

December 2018

**PROPOSED DEVELOPMENT OF
TWO DETACHED DWELLINGS
AT
GREENFIELD ROAD
DESIGN & ACCESS STATEMENT**



T J Coates Ltd

12th December 2018

DESIGN & ACCESS STATEMENT

Dated: 12th December 2018

Applicant:	Mr Michael Coates
Proposed Development:	Demolition of existing kennels and erection of two detached dwellings
Site Address	Site of former Holmfirth Boarding Kennels & Cattery, Greenfield Road, Holmfirth, HD9 3XF
Agent	T J Coates Limited

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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) as revised July 2018

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

- Demolition of kennels & cattery (Buildings 1, 2 & 3)
- Removal of existing access track and hard-standings.
- Construction of two new detached dwellings
- Construction of new dry stone boundary wall and associated landscaping.

3 Purpose of Development

3.1 Holmfirth Boarding Kennels & Cattery has been vacant for several years. The site is over-grown and the buildings have fallen into disrepair. The applicant has acquired the site and is now seeking consent to redevelop it for housing purposes.

3.2 Outline planning consent was granted in October 2017 (Ref: 2017/60/925353) for the construction of a very large single dwelling on the site. The applicant now seeks consent for two smaller dwellings. We consider this to be more appropriate in terms of scale and appearance given its rural setting and location.

4. Site Description



Figure 1: Aerial Photo of the site in context with surrounding townscape (Image courtesy of Google Earth Pro)



Figure 2: Close-up aerial photo of site (Image courtesy of Google Earth Pro)

4.1 The site is located immediately off Greenfield Road and lies approximately 3.7km west of Holmfirth town centre. The Huntsman Public House lies 200m to the east and Wood Cottage approximately 50m to the north-east. The site is set back from the road and enclosed on three sides by woodland. A public footpath runs along its northern boundary. The property consists of three former kennel buildings separated by concrete hard-standings. They are accessed via a private track from Greenfield Road. The buildings are constructed of concrete block under a corrugated plastic sheet roof. They are identified as buildings 1, 2 and 3 on the aerial image below. The site also includes a fenced dog exercise area. A disused ménage (constructed of compacted road planning's) straddles the boundary with the adjacent landowner. The existing ground levels appear to have been raised in the construction of the kennels and cattery buildings.



Figure 3: Close-up aerial view of site

4.2 The site lies in Green Belt but comprises previously developed land. The Peak District National park is located 0.25km to the west and the Peak District Moors Special Protection Area 1.1km to west.

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Figure 4: Existing building 1 and 3



Figure 5: Existing building 3



Figure 6: Existing building 2

4.3 The photographs above show the nature of the existing buildings that currently occupy the site.

4.4 Site Details

Post Code:	HD9 3XF
Grid Reference:	SE 1049 0814
Easting:	410495
Northing:	408142

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 and how these apply to our scheme are contained in our Planning Justification Statement.

6 Design Principles

6.1 **Design** has been influenced by the following:

- The site's Green Belt location & the character and appearance of the surrounding landscape
- The scale of existing buildings occupying the site
- Outline planning approval 2017/92353
- The topography of the site, orientation, the presence of surrounding woodland and as a consequence its single aspect.

7 Design Process

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, 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, elevations and aerial images were prepared - see drawings 308-P01, 380-P02 & 380-P03.

8 Consultation

8.1 Outline consent (2017/60/92353/W) for siting, layout and means of access of a large single dwelling was approved on 9th October 2017. An indicative house type and section for the proposed new dwelling was submitted in support of the application.

8.2 On 7th November an informal enquiry proposing 2 smaller detached dwellings on the site was sent to Neil Bearcroft. The enquiry was made by email and included sketch layouts. On 14th November a verbal response was received from Farzana Tabasum. The comments received are summarised as follows:

- This is a large brownfield site
- The principle of two dwellings on the site is accepted providing it can be demonstrated that impact upon openness of the Green Belt will be no greater than the scheme already approved.
- She agreed that the best way forward would be to cut the new buildings into the slope as before.
- Matters relating to access, parking, amenity space and refuse collection would need to be satisfied.

8.3 A further pre-application meeting was held with Nigel Hunston (Conservation & Design) on 11th November 2018 to agree our design approach.



Figure 7: Close-up aerial view of proposed development

9 Design Aspects

Use

- 9.1 The site is currently vacant but was previously used as a boarding kennel and cattery.
- 9.2 The proposed properties will be used as a private dwelling houses (C3).

Amount

- 9.3 The two new dwellings will be two-storey. Dwelling A will have a footprint of 176 sqm. Dwelling B will have a footprint of 180 sqm.

Layout

- 9.4 Both new dwellings will be detached, and each will be served by a shared access. The dwellings will be cut into the sloping site and have a single aspect facing north. Bedrooms will be arranged on the ground floor and living accommodation on the first floor in order to maximise the use of natural light.

Scale

- 9.5 The proposed new dwellings will be a similar size and scale to the existing kennel buildings that occupy the site.

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Appearance

9.6 The new dwellings have been designed to be sympathetic to its rural setting and reflect the character and appearance of local agricultural buildings, but yet have a contemporary feel. They will be constructed of regular-coursed natural stone under a slate roof and set into the ground to reduce their size and presence. The proposed access road and both private drives will be finished in a porous surface. Our design approach and choice of materials was discussed and agreed with Nigel Hunston (Conservation & Design) at a pre-app meeting.

9.7 All existing buildings, hard-standings and circulation area will be demolished, and the material removed from site. The ground levels will be stripped back to their original levels.

Amenity Space, Boundaries & Landscaping

9.8 The proposed curtilages of the two new dwellings will not exceed the curtilage of the existing kennels & cattery. Each dwelling will have its own private garden to the rear (facing north) and a small garden to the front. Each plot will be enclosed by 1.2m high post & rail fence. This will be supplemented by a native hedge planted along the northern boundary adjacent to the route of an existing definitive footpath (PROW MEL/51/10 – Lodge Farm to Snape Clough). This can be seen in the image below.



Figure 8: Proposed view from footpath MEL/521/10

9.9 It is proposed to construct a new drystone boundary wall along the southern boundary and between the houses to enclose the curtilage of the plots. This will help 'close off' the view from Greenfield Road and improve the overall appearance of the site. The proposed new dwellings will be barely visible from Greenfield Road as shown in the image below;

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Figure 9: Proposed view from Greenfield Road

Designing out Crime

- 9.10 Any recommendations from the crime prevention officer will be incorporated into our scheme.

Energy Efficiency

- 9.11 The proposed new dwellings will have a high energy efficiency rating. They will be built with a very high insulation specification and utilise renewable energy through the use of ground source heat pumps combined with battery storage. The scheme will also have its own on-site bore hole and incorporate grey water re-cycling.

10 Access

Vehicular Access & Parking

- 10.1 The site is served by an existing access from Greenfield Road.
- 10.2 From within the site each dwelling will be served by a private drive. Turning facilities are provided within each plot.
- 10.3 Two parking spaces and a garage will be provided for each dwelling
- 10.4 A fire tender 'pull-off' point has been provided adjacent to the access. This is shown on our proposed block plan.

Refuse Collection

- 10.5 It is considered that the amount of waste generated by the previous commercial use will be significantly less for two houses. It is proposed that a communal wheelie bin will be kept in a bin store in a safe position at the side of the existing access off Greenfield Road. This is shown on the proposed block plan - drawing number 380-P01.

Pedestrian Access

- 10.6 There is no separate pedestrian access to the site.

Footpaths

- 10.7 Meltham Public footpath MEL/52/10 runs east-west along just outside the northern boundary to the site.

Access for People with Mobility Issues

- 10.8 The proposed layout complies with Part M of the Building Regulations.

Appendix A

**Inset images (existing & proposed) used
within the main body of the report**





Aerial Image of Site (Close-Up)

Google Earth



Existing Buildings 1 and 3



Existing Building 2 (Far View)



Existing Aerial Image



Proposed Aerial Image



Greenfield Road Existing Image



Greenfield Road Proposed Image



Footpath Existing Image



Footpath Proposed Image



Close-Up Image of Proposed Dwellings