

DAVE ALLEN

Des Res

A popular area. Properties on this well-maintained estate benefit from very close proximity to the town centre, with no through roads, not even a rat-run, and near-invisibility to passing pedestrian and vehicular traffic. The only people found in this area are the residents or their visitors. It also possesses a character so homogeneous in colour, texture, detail and age that disorientation is on the cards for first-time visitors. Overall, it lacks character, other than it sits in a rather nice hollow, sinking down from the Huddersfield Road (A629).

Its popularity is understandable. Cul-de-sacs - it's all cul-de-sacs - are safer in some ways than through roads (think security, low traffic, kids playing out). Pollution and noise are low. It's a good example of urban happiness in the traditional sense.

In terms of people's mental image of the town, it probably does contribute. Just about.

It has the quality of homogeneity in abundance. And people do know it's there (where it is, what it's like). So these are plus points. They can't see it from the outside, though, as it is visually well-insulated on all edges: the two photos from elevated positions were peeks through a barrier of trees with vantage points well above head-height.
