



Newall Carr Road_ Otley

Design & Access Statement

Application for 4no. New Dwellings & Conversion of the Existing Church Hall

November '22



1.0 INTRODUCTION

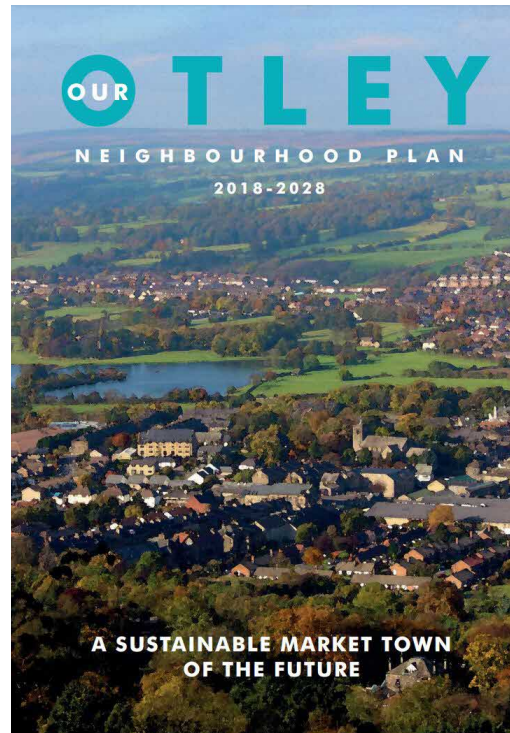
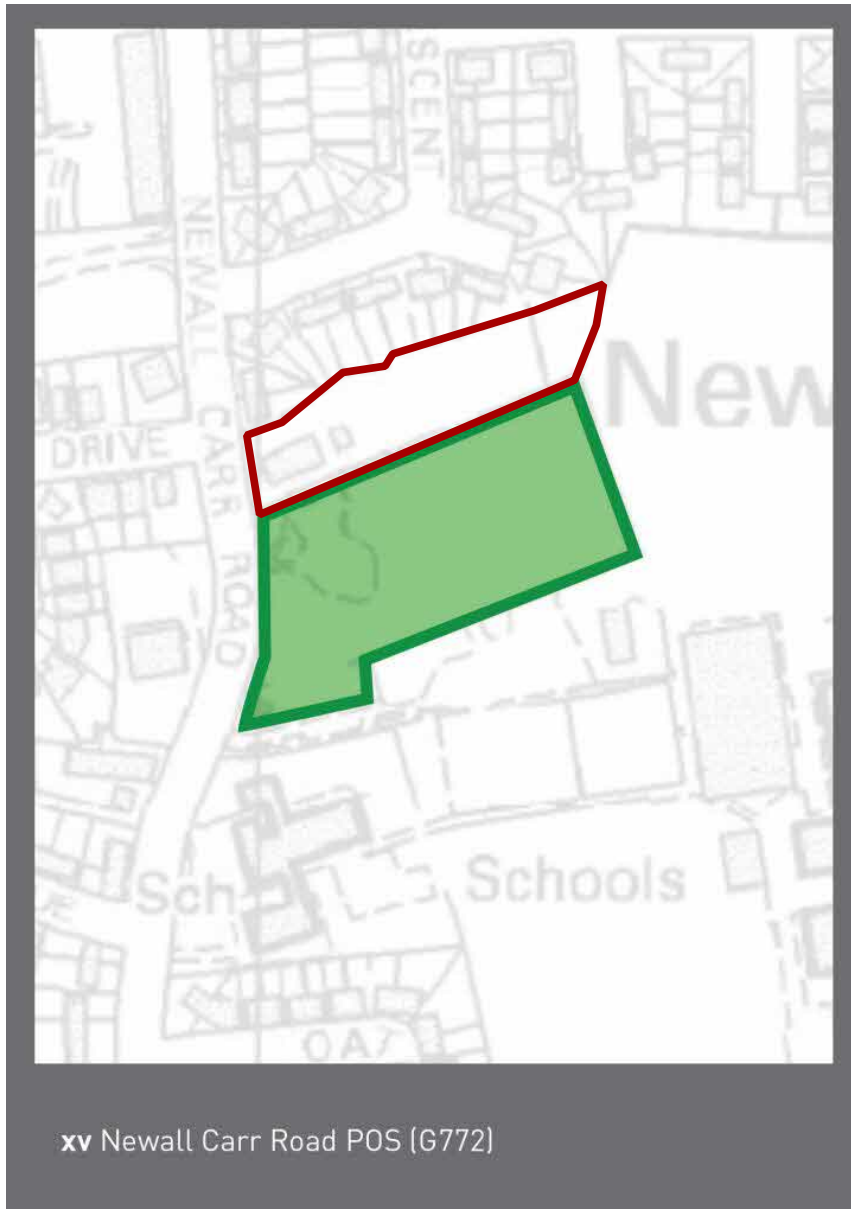
The site, bound in red, is 0.33h in total, accessed via Newall Carr Road, situated within a short walk of Otley Hospital and Prince Henry's Grammar School.

This application seeks approval for construction of new build housing to the rear of the site, along with the conversion of the existing, redundant Church Hall recently purchased by the Applicant from the local United Reformed Church.

Existing housing backs on to the site from the North and, to the immediate South, the proposed development looks onto a park providing informal play facilities for nearby residents. The proposed development will provide natural surveillance to an otherwise unobserved open space.

A Heritage Appraisal has been undertaken and forms part of the Application submission, together with a detailed Arboricultural ecology and landscape report. The historic appraisal seeks to clarify the significance of the existing Church Hall and well as considering any potential below ground archaeology on the wider site.

This application seeks to grant approval for a deliverable scheme, that further enhances the existing residential area and provide much needed family housing in Otley.



2.0 OTLEY NEIGHBOURHOOD PLAN

The Otley Neighbourhood Plan is a new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of new community rights to enable local communities to better shape their places.

Of particular significance to this application is Policy GE6: Protection of Local Green Space, which rightly highlights the adjacent park as requiring protection.

The application boundary, highlighted in red, directly abuts the protected park to the South. Detailed arboricultural reports have been prepared and submitted within the wider submission to inform, where necessary, appropriate stand offs from existing mature trees, both on and adjacent to the application site.



3.0 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The site lies at the opposite side of the road in close proximity to the junction of Newall Carr Road and Croft House Drive, facing South towards the adjacent park and in the shadow of Otley Hospital and Prince Henry's Grammar School.

All nearby housing is relatively modern in the context of the history of Otley, with the majority being constructed in 1950's, utilising a combination of facing brick and render with interlocking concrete tiled roofs.

Of more modern context, Prince Henry's Court, to the South of the nearby park has been constructed in reconstituted stone with interlocking concrete tiled roofs.

Local circular buses regularly pass the site on Newall Carr Road, collecting passengers from the adjacent housing and drop off at Otley Bus Station to allow for onward journeys towards Leeds, Bradford & Harrogate.



No. 01 – View of the redundant Church Hall from Newall Carr Road.

No. 02 – Boundary wall to adjacent park with existing mature trees.

No. 03 – View of the redundant Church Hall from the nearby park.

No. 04 – Rear of the redundant Church Hall from within the site.





- No. 05 –view from within the site with existing houses to the North.
- No. 06 –view from within the site with existing houses to the North.
- No. 07 –view from within the site with existing houses to the North.
- No. 08 –view from within the site with existing houses to the North.





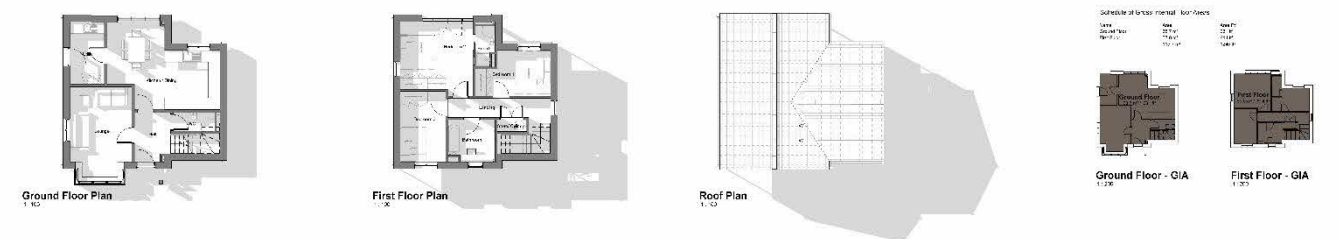
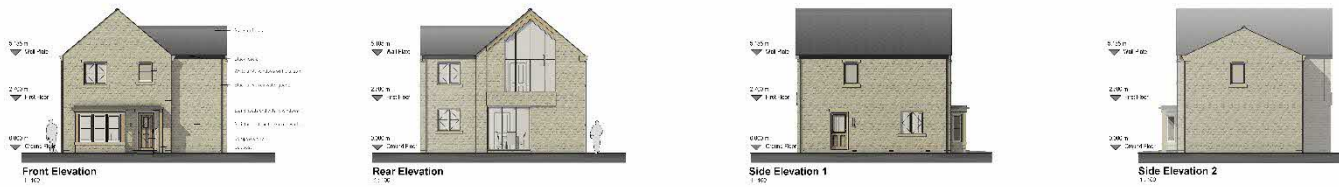
4.0 AMOUNT

The attached planning application seeks permission for the 2no. detached properties and a pair of semi-detached properties, 4no. in total, with associated parking to each property.

In addition, the retained, refurbished church hall will provide an additional 2no. 2 bed semi-detached houses.

		m ²	ft ²
Unit A	Ground Floor	75.2	809
	First Floor	75.2	809
Unit B	Ground Floor	62.4	672
	First Floor	62.4	672
Unit 1	Ground Floor	58.7	631
	First Floor	57.0	614
Unit 2	Ground Floor	58.7	631
	First Floor	57.0	614
Unit 3	Ground Floor	64.3	692
	First Floor	64.3	692
Unit 4	Ground Floor	62.5	673
	First Floor	62.5	673
TOTAL		760.2	8,183

Units 1 & 2 –3 beds



5.0 LAYOUT

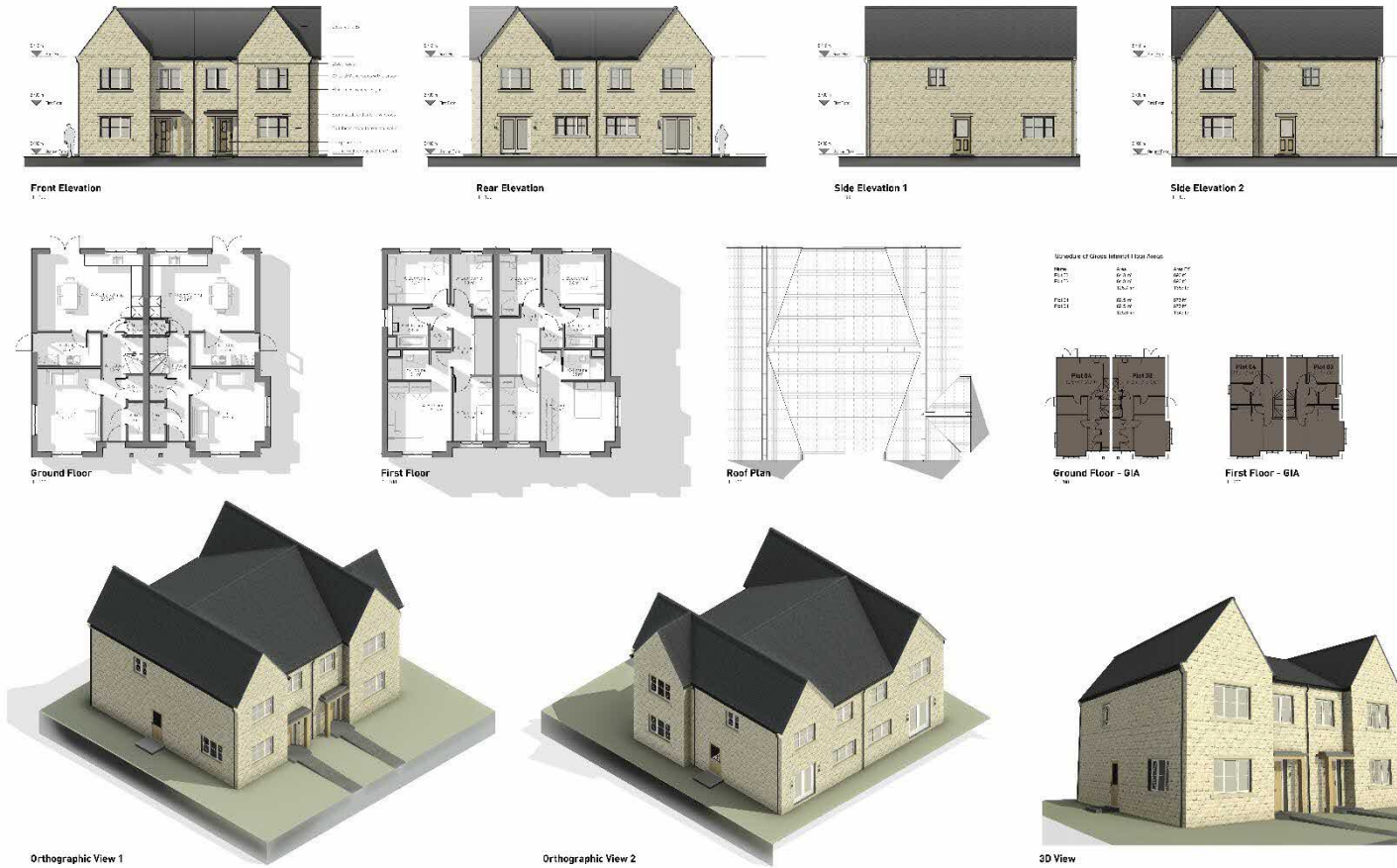
The layout has been carefully considered to provide sufficient offsets from the existing housing whilst providing an active frontage to the park which, in turn, encourages natural surveillance of the publicly open space.

Of equal consideration, the root protecting zones of existing mature trees, both on and adjacent the site, have been surveyed to be able to accurately plot a means of access that will ensure all trees remain in good health.

6.0 ROUTES

All pedestrian and vehicular access are via Newall Carr Road.

Unit 3 & 4 –4 beds



7.0 SCALE

The proposed scale for the 2 and 3 bed house types is two storey with the 4 bed house type being designed to provide an additional storey within the roof.

Examples of both 2 and 2½ storey accommodation can be seen within the existing houses to the immediate North. Furthermore, all housing within the immediate surroundings are of the same scale.

Covered Parking



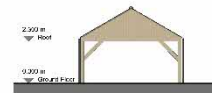
Front Elevation
02



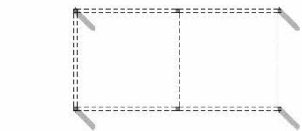
Side Elevation 1
03



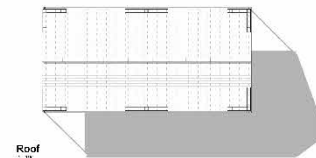
Rear Elevation
04



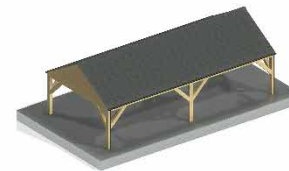
Side Elevation 2
05



Ground Floor
06



Roof
07



Orthographic View 1
08

8.0 LANDSCAPING

An Arboricultural report has been submitted with this Application illustrating which trees are proposed to be removed along with indicative locations for replacement trees and wild flower meadows, all to be agreed via Condition.

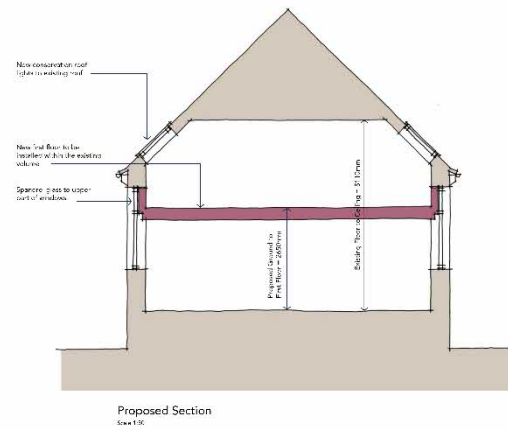
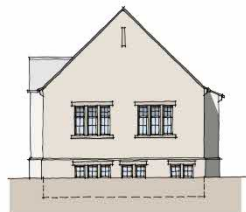
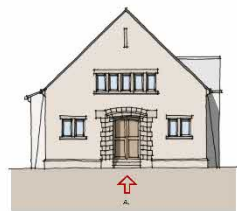
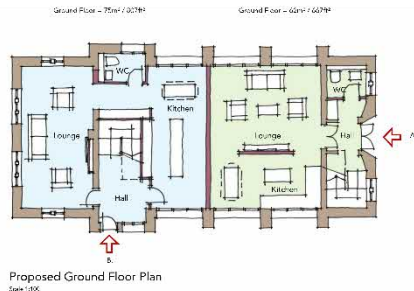
With regards approach to landscape design generally, the intention is to very much retain and enhance the existing park setting with a very 'light touch' to all new landscape provision, allowing the proposed development to seamlessly merge with the nearby park..

Converted Hall

9.0 APPEARANCE

The proposed houses very much take their design cues from nearby housing with particular reference to Prince Henry's Court.

Split face stone walling with ashlar detailing to the heads and cills will provide a timeless palette which will retain a quality, timeless appearance and very much aligned to the more historic Otley housing provision.

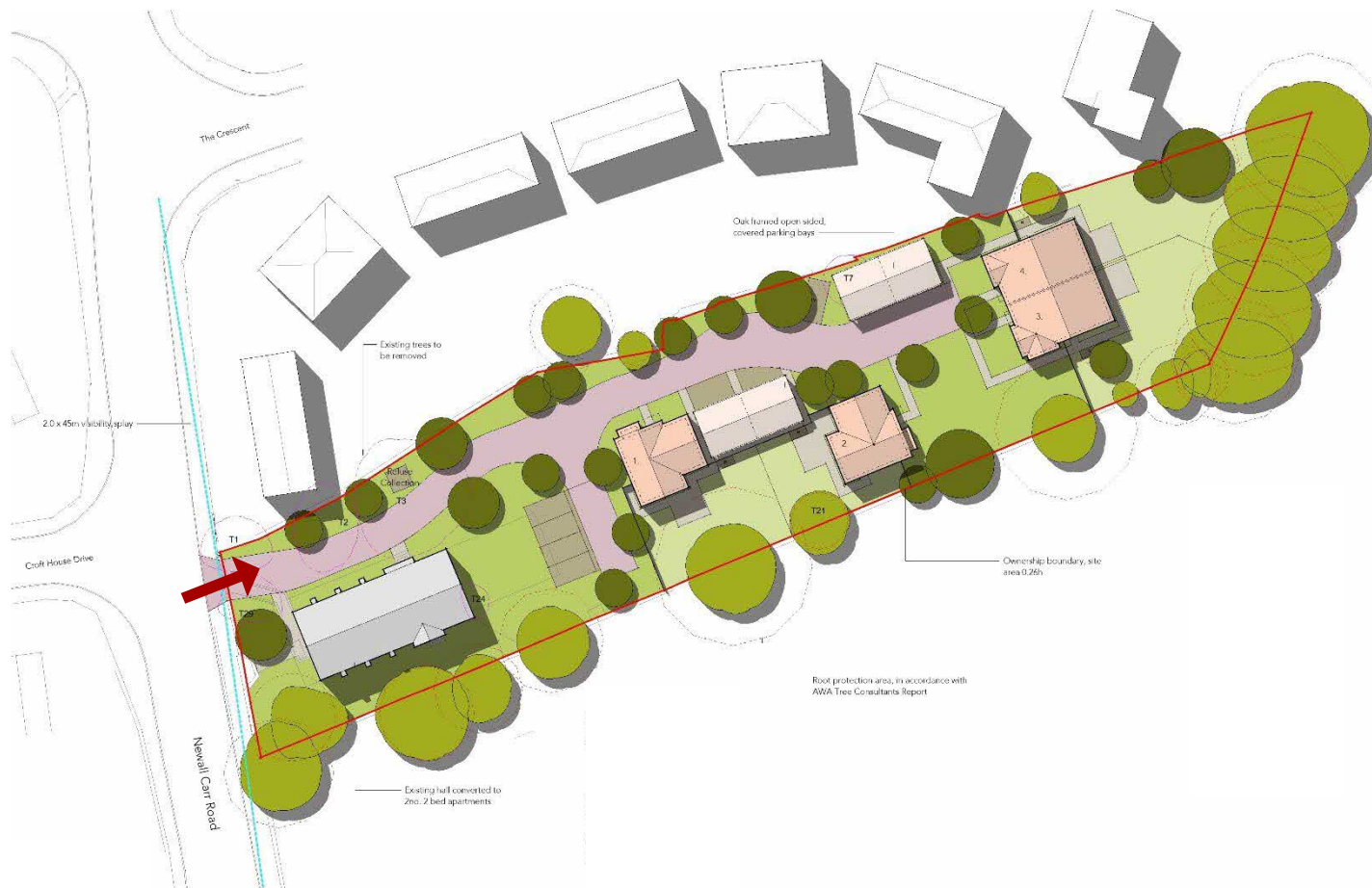


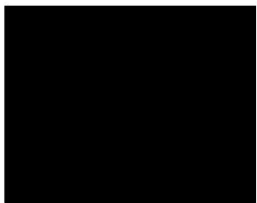
10.0 ACCESS

Access to the site is provided via an unadopted, shared surface with suitable visibility splays in either direction.

Level access will be provided at the main entrance of the proposed dwelling, in accordance with Part M of the current Building Regulations.

Likewise, all main accommodation rooms are situated on the ground floor at grade with suitably sized toilet accommodation included within the hall to meet with the Building Regulations requirements.





ENJOY
DESIGN