

DESIGN AND ACCESS STATEMENT

Dated: 26th June 2018

Applicant:	Ms J Bailey & Mr C Johnson
Proposed Development:	Proposed 2-storey rear extension to dwelling house (Grade II Listed Building)
Site Address:	34 Northgate, Upper Hopton, Mirfield

Contents:

- 1 Introduction**
- 2 Proposal**
- 3 Purpose of Development**
- 4 Site Description**
- 5 Planning Policy Context**
- 6 Design Principles**
- 7 Consultation**
- 8 Design Process**
- 9 Design Aspects**
 - **Use**
 - **Amount**
 - **Layout**
 - **Scale**
 - **Appearance**
 - **Amenity Space**
- 10 Access**

Appendices:

- I Listing Description**
- II List & Photos of Neighbouring Extensions**
- III Additional photographs**

1 Introduction

- 1.1 This Statement has been prepared and submitted as a requirement of Section 62 of the 1990 Town and Country Planning Act as amended by Section 42 of the 2004 Planning and Compulsory Purchase Act.
- 1.2 It has been prepared in accordance with “Guidance on the Requirements of Validation” March 2010 published by the Department for Communities and Local Government and incorporates the overarching principles set out in the National Planning Policy Framework (March 2012)
- 1.3 It must be read in conjunction with the full planning application documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

2 Proposal

- 2.1 Planning Consent is sought for the following
 - **Construction of a 2-storey extension to the rear of an existing dwelling house**

3 Purpose of Development

- 3.1 The proposed development is required to provide additional living accommodation for a growing young family.

4 Site Description

- 4.1 The existing dwelling house is a mid-terrace property and part of a group of 11 similar properties that occupy a semi-rural location at Upper Hopton on the outskirts of Mirfield.
- 4.2 The row of houses is a Grade II Listed Building (Listed in July 1985) and described in the Listing Description as being built in stages in the early part of the C19th, built of hammer-dressed stone, with stone slate roof and brick stacks. It describes the front elevation but not the rear. However, it does refer to various recent

additions to the rear (as of 1985) including one of 2-storeys with a flat roof. A copy of the Listing Description is contained in Appendix 1



Photo A: Aerial Photo showing Property in relation to Northgate (not to scale)

4.3 The properties front onto Northgate and at the rear each property has a large extended garden plot and a shared access. Several of the existing building have been extended at the rear, some single storey and some 2-storey all of varying sizes and styles and constructed of different materials. Immediately adjacent to 34 Northgate is a 2-storey extension built in stone with a stone slate roof. This extension is considered to be more in-keeping and more sympathetic to the character and appearance of the Listed Building.

4.4 Photograph B below shows the rear of 34 Northgate in the centre of the photograph. The neighbouring 2-storey extension can clearly be seen on the left-hand side of the photograph.

Photographs showing other extensions and additions to the terrace can be seen in Appendix 2 & 3. Several of these extensions have been constructed since the building was Listed. The extension at 32 Northgate was granted planning consent in 1996 (Ref: 96/92200).



Photo B: View from the rear of 32 & 34 Northgate

4.3 Site Details

Post Code: WF14 8ET

Grid Reference: SE 18971891

Easting: 418974 Northing: 418913

5 **Planning Policy Context**

5.1 Consideration has been given to national, regional and local planning policy & guidance in the preparation of our development proposal. A description of the most relevant policies are as follows:

5.2 Kirklees Unitary Development Plan (Saved Policies 2007):

- D11 – Green Belt land
- BE1 – Design principles
- BE2 – Quality of design

- BE11– Materials of construction
- BE13 – Extensions to dwellings (design principles)
- BE14 – Extensions to dwellings (scale)
- T19 – Car parking

5.3 Kirklees Publication Draft Local Plan (PDLP – Currently on deposit & at Public Inquiry):

- PLP 1 – Achieving sustainable development
- PLP 2 – Place shaping
- PLP 22 – Car Parking
- PLP 24 – Design
- PLP 35 – Historic Environment
- PLP57 – The extension, alteration or replacement of existing buildings

5.4 National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 27th March 2012, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 7 – Requiring good design
- Chapter 9 – Protecting Green Belt land
- Chapter 12 – Conserving and enhancing the historic environment

6 Design Principles

6.1 Design has been influenced by the following: -

- To extend the property to meet the client's accommodations requirements at both ground and first floor
- To design an extension that is appropriate and proportionate to the size of the existing dwelling house

- To design and extension that is sympathetic to the character and appearance of the Listed Building

7 Design Process – Our approach and methodology

7.1 Our appraisal was undertaken in three stages. These are outlined as follows: -

Stage 1: Initial Assessment

7.2 This was undertaken as a first step to formulate a clear understanding of the site. It involved desk top surveys, information gathering, mapping the client's ownership and an initial site visit. It included an initial assessment of policies in the local development plan, an inspection of the historic record and an assessment of local supplementary guidance. Stage 1 helped identify potential site constraints and helped formulate our design principles for the site, as well as our initial development brief.

Stage 2: Site Survey

7.3 On completion of our clients brief a more detailed site survey was carried out to enable an accurate proposal to be put together

Stage 3 Design

7.4 A proposed site plan, floor plan and elevation were prepared - see drawing 361-P01

8 Consultation

8.1 A formal pre-application was considered in March 2018 (Ref: 2018/20092).

9 Main Aspects of Design

Use

9.1 The property is used as a private dwelling house (C3).

9.2 It is proposed to extend the building at the rear.

Amount

- 9.3 The proposed extension will be 2-storey. It will occupy an area of just over 31 sqm (18.2 at ground floor and 12.9 at first floor). The existing dwelling house occupies an area of almost 93 sqm. An existing single storey lean-to extension to the rear (circa 8 sqm) will be demolished as part of the scheme. The new extension will increase the size of the existing dwelling by 33%.

Layout

- 9.4 The proposed extension will create an additional bedroom at first floor and enlarge the ground floor kitchen to provide a more usable and functional space.

Scale

- 9.7 The proposed extension will be of a similar size as that next door. It will extend the rear wall of the property by 3m.

Appearance

- 9.8 The proposed extension will be 2-storey in height. It will be constructed of natural stone under a pitched roof of natural stone slates to match the existing house. It will sit just below the eaves, so the extension is slightly subservient to the main house. All new heads and sills will be of ashlar, along with a matching row of corbels along the eaves. This will carry new cast iron gutters and downpipes.
- 9.9 The extension will not extend the full width of the house at first floor leaving one of the windows visible, so you can read what constitutes the original house and what is are modern additions.

Amenity Space

- 9.10 The land within the curtilage of the building will continue to be used as garden/amenity area.

10 Access

Vehicular access & parking

- 10.1 The site is served by an existing shared access from Northgate and has two existing car parking spaces serving the dwelling.
- 10.2 Turning facilities are available at the rear.

Pedestrian access

- 10.3 Pedestrian access to the rear can be gained directly from Northgate.

Footpaths

- 10.4 Other than Northgate itself there are no Public Rights of Way within or adjacent to the site.

Access for people with mobility issues

- 10.5 The proposed layout complies with Part M of the Building Regulations. There are no proposals to make any other alterations to the main dwelling house.

Designing out crime

- 10.6 Recommendations from the crime prevention officer will be incorporated into our scheme.