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Date: 23rd October 2023
Our Ref: APC00181

RE: FULL PLANNING APPLICATION FOR THE DEVELOPMENT OF 5 DWELLINGS

**SITE OF FORMER DAVRIC CONSTRUCTION PROJECTS, HAINSWORTH ROAD
SILSDEN WEST YORKSHIRE BD20 0LY**

PLANNING PORTAL REFERENCE: PP-12525909

DESIGN AND ACCESS STATEMENT

The purpose of this statement is to provide the following information relating to the planning application:

- Location - site features and local character, constraints, and opportunities.
- Use and amount of development - proposed use and site details
- Layout and scale - provide details of the building layout and design process/rationale and proposed heights in relation to the existing woodland context.
- Appearance - the proposed materials and massing.
- Access - within and around the scheme
- Landscaping - provide details of hard landscape materials, planting areas and access routes/paths

BACKGROUND

The site has previously benefited from a Full Planning Permission (reference 16/05348/FUL) for the demolition of the existing buildings and construction of five detached dwellings, granted on the 25th of August 2016.

In March 2023, the Council determined (reference 23/00745/PND) that the Prior Approval of the Authority was not required for the demolition of the existing offices, storage building and associated structures on the site. The structures on the site were subsequently demolished and the site is now vacant previously developed land.

In June 2023, the Council granted a Reserved Matters Planning Permission (reference 22/04827/MAR) for the development of 44 houses on land immediately to the north of the application site with access from Hainsworth Road. The Planning Permission has been implemented and construction is currently underway.

It is proposed that the development of 5 houses utilises the access that has been approved (and is being constructed) to serve the development of the 44 houses to the north.

USE AND AMOUNT

The proposed use of the site is residential. A total of five dwellings are proposed including two pairs of semi-detached and one detached dwelling. The extract from the proposed site layout plan below shows the amount of the development and the proposed layout.



APPEARANCE

The proposed dwellings are finished in natural coursed stone. Natural stone heads/cills and surrounds are proposed to the traditionally proportioned windows. The table adjacent shows the full detail of the proposed external materials and the finishing for the surfaces.

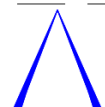
The street-scene drawing below shows the appearance of the proposed dwellings in context.

Materials-Facing

- Main Facing** - Stone Natural London Buff
140mm Coursed Panel built in site
- Roofing** - Concrete Northstone
Causeway Slate Grey
- Rainwater Gutters** - uPVC Half Round Profile
in Matt Black Finish
- Rainwater Downpipes** - uPVC Round Profile
in Matt Black Finish
- Windows** - Rehau 70 Total Window and Door System
Slate Grey - Grained 1062L
with Natural Stone Heads, Cills,
Surrounds and Mullions as illustrated.
Bifold Doors to match windows.
- Entrance Doors** - Woodgrain effect Black 'Composite'
with Glazed elements as illustrated.
- Garage Doors** - Woodgrain effect Black Sectional

Materials-Surfacing

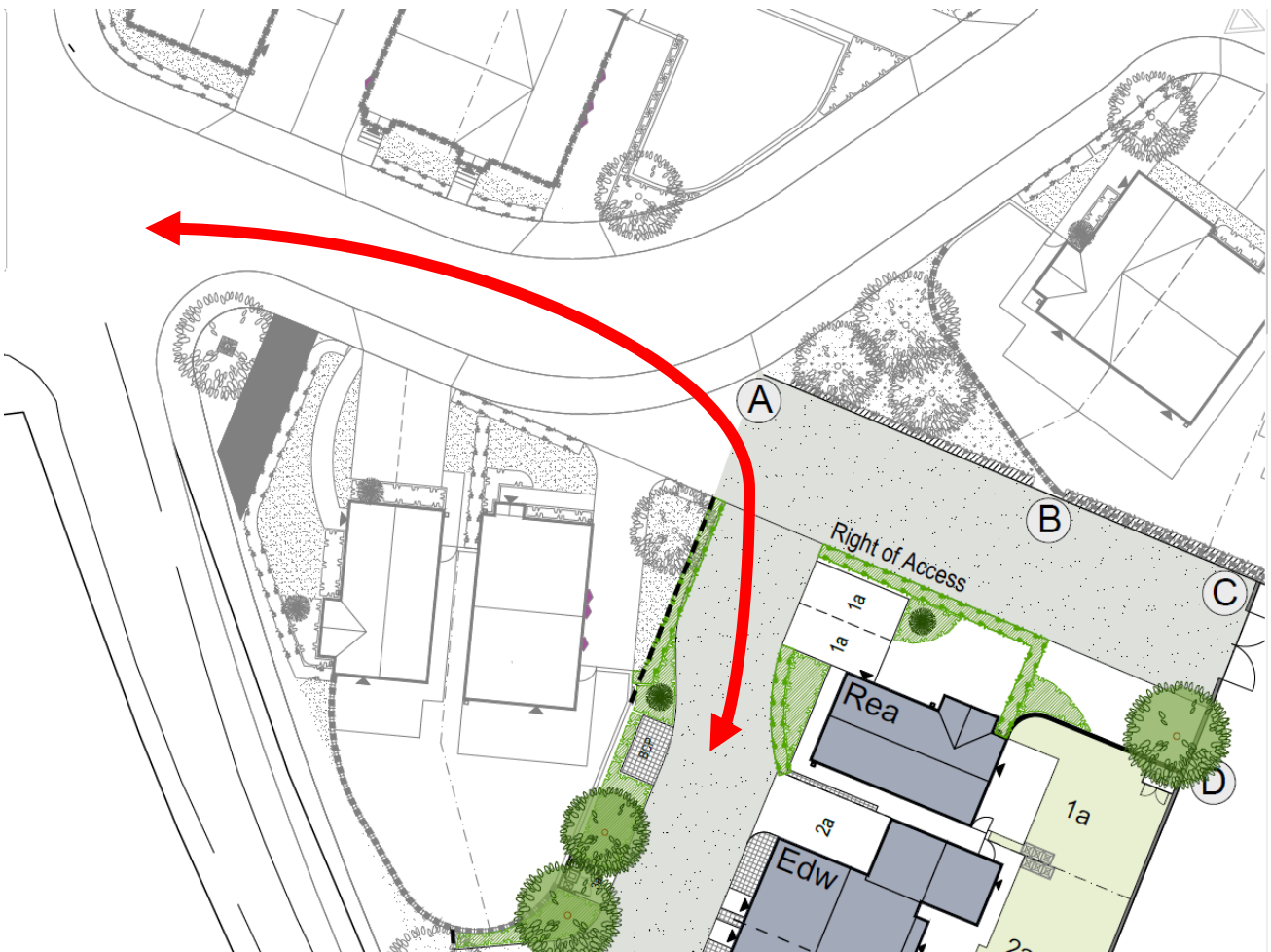
- Shared Drives** - Black Tarmac
- Private Drives/Parking Spaces** -
Premia 60 Granite Stone
- Paving between parking** -
Raj Green Indian Stone Paving Flags
- Adoptable Highway + Footpath** - Black Tarmac
- All Private Paths + Patios** - Indian Stone





ACCESS

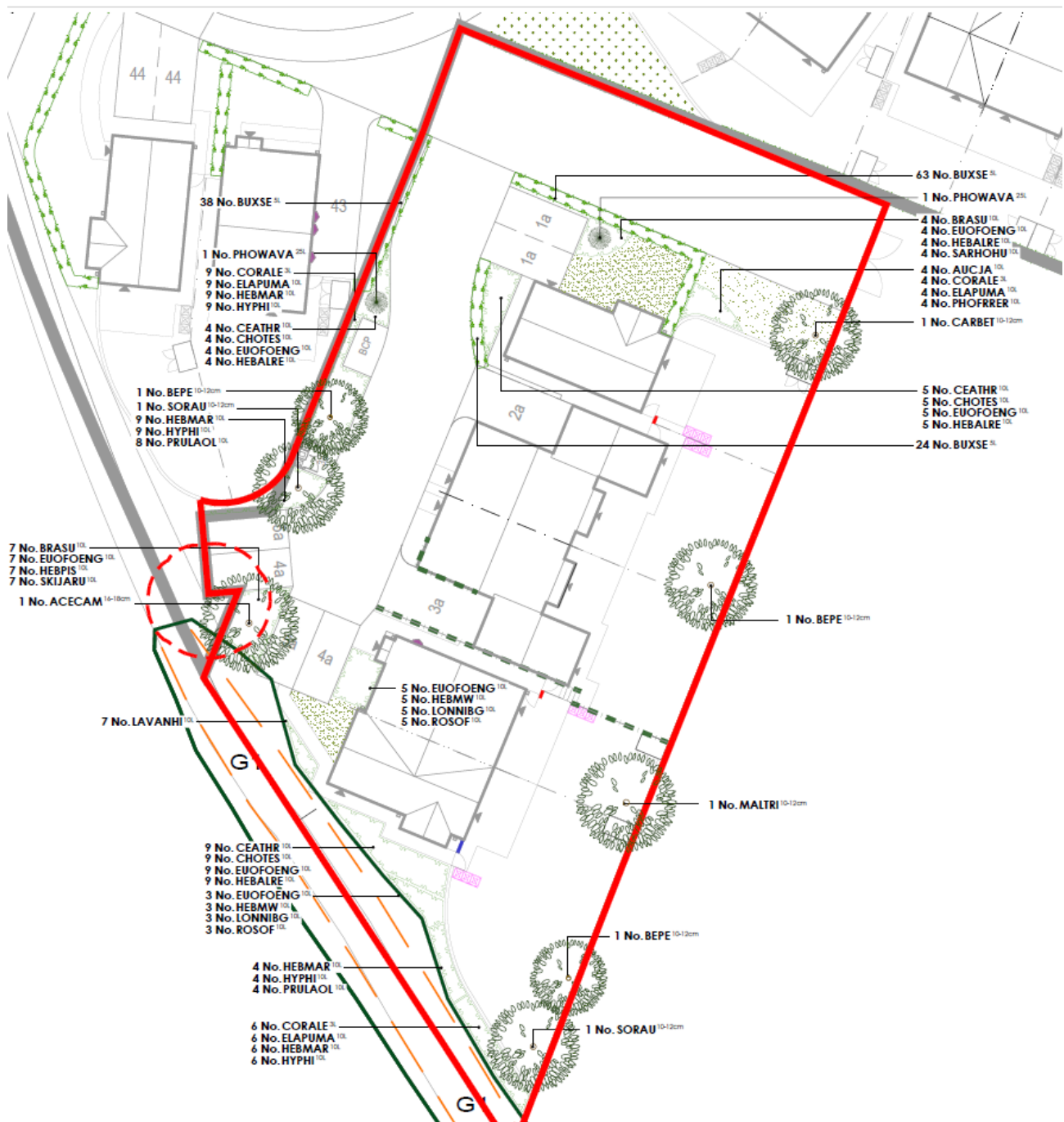
The proposal is to utilise a new access that is currently being constructed to serve the consented development immediately to the north of the application site.



Parking provision is made for the parking of 10 vehicles with space for bicycles.

LANDSCAPING

The proposals include some species rich native hedgerows and new tree planting as shown on the submitted landscaping plan, extract below.



The proposal includes other landscaping and biodiversity enhancements including:

- Creation of species-rich native hedgerows
- Creation of modified grassland
- Creation of introduced shrub.
- Planting individual trees
- Inclusion of native species within gardens and communal spaces.
- Compensation for loss of nesting bird habitat through integrated boxes within the fabric of new buildings.
- Creation of bat roosting habitat through integrated boxes within the fabric of new buildings.
- Sympathetic lighting is to be used across the site.
- Provision of log-pile hibernacula that will provide refuge for a range of wildlife.

The proposal aims to achieve a Net Gain in the biodiversity value of the site.

INDEX OF THE APPLICATION SUBMISSIONS

The Planning Application comprises the following plans and documents.

- D1a: Cover Letter and Index 27-10-2023.
- D1b: Application Form 27-10-2023.
- D1c: Dwg 2077SPL-HRSs-LP01 Location Plan
- D1d: Site Plan as Existing
- D1e: CIL Questions Form 23-10-2023.
- D2: Drawings (Site Layout, Elevations, Floorplans, Roof-plan, Sections) as Proposed
 - Dwg 2077SPL-HRSs-BT01A Boundary Treatment
 - Dwg 2077SPL-HRSs-EV01A Electric Vehicle Charging
 - Dwg 2077SPL-HRSs-HT-P1a-RevA Read
 - Dwg 2077SPL-HRSs-HT-P2a-P3a-RevA Edwins
 - Dwg 2077SPL-HRSs-HT-P4a-P5a-RevA Foulridge-Read
 - Dwg 2077SPL-HRSs-MA01-RevA Materials Plan
 - Dwg 2077SPL-HRSs-SH01-RevA Storey Heights
 - Dwg 2077SPL-HRSs-SL01-RevB Site Layout
 - Dwg 2077SPL-HRSs-SS01a-RevA Street Scenes
 - Dwg 2077SPL-HRSs-WM01-RevA Waste Management
 - Dwg GL1749 03B Landscape Proposals
- D3: Design and Access Statement 27-10-2023
- D4: Foul and Surface Water Drainage Strategy
 - 21256-PWA-01-XX-CA-C-3000-P04 Surface Water Calcs
 - 21256-PWA-01-XX-DR-C-1001-P05 Proposed Drainage
 - 21256-PWA-01-XX-DR-C-1002-P03 Catchment Area Plan
 - 21256-PWA-01-XX-DR-C-2000-P04 Proposed External Works
- D5a: Preliminary Ecological Appraisal 2023 v1.1
- D5b: Biodiversity Enhancement Plan 2023b v1.2
- D5c: BNG Assessment 2023a v1.23
- D6a: Ground Investigation 21256-PWAG-00-XX-LTR-G-2000-P01
- D6b: RGS Job Number J3976-17-E August 2017
- D6c: RGS REF J3976-17-E 31-10-2017 – Gas
- D7: Tree Impact Assessment 19-10-2023
- D8a: Const Enviro Man Plan - 23-10-2023
- D8b: Const Enviro Man Compound Plan - 23-10-2023
- D8c: Management of Construction Dust 23-10-2023
- D8d: Management of Const Noise-Vibration Davric 23-10-2023
- D8e: Site Waste Management Plan 23-10-2023

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DIRECTOR
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