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DESIGN AND ACCESS STATEMENT Rev A

New House Farm

New House Road

Sheepridge

Huddersfield

HD2 1EG

April 2018

Job No. 027

1 INTRODUCTION

This statement has been prepared in support of a Planning Application for a change of use and erection of new fencing at New House Farm, Sheepridge.

2 ASSESSMENT

2.1 Site Context

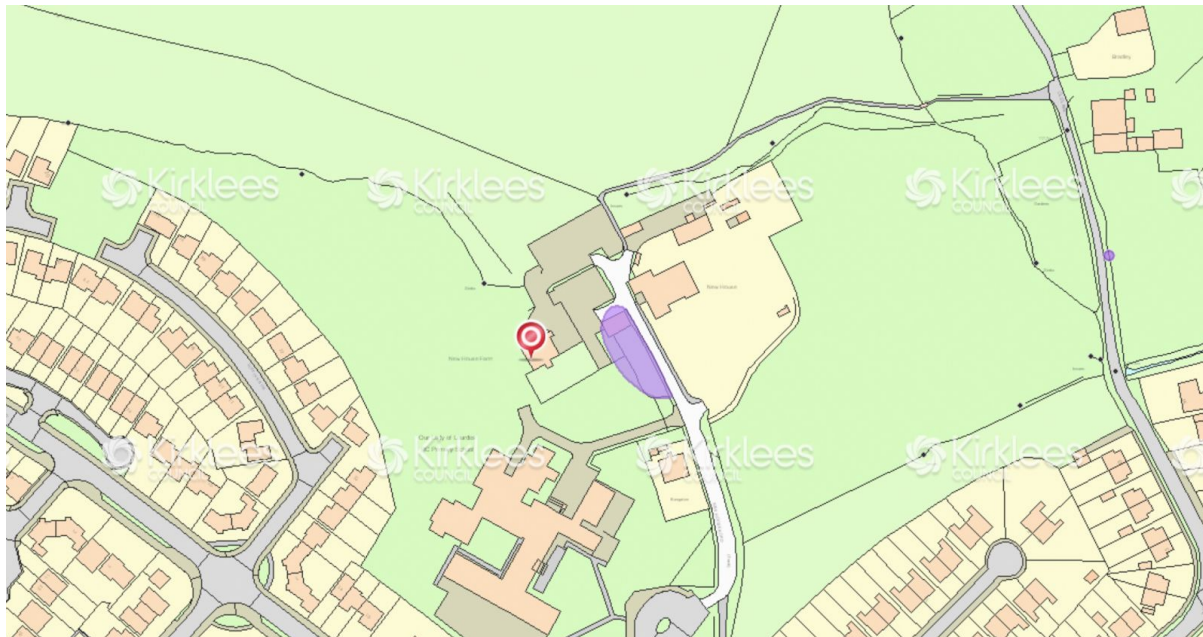
The application site is located on New House Road, Sheepridge. The property is located next to Our Lady of Lourdes Catholic Primary School, and two residential properties.



(image: Google Maps)

2.2 Physical Context

New House Farm is a detached property set in 0.6ha of land and private road. The two neighbouring properties and the school have access rights to the road. There are a number of trees that have preservation orders on them as indicated on the plan below. None of these are affected by the works.



(image: Kirklees Council)

3 USE/CHANGE OF USE APPLICATION

Prior to New House Farm being converted to residential use (Class C3), it was a 'Community Farm House' (Class D1) as per the planning reference 2013/62/93783/W. The intention is to convert New House Farm to a Gudwara, a Sikh place of worship and centre for the community (Class D1). However other activities such as yoga and meditation classes that are open to the wider community (as is worship) will also take place (also Class D1). Sikh worship is entirely peaceful and there will be very little noise from the property, with a community meal served on Sundays. It is to be stressed that there will be no alcohol or drugs on the premises, no tobacco, no loud music and no external events in the evening.

4 OPEN HOURS

The intended opening hours for the Gudwara are:

0730 to 20.00 Monday to Friday

0830 to 18.00 Saturday and Sundays

5 AMOUNT OF DEVELOPMENT

The development aspect of this proposal is limited to a new boundary fence.

6 SCALE

The scale aspect of this proposal is limited to a new boundary fence. The fence is to be 2.4m high to match that of the adjacent school.

7 APPEARANCE

The proposed fence is to be a 2.4m high powder coated paladin fence as recommended by Historic England and identical to that at the Northern boundary of New House Hall. It is to be green powder coated so that it blends into the landscape. There will also be two gates at the existing 'in' and 'out' locations: one sliding and one with 2no. swing gates.



(image: Authors own)

8 LANDSCAPING

The impact of the proposed fence is to be minimised through the use of protective landscaping. Along the public right of way, the fence is to be stepped back from the existing stone wall and located within the existing trees. Additional planting will be inserted if required. The reason for not stepping the fence even further back is to prevent continued dog fouling and fly tipping at this point.

New planting will be introduced to the northern boundary to minimise the impact of the fence on the woodland.

9 ACCESS

Access from the road will remain unchanged and will not affect the existing parking arrangements. 25 marked out car parking spaces including 2no accessible spaces are proposed. There will be gates at the existing 'in' and 'out' points. The Public Right of Way will not be affected or access arrangements for the adjacent properties will not be affected. The accompanying tracking drawing demonstrates that refuse vehicles and fire engines are not impeded.

10 SECURITY AND CRIME MANAGEMENT

The purpose of the fence and gates is to considerably improve the security of the area and reduce anti-social

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behaviour in the area. Fly tipping is a real problem, and the residents of New House Farm and New House Bungalow have been physically threatened by the fly tippers on more than one occasion. These incidents have been reported to the police. Fly-tipping occurs both at the top of the site, but also within the trees that are directly opposite New House Hall.

Prior to this application, the site has been subject to vandalism and anti-social behaviour as the site was easily accessible. As a proposed Gurdwara for the local Sikh community, there is a need to ensure that the site is safe and secure for all those who will use it, especially for children and young people.