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October 2018

DESIGN, ACCESS, HERITAGE & PLANNING SUPPORT STATEMENT

Project:

New Ancillary Plant Room and Gym
Adjacent to Daisy Lea Lodge
Daisy Lea Lane
Lindley
Huddersfield
HD3 3LP

Job No. 3152

This Statement 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.

1. Introduction

1.01 The application seeks approval for an extension to the approved / part built garage. The extension is to create an additional plant area required for the swimming pool approved under 2018/62/91857/W and gymnasium, in the grounds of and ancillary to the enjoyment of the recently approved detached dwelling on land to the west of Daisy Lea Lodge on the south side of Daisy Lea Lane between Lea Street and West Avenue (Approval 2018/62/90731/W). See Figure 1.



Figure 1: Location Plan. Site in red

2. Planning Policy

2.01 The site sits within a popular residential area in the suburb of Lindley. The site also falls within the Edgerton Conservation Area. The proposal is a contemporary approach to a traditional arrangement found in numerous large detached dwellings that set much of the character of the area, whereby ancillary buildings of suitably reduced scale sit at the perimeter of such sites, forming an important part of the overall composition of the residence.

2.02 The detailed proposal respects the requirements of the National Planning Policy Framework (NPPF) in favour of sustainable development and the detailed policies of the Kirklees Unitary Development Plan (UDP) with regards to good design. Further details in these respects are given below.

3. Amount

3.01 The proposed building would create a nett 45 sq.m. of floor space comprising of ancillary plant space and a gym ancillary to the main house.

3.02 The building is of low eaves, single storey construction, clearly subsidiary to the new dwelling that it serves.

4. Layout

4.01 The proposed gym sits adjacent and attached the approved new garage and the eastern boundary of the site, set back into the site from Daisy Lea Lane. See figure 3.

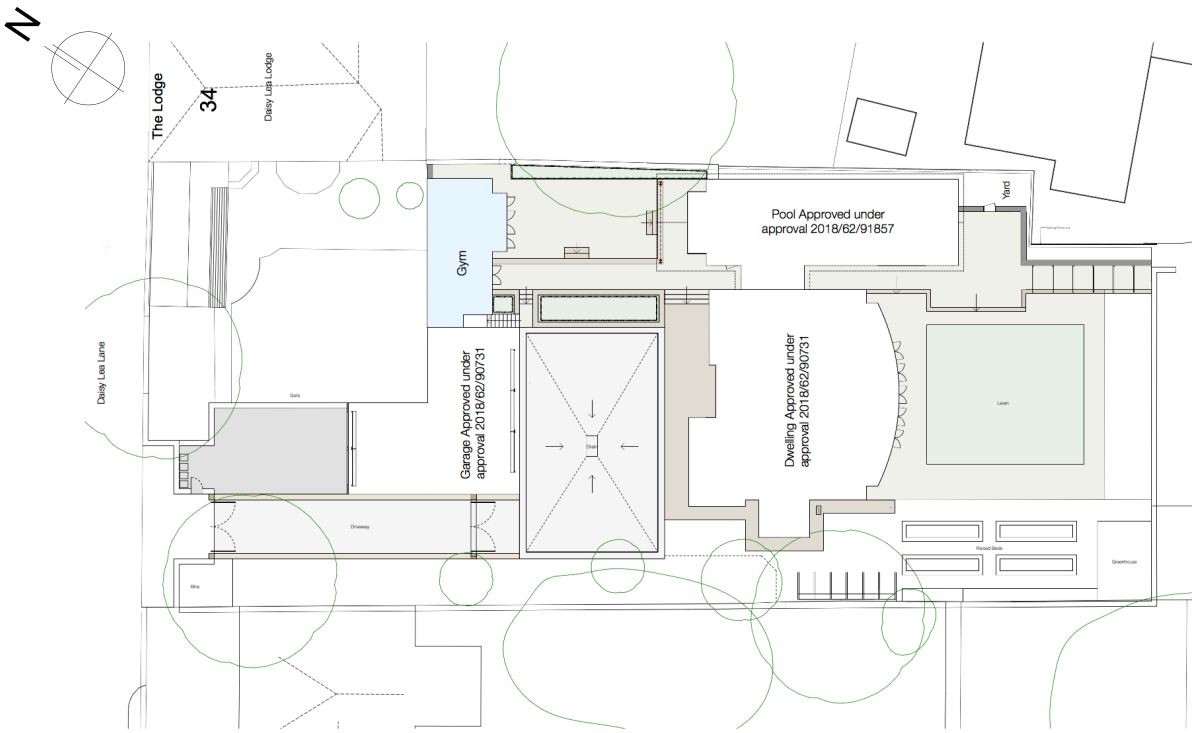


Figure 3: Site Plan as Proposed

4.02 As a facility related to the new dwelling, the Gym/plant room is accessed via the driveway to the house off Daisy Lea Lane.

5. Design

5.01 The design of the building is of a contemporary style but using traditional orthogonal forms under a pitched roof, in timber cladding and stone construction. The walls are faced with natural oak boarding over a stone plinth, with slate on the roof.

5.02 The eaves height is set lower to the adjacent garage and adjacent to the site boundary wall to minimize any impact on the existing adjacent dwelling. This height is acceptable in a situation where an outbuilding may have been developed under Permitted Development rights.

5.03 The design complements that of the house and follows a tradition whereby outbuildings serving a detached dwelling would be smaller in scale than the primary building, using similar materials but pushed to the edges of a site and set in a subservient relationship.

5.04 Detailing is simple and unfussy with no openings other than a concealed door to the plant room, small window to the east and the outlook of the gym facings the approved house on the south side.

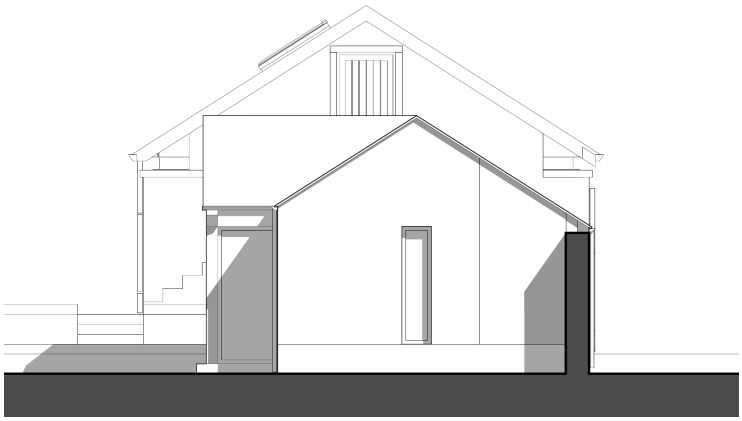


Figure 4: East Elevation as Proposed

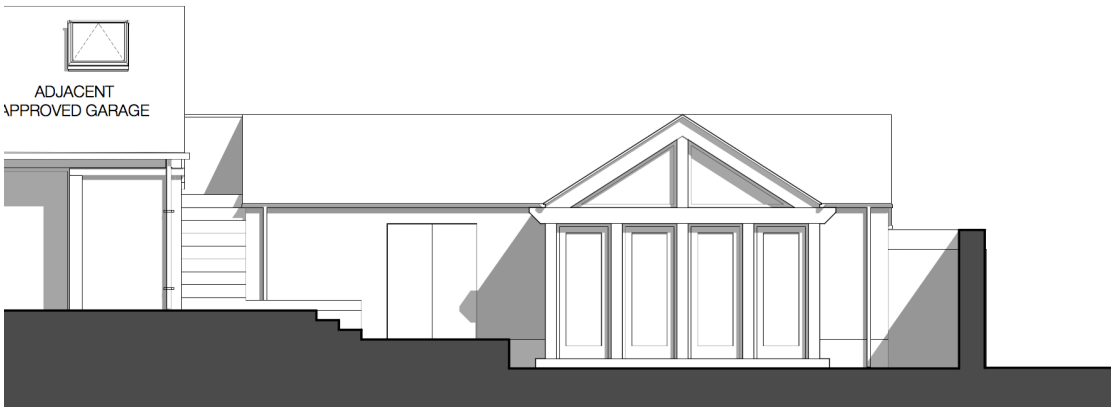


Figure 5: South Elevation as Proposed.

6. Landscaping

6.01 Landscaping surrounding the building will follow the design and materials set by the landscaping scheme of the recently approved detached dwelling. This will be primarily dry stone boundary walls and sawn sandstone paving.

7. Access

7.01 The site is served by the access off Daisy Lea Lane approved as part of the permission for the main detached dwelling.

8. Heritage Statement

8.01 The property sits within the Edgerton Conservation Area (CA), which covers a large area north of Huddersfield town centre. Edgerton CA benefits from a formal and extensive Conservation Area Appraisal. The general character of the Conservation Area is noted as being predominantly that of a leafy Victorian residential area with large, architecturally interesting, detached buildings set in generous grounds with mature trees shrubs and hedges in private gardens partially screening the buildings and creating a sense of open space and area separated from the public highways by stone walls.

8.02 Originally a meeting was held with the Kirklees Conservation Officer (KCO) to review the proposal in relation to the character of the Conservation Area and other policy matters. By the end of the meeting the principles for the site for the design, materials and siting were agreed.

8.03 The character of "leafy Victorian residential area with large, architecturally interesting, detached buildings set in generous grounds with mature trees shrubs and hedges in private gardens" referred to in 8.01 above is the case in the stretch of Daisy Lea Lane with which the application is concerned. Regarding density of development, the proposal scheme fits into the general development density of the surrounding area.

8.04 The Appraisal also notes that the larger detached dwellings were designed as set pieces, in order to reflect the status of the owner and set them apart from their neighbours. However construction of natural stone under pitched roofs of natural or blue slate is the norm.

8.05 The proposed scheme maintains this character by contributing to the set piece quality of the recently approved new detached dwelling that it serves. The application building is clearly subsidiary to the main building but helps to establish the status of the property in a similar manner as happens with older properties within the CA. Set well back into the site from Daisy Lea Lane, individually designed within a substantial plot with formal landscaping, it will have no impact except for those specifically invited to enter the property by the owners.

8.06 Within the Egerton Conservation Area there are six separate character areas identified. The application site falls within character area 6. The Appraisal notes that this area was primarily developed in the early 20th century but that it has a relatively loose grain with houses set back from the highway with hedges, fences or stone walls to the front gardens. The proposed gym complements and enhances the principal dwelling, following the traditional pattern of the CA.

8.07 Building materials within character area 6 are generally as for the rest of the conservation area but reference is made in the Appraisal to architectural treatments being slightly different. The proposed building uses oak framing and boarding, which is a traditional material, using contemporary versions of traditional details appropriate to and respecting the grain and character of the Conservation Area. It has clear links with the main house but is also subservient in scale, materials and detailing.