statement seeks to follow the CABE good practice guide on design and access statements and is set out under the same headings as this document, commencing with an assessment of the site and its context, followed by an evaluation of the proposals and design.

2 Assessment

Site and Surroundings

2.1 The site is approximately 0.07ha and is located on the Knowle, in the village of Shepley approx. 7 miles South of Huddersfield Town Centre. The Knowle can be accessed from the A629 Abbey Road which extends from Huddersfield to Sheffield to the south.

Site Constraints



2.1 The site is surrounded by neighbouring properties Holmlea to the east and The Old Surgery to the west. The existing property owned by the applicant is directly across the Knowle to the south. The land to the north is part of the large housing development by Vivly Living, currently under construction.

2.2 Regular Bus routes between Shepley and Huddersfield are available at a stop 5 minutes' walk from the site on Abbey Road. Shepley Train Station is approximately 10 minutes' walk from site with regular services between Huddersfield and Sheffield

2.3 The site is currently used as additional amenity space for Knowle Cottage and comprises a gently sloping grassed site from South to North with a change in level of approx. 2.5m.

3 Involvement

3.1 There have not been any pre-application consultation discussions with Kirklees Planning Department.

3.2 All validation documents to accompany a full detailed application will be provided as part of the Reserved Matters Application.

4 Evaluation

4.1 The proposal is to erect 1no. 3 Bed dwellings over 1-2 storeys with 2no 'on plot' parking spaces.

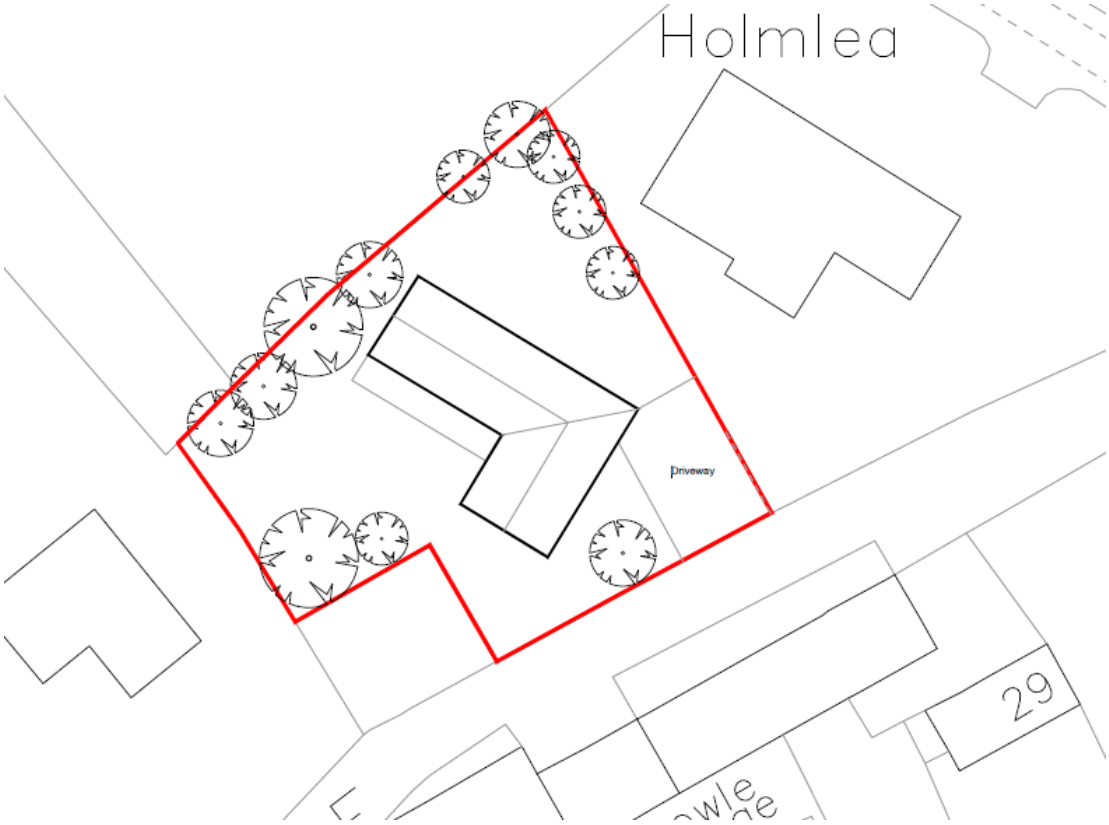
4.2 The scheme accords with the planning guidance and takes account of the site constraints.

4.3 New soft landscaping / tree planting will be developed to enhance the biodiversity of the site.

4.5 The proposed accords with all policies on use and sustainability.

5 Design and Layout

5.1 The layout has been carefully considered and has been derived by understanding the site constraints.



5.2 The proposed layout adopts the following principles which will be set out in more detail in a Reserved Matters Application;

- Street fronting houses, responding to the existing community
- 'On plot' parking
- Retention of trees and the provision of new planting and soft landscaping
- 1 storey dwelling (to front) with additional storey to rear.
- Good surveillance and boundary treatments according with principles of 'secured by design'.
- A palette of materials to tie into the locality and neighbouring surroundings

5.3 The proposal will be designed to match the context and style of buildings locally in this area. The dwellings are of traditional local 2-3 storey scale and generally constructed in facing stonework.

Use

5.4 The proposed use is residential and involves the redevelopment of un-developed land belonging to Knowle Cottage which is used as additional amenity space.

Amount

5.5 The application proposes 1no new 3 bed dwelling.

Scale

5.6 The new dwelling will be 1 storey with an additional storey in the lower section of the site to complement the locality. Details will be set out in a Reserved Matters Application

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Landscaping

5.7 It is intended to provide new soft and hard landscaping to the site which will be set out in a Reserved Matters Application.

6 Access

6.1 Level access will be provided to the principal entrance to the dwelling.

6.2 Vehicle access is provided with a new access off the Knowle with 2 spaces on the proposed driveway. The Proposed Site Plan (PL03) indicates the parking arrangement.

7 Summary

7.1 Detailed and careful consideration has been given to the proposed layout. The proposals aim to create a development that respects the site and its surroundings and will creates a high-quality development in this location. More detail will be set out in a subsequent Reserved Matter Application.

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