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PLANNING,
DESIGN
& ACCESS
STATEMENT

CONVERSION OF AGRICULTURAL BUILDING TO
FORM DWELLING
OFF ST GEORGES ROAD, SCHOLES.

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SECTION 1: INTRODUCTION

1. This statement has been prepared to support a planning application for the conversion of an existing barn, located off St George's Road, Scholes, to for a single dwelling.
2. This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.
3. The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.
4. The content of the design element of the statement demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes
 - Assessment
 - Involvement
 - Evaluation
 - Design
5. The statement will also address the following factors
 - **Use:** What the land and buildings will be used for.
 - **Amount:** How much development can the site accommodate
 - **Layout:** How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
 - **Scale:** How big the buildings and spaces will be, specifically their height, width and length.
 - **Appearance:** What the building and spaces will look like, for example building materials and architectural details.
 - **Landscaping:** How open spaces will be treated to enhance and protect the character of the local area
6. The access element of the statement must include two aspects of access to the development:
 - **Vehicular and transport links:** Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
 - **Inclusive access:** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

SECTION 2: BACKGROUND

7. A Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3), and for Associated Operational Development was submitted to the Council and approved on 25 August 2017 (Ref: 2017/CLASS Q/92296/W). A subsequent application for details reserved by condition was made which was approved on 13th November 2017.

SECTION 3: DESIGN SOLUTION

Context

8. The application site comprises an existing agricultural barn located off St. George's Road in Scholes. The site is less than 200m walking distance from the centre of Scholes which is served by a Post Office and other shops and services.
9. The site which has previously been used for agricultural purposes is surrounded agricultural grazing land.
10. The application site is identified in the UDP proposals plan as being within Green Belt.

Current Use

11. The site is currently vacant and has previously been used for agricultural purposes.

Design Proposal

12. The proposal seeks to gain planning permission for the conversion of an agricultural barn to create a two-storey four bedroom detached dwelling. The proposals reflect those previously approved through the prior approval application (Ref: 2017/CLASS Q/92296/W), although the proposal is for a reduction in scale of dwellings with a smaller overall footprint of the building.
13. As with the prior approval application, the proposal seeks to demolish the rear part of the existing structure and re-develop the central part and forward part. The difference with this application is that the front, east facing part of the proposal is reduced and does not extend as far as the existing footprint of the barn. Whereas the prior approval process requires the existing structure of the barn to be used, this proposal requires part of the existing structure to be removed with additional structural work required to support the reduced scale of the development.

Amount

14. This proposal seeks to develop single four bed-room two storey, detached dwelling.

Layout

15. A site layout plan is provided in the application documentation, which shows that the proposed development accords with the Council's space about dwellings policy (UDP Policy BE12).

Appearance

16. The proposed dwellings will be constructed from dyed and tumbled stone and lightweight roof cladding.

17. The design endeavours to meet the requirements stipulated in the NPPF under paragraph 58, which identifies that comprehensive policies are needed to understand and evaluate defining characteristics to achieve quality development.

'Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;*

and

- are visually attractive as a result of good architecture and appropriate landscaping.'*

Landscaping

18. The proposed development includes a small garden area, limiting the impact on the Green Belt and maintaining the landscape character of the area.

Sustainability

19. The detailed design of the new dwellings seeks to be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme. The scheme will preserve many of those landscape features including the mature trees on site.
20. All properties will be provided with a private garden throughout the scheme. Properties will also be provided, by design, with good natural daylight levels to ensure inhabitants' wellbeing and reduced reliance on artificial lighting.

Designing out Crime

21. The requirements to address the problems of potential crime and personal safety within the scheme will be met through the following:
- Direct routes for pedestrians and cyclists.
 - A landscape design for pedestrians that is cognisant of the need for clear views and open spaces providing surveillance.
 - Appropriate boundary treatments to the road and pedestrian routes.
 - Clear definition and demarcation and legibility between land in the public realm and the private areas. Methods employed range from use of plant material, surfaces, colours, textures, signage, fencing and barriers, gateways and features.
22. Security for the proposal has been considered against the recommendations of 'security by design' regarding plot orientation, design and location of buildings and footpaths to maximise natural surveillance. Entrances are visible, frequent and accessible along the street to promote activity, interaction and natural surveillance.

SECTION 4: ACCESS

23. The application site is less than 200m walking distance from Scholes, which is served by a Post Office and other shops and services. A bus service runs along St Georges Road that serves New Mill, allowing access via public transport to Holmfirth and Huddersfield town centres.
24. Vehicular and pedestrian access to the proposed development will be taken directly from St Georges Road, along an established track that currently serves the barn.

SECTION 5: PLANNING POLICY ASSESSMENT

25. The site is located within the Green Belt and the development of previously developed sites is considered to be acceptable form of development under paragraph 89 of the National Planning Policy Framework, the relevant section states:-

“89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”*

26. The volume of the proposed is a dwelling is significantly smaller than the existing building on the site, ensuring that the proposed development will not have a greater impact on the openness of the Green Belt.

27. In a similar vein the scale of the proposed garden is relatively small to prevent the domestication of a large section of the Green Belt, which could be seen as encroachment into the countryside.

28. Furthermore, the site currently includes a large hard surface area, which extends to the north and west of the building, and much equipment, material and vehicles are stored on the site outside the existing building. The proposed development will result in the removal of this equipment, material and vehicles which will further reduce the impact on the openness of the Green Belt.

29. Notwithstanding the above we should be mindful that approval has been granted for a single dwelling on this site through the prior approval application (Ref: 2017/CLASS Q/92296/W). We believe the proposed development comprises an improved, more interesting design and with it being smaller than the previously approved scheme the proposal would not result in harm to openness of Green Belt.

SECTION 6: CONCLUSION

30. The proposed development is considered to be acceptable within Green Belt by virtue of the fact that the site is previously developed land.

31. The proposed development comprises a significant reduction in the scale and massing of the building on site as well as the removal of the significant amount of equipment, material and vehicles stored on the site. The proposed development is also a reduction in scale and mass of the previously approved dwelling on the site, so either way reduces the impact on the openness of Green Belt.

32. The proposed development accords with the Kirklees Unitary Development Plan and the National Planning Policy Framework and in accordance with the NPPF should be approved without delay.