



design & access statement (rev.A)

application: Proposed detached dwelling on site of former fish & chip shop & garage off Woodhead Road, Holmbridge, Holmfirth HD9 2NW

applicant: Richard Hallam

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Introduction

This proposal is for construction of a detached dwelling on the grounds of a former fish and chip shop and private motor car garage on land off Woodhead Road. A previous outline planning permission (2010/60/90633/W) was granted in November 2010, which has since expired. The site is undesignated white land on the current UDP map, and outside the Holmbridge Conservation Area. The site is clearly previously developed (brownfield) and is therefore within accepted criteria and policy guidelines for residential development.

Use

The proposal is for residential development of a single dwelling with integral garaging.

Amount

Due to the topography of the site the dwelling is designed on three storeys, with a basement entrance and garaging, all as shown on the detailed plans submitted. The total gross internal floor area being 285 m². The two-car garage and driveway will provide parking for 3/4 cars within the curtilage of the site. Since the previous outline planning permission, the applicant has acquired a strip of land to the immediate south of the chip shop building. This has made the site far more suitable for development, enabling the parking, turning and external amenity spaces to be provided more comfortably within the site curtilage.

Layout

The layout of the proposed development is shown on the detailed drawings included with the application. The siting of the dwelling is dictated by the existing access and the general design, on three storeys, is very much dictated by the topography of the steep sloping site.

Vehicular access to the basement garage and external parking/turning area is off the existing gravel drive, which dictates the lower ground floor level. Garden/amenity space is predominantly to the north side of the dwelling. A bin storage area is also provided here, at street level, to provide bin collection off Woodhead Road.

Scale

The scale of the proposed development is shown on the detailed drawings included with the application. The three storey dwelling is typical of dwellings found on steeply sloping sites found within the Holme Valley. However, the height of the dwelling is such that only the very highest point of the roof will be visible from Woodhead Road.

Appearance

The external appearance of the proposed dwelling is shown on the detailed drawings included with the application. The applicant's preference is for a contemporary dwelling, constructed with modern, innovative, sustainable materials, to provide an extremely energy efficient dwelling with very low carbon emissions. The private secluded location gives the opportunity to introduce such materials, without detriment to the character of the locality. The bottom storey is to be externally clad in regular coursed natural stone. The upper storeys are to have a polymer coloured render finish. All window and door openings to have traditional stone ashlar surrounds. The roof is to be surfaced in a dark grey Sarnafil (or approved equivalent) single ply roofing membrane, with traditional batten rolls. The use of traditional and modern materials combine to create a contemporary dwelling, with strong association to local vernacular architecture, whilst creating individual identity, appropriate to the rather unusual nature and secluded setting of the site.

The orientation of the proposed dwelling is such that the southern and western aspects in particular take advantage of passive solar gain, with photo voltaic solar panels to the south east facing roof to generate electricity, together with an extremely high performance energy efficient external fabric, combining to create a highly sustainable low energy dwelling.

Landscaping

The existing site contains dilapidated, unsightly buildings, together with retaining walls constructed of various materials, and is generally overgrown with vegetation and small self-seeded trees which are of no arboricultural value (refer to tree survey).

The proposal will overall tidy the site up, using a mixture of hard and soft landscaping, to compliment the proposed dwelling. The new parking/turning area within the site curtilage will be surfaced with either permeable sett pavings or gravel. The proposed gabion retaining wall will be filled with natural "dry stone" walling material to exposed faces. The garden/amenity area will be treated with a mixture of soft landscaping, low maintenance shrub planting and stone paving to pathways.

Access

Vehicular and the principle pedestrian access to the property will be via the existing gravel surfaced drive in the ownership of Kirklees Council, which also leads to the recreation ground. The access already serves the large domestic garage, so there will be no intensification of use. Also, the removal of the fish and chip shop will remove the potential for on street parking on Woodhead Road. There were no objections to the proposals from Kirklees Highways when the previous outline permission was granted. Details of domestic parking and turning facilities are now included with this application. The site is within the established settlement of Holmbridge and is therefore in a sustainable location. Within the dwelling access provisions will be in accordance with approved document Part M of the Building Regulations.

Conclusion

The proposal doesn't conflict with any local planning policy requirements or the National Planning Policy Framework. The principle of residential development upon the site was established with the previous outline planning permission (2010/60/90633/W).

We therefore contend that this proposal for a sustainable residential development should be supported by the local planning authority.

Tony Stead
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