

Poplar Farm
Briestfield Road
Dewsbury
WF12 0PA
Design and Access Statement
Revision B: 06/09/2016

1. Use

The scheme comprises of 3 No. detached dwellings to be erected following a conditional outline permission (2014/60/92154/E) for 4 no. dwellings and subsequent pre-application enquiries. The site has been cleared subsequent to a collapse at the rear of the stone barn attached to the farmhouse as seen in figure 1. These buildings shown in figure 1 were derelict and unsafe for any persons to enter, it has been uninhabited for a substantial period of time and services capped. These buildings of the site were in disrepair and were found to be actively collapsing on the 14th April 2016 as shown in figures 2 & 3. Subsequently due to the openness of access to the structures and practicality in securing the site for health and safety concerns the structures were removed to prevent any future concerns in regards to the dangerous site.



Figure 1- Disused farm buildings at Poplar Farm



Figure 2- Crumbling farm roof & wall structure at Poplar Farm



Figure 3- Crumbling farm building structure at Poplar Farm

2. Amount

The proposed revised scheme is for 3No. new dwelling houses. Plot 1 is a two storey, 3 bedroom dwelling. Plot 2 and 3 are two storey, 4 bedroom dwellings. The original conditional outline permission (2014/60/92154/E) allowed for a footprint to the development of 528m², to keep in line with this the proposed revised scheme is a 522m² footprint. This reduces the footprint area of the site from original farmhouse and outbuildings which was in the region of 720m². The majority of properties in the local vicinity are of 3-5 bedrooms, so the proposed 3 & 4 bedroom properties are in keeping with this value.

3. Layout

Plot 1 is located to the rear of the site, with plot 2 and 3 to the front, adjacent to one another. The access track is located down the west side of the site as per the existing layout of the farm buildings. The proposed dwellings will be laid out to form the courtyard feeling as suggested in the pre-application advice and the conditional outline permission showed. This scheme will restore the location back to a green, tidy village plot to add to the community appearance as it was previously used as a scrap yard and buildings were allowed to degrade. The aerial view of the previous use of the site can be seen in figure 4.



Figure 4- Site, currently used as a scrap yard

4. Scale

The proposed plots are two storey dwellings in keeping with the neighbouring buildings. As seen in the street scene, figure 5, the proposed heights of the finished

plots will remain below that of the neighbouring buildings to retain the openness of the Green Belt. As shown in figure 6, the three plots lie in proportion to each other.



Figure 5- Street scene (part taken from architects drawing 1541_08B)



Figure 6- 3D plot layout (part taken from architects drawing 1541_12)

5. Landscaping

The proposed scheme will be domestically landscaped with private large gardens suitable for the Green Belt. Low boundary walls will be used to the front which are in keeping with surrounding buildings and of similar construction. This will provide a vast improvement on the deteriorating site at present and a new positive direction from the previous use as a scrap yard.

6. Appearance and Access

The main access to the property will be via an existing track that is situated down the west side of the site, see figure 7. This track will be improved from the current track to allow for domestic vehicle access. The appearance of the dwellings will remain in keeping with the surrounding buildings, with limited openings of a similar style, materials and scale.



Figure 7- Photograph of the existing track to the west.

7. Materials

The materials for the proposed scheme have been developed from the surrounding materials already in use both on the site and in the neighbouring houses. The front two plots are of stone and render, this is to match the existing street scene as shown in figure 8, 9, 10 & 11.



Figure 8- Neighbouring rendered and stone house.



Figure 9- Neighbouring rendered and stone house alongside Poplar Farm viewed from the street.



Figure 10- Neighbouring rendered building opposite the scheme at Poplar Farm.



Figure 11- Neighbouring rendered house viewed from the street which is adjacent to Poplar Farm.

The neighbouring properties of the area consist of mixed materials and alternate render and stone facades as shown in figure 9. The existing farmhouse contained a reddened brick to the facade as shown in figure 12.



Figure 12- Existing reddened bricks at Poplar Farm

The proposed scheme is to provide a brick material to plot 1 at the rear of the site. This brick is shown in figure 13, it is 'retro barn stock' from wienerberger, it has the appearance of a reclaimed brick from existing farmhouses. This will allow the previous reddened brick to be represented in the proposed scheme. The brick is available to view as a sample on site in the setting to which it is proposed. Plot 1 and therefore the brick facade is at the rear of the site and due to the slope in the site topography is barely visible from the street scene as shown in figure 5. Thus the further down the site this was permitted would further reduce the visibility to the street scene. Other developments in areas such as Whitely Lower, Overthorpe and Grange moor provide a mixture of brick & stone as proposed here in this scheme. Along Briestfield Road there are examples of where a redder brick has been used for new proposals as seen in figure 14 & figure 15. The reclaimed appearance of the brick that is proposed in this new scheme allows for the mottled effect of pink and white which would not be as prominent as other materials and would blend in with the other mixed brick/blocks used in the area.

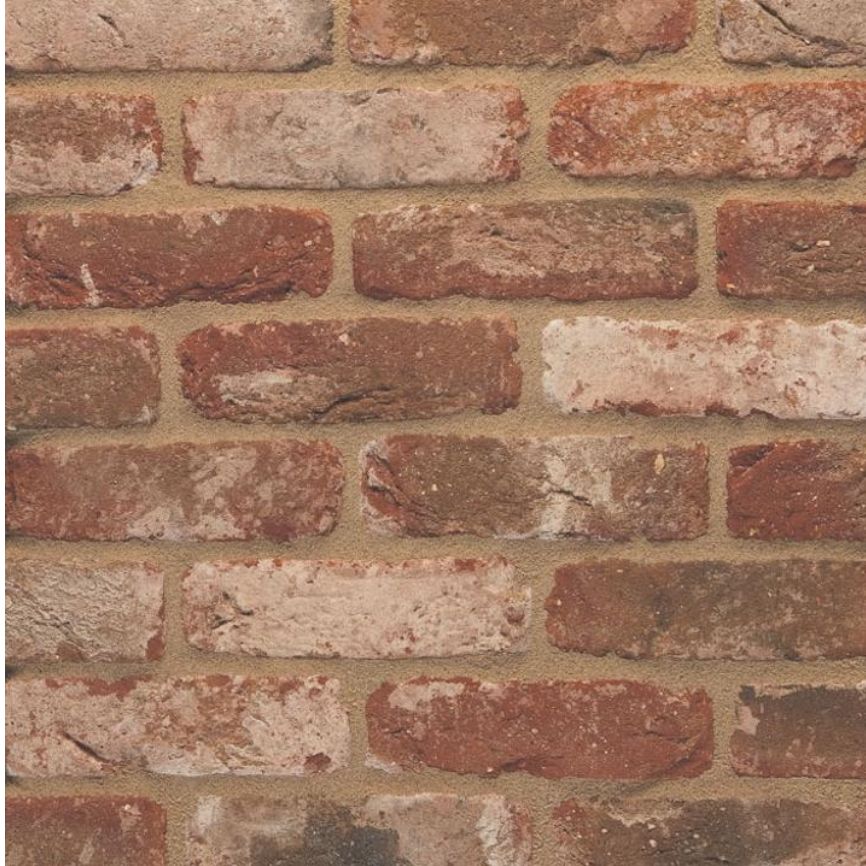


Figure 13- Proposed sample plot 1, 'retro barn stock' from Wienerberger



Figure 14 - Existing red bricks used on Briestfield Road; Figure 15 - Existing red brick dwelling on Briestfield Road

8. Pre-application response

Following the pre application enquiry we have amended the project with the latest revised drawings to reflect these comments. Due to concerns regarding the access road from the main road the scheme has been amended to reduce the number of access roads from 2 to only 1. This single access road will service all three houses providing a safer highway and a better visual amenity. As shown in figure 6, the three houses as a cluster in the 3D visual show that these three dwellings positioned as shown on the site plan do not over power each other as the larger plan of plot 1 would suggest. Therefore it does not appear odd in the more realistic 3D view, rather they compliment the main house. The layout does shelter the car parking from the street scene and in this application a street scene has been submitted to show this. As seen in the street scene drawing, the openings have been limited and kept traditional in style to reflect that of its surrounding neighbours and village. It is also clear from the street scene that the proposed dwellings will be of a lower height to that of its neighbouring dwellings, retaining the openness of the Green Belt. We have ensured that the contemporary features are within the courtyard to retain the exterior traditional look to the public. Following your advice the dove cote has been removed from the scheme. The scheme has been amended from the pre-application to reduce the number of houses to three dwellings instead of four. This will provide a better amenity space for the proposed dwellings with less densely populated development more in keeping with the Green Belt. Provided in the new scheme are enclosed storage areas for each property to prevent further applications for these spaces. As shown in the new scheme layout in figure 16, we have pulled the built development away from the open fields to the rear. The proposal has now been retained in the existing conditional outline permission (2014/60/92154/E) boundary.



Figure 16- Proposed layout comparison at Poplar Farm



Figure 17- Previous use of land as a scrap yard



Figure 18- Neighbouring House