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This Statement supports an application to build a four bedroomed detached property in the garden of Netherfield House, 12 Riley Lane Kirkburton, Huddersfield. It describes the proposed site and illustrates the proposed dwelling in terms of design, scale, material treatment and associated landscaping.

The Design and Access Statement should be read in conjunction with all the supplied Planning Drawings and Reports. Should further clarification or information be required please contact the applicant/agent on the contact numbers and email addresses provided on the accompanying application forms.

The submitted design has been developed having taken the following preparatory action:

- the applicant has previously met and had informal discussions with a Planning Officer and a Heritage Officer at Kirklees Council, and this application takes full account of the advice received;
- in order to properly consider the impact of the proposed development on trees, the applicant has also previously commissioned a full Tree Survey, submitted an application for Tree Works and held a site meeting with the Kirklees Tree Officer. This is fully documented in the application;
- the three neighbours whose properties share a boundary with the proposed development site (Netherfield Manor, Netherfield Barn House, Tanglewood) have been kept informed of the plans for the proposed new dwelling which has been developed sensitively to ensure their views may be taken into account wherever practicable.



Design Concept

The intention is to create a new dwelling on a plot of land within the applicant's existing garden that is designed in a sympathetic manner to respond to the existing properties, in particular Netherfield House.

The development will utilise as much as is practicable the existing infrastructure, which will minimise disruption and provide a cost-effective solution to creating a dwelling in this location.

The proposal offers an opportunity to revisit and revitalise the landscaping, resulting in an enhanced and attractive landscaped development, providing a secure enclosed feel for the areas to the front of both properties.

The sympathetic design of the development has been achieved through the sensitive choice of materials, namely natural sandstone which is the predominant building material of the area, with a small proportion of render to reflect the render of nearby houses, unifying the wider built environment. The height, size and scale of the development is appropriate with the surrounding properties, with the effect of complementing rather than dominating the existing properties.

The location and orientation of the dwelling on an open plateau of undeveloped land is key to the project. Utilising the existing topography avoids unnecessary excavations or construction works and minimises the impact on trees.

The construction and re-landscaping will alleviate a water drainage issue in that area of the plot. In addition to proposed new tree planting and landscaping, the applicant has had discussions with the owner of the adjoining greenbelt field to consider additional tree planting at the lower level of the field to assist with this. Further safeguarding of these assets is proposed with the introduction of surface water attenuation, to be used in grey water systems allowing for water consumption and use in the new dwelling to be controlled in a sustainable and environmentally friendly manner.



Site / Building Assessment



The site in question is positioned approximately 150 metres to the west of the junction of Riley Lane and North Road (the main arterial road) in the village of Kirkburton. The site is five minutes walk from local amenities and transport links to and from Huddersfield and the wider region.

Netherfield House, the original property, is accessed via two driveways owned by the property. It is attached to two other properties, which are accessed via the original driveway off Riley Lane.

The second driveway owned by Netherfield House, off which the new build is proposed, was constructed approximately 100 years ago. This second driveway serves only one other property, so there is no intensification of use proposed as Netherfield House will continue to be served by the original drive only.

The village of Kirkburton has an eclectic mix of architectural styles and building scales. The village has a combination of bungalow, terraced, semi-detached and detached properties varying in storey heights from single storey to three storeys or higher. The materials and architectural styles also vary greatly, from the traditional vernacular style cottages and mills predominantly in natural stone, through to Victorian styled terraces, modern bungalows, detached and semi-detached houses in brick and render or concrete block.

The main arterial road (North Road) bisects the linear village. The main consistent built edge is to the north-eastern side of North Road with rows of pleasant and well scaled retail shops and offices or homes. Many buildings form the physical edge to the pedestrian footpath with a small number set back, creating little yards or raised front gardens, with everything from estate agents to boutique furniture outlets and a large number of hairdressing salons. There is a concentration of light industrial buildings with associated hardstandings closer to the junction of Riley Lane where the predominant building type becomes residential in nature. The houses in this area do not address the street, rather occupy plots set back from the highway, or clusters off private driveways with the exception of a single bungalow. Further to the west Riley Lane becomes more orthodox in nature with houses lining the Lane and being accessed directly from it. Throughout the whole village on-street parking is a dominant feature.



Typical example of the mix and orientation of homes and shops. A former four storey mill in the background.



An example of a rendered building creating a focal point at a break in the building edge. A yard is formed here.



Example of homes set back from the street edge. Parking spaces run the whole length of North Road.



View of the ad hoc shopping parade created by the mix of converted mills, dwellings and purpose built shops



Traditional Workers cottages set back from the pavement.



Punctuation of the building line with yards



View of Riley Lane at the junction of North Road looking South-West.



Entrance to site off Riley Lane.



View looking East down Riley Lane. further examples of mixed building materials.

The proposed development site is bisected by a private driveway running through the centre which terminates in an area of hardstanding in front of the primary house, Netherfield House. This driveway provides access for a neighbouring property and is lined with trees. The proposed new dwelling would be built on the opposite side of this driveway.

There is a further (original) private driveway to the east which permits access to Netherfield House and to a garage belonging to Netherfield House and further dwellings at the rear.

There is a semi-exposed boundary to the west looking out to the fields beyond. Closer to the existing dwelling there are lawned areas and areas of structured planting. There is a folly constructed from what appears to be reclaimed ecclesiastical window masonry. This stone will be used creatively in the proposed landscaping of the new development.

The topography of the area is sloping roughly from west to east and gently sloping from north to south with the valley base some 75 metres to the east. The fields to the west slope sharply toward the site where a fairly level plateau occurs. Changes in level are landscaped in nature. The slope continues beyond the second access driveway into the valley base. Due to the topography the site is overlooked from distance by housing on the south western horizon, but is not visible from the east. The view below is taken looking in an easterly direction from the crest of Riley Lane.





Proposed access utilising existing entrance.



View down access driveway. Primary dwelling in background. Access to Netherfield Manor to the right.



South and West boundary treatments.



View looking over level clearing in a North direction. Established line of trees and shrubs to access road on right.



Clearing proposed for development. T8 Oak in background. Open fields in the background.



Existing Lawn area to the right of the proposed site. The changes in level can be seen more clearly here.

Netherfield House is the primary dwelling to which the new proposed dwelling will have to relate, and in this context it is thought it might be helpful for planning purposes to offer some descriptive comment and assessment on the property.

Netherfield House is an ashlar faced two storey Georgian style dwelling built in 1835. The frontage displays clearly the proportional, logical and modest approach synonymous with the Georgian style of architecture. There is modest decoration in the form of a decorative door surround, a stone projecting trim below the first floor storey windows with a uniform dental course below the traditional profiled gutter. Sash windows to the first floor with large ground floor windows displaying panelling below sill level gives the front elevation a well-balanced appearance. Typical of this form of architecture, the three remaining elevations are built of dressed stone, of a more vernacular nature with simple stone sills and lintels. The dental course is less decorative on the rear elevation, but is consistent on all elevations. There is an additional plinth level projection with a chamfered edge to these elevations. The repetitive fenestration is repeated on the side elevation. The proportions and fenestration is less deliberate. The property has a natural slate hipped roof with 4 understated chimney stacks of basic construction. It appears that all the down pipes and drainage pipes are situated on the rear elevations with the exception of the orangery.



Front Elevation



Modest decoration. (Above) the dental course and gutter. The hip showing damage. (Below) sill level detail.



Well proportioned doors and windows. Door with modest decoration typical of the style.

The dwelling has had a number of alterations made to it over the years, most notably to create the adjoining property, Netherfield Barn House, and also the hipped roofed glazed orangery/conservatory. The addition of the orangery interrupts the two elevations by breaking the building line and resulting in a first floor window being infilled. There is evidence that a former roof possibly of a flat nature existed prior to this alteration or perhaps the hip was a replacement, but it is not clear from the evidence gathered which came first if at all. The rear projecting chimney stack appears to have been altered to accommodate an extra flue, the scale and coursing of this addition is incongruous with the stone material predominant on these elevations. The rear kitchen window also appears to be an addition or alteration, with the width having been increased this affects the window rhythm otherwise apparent on this elevation. Further extra detail with a complete stone surround and detail makes the window stand out further. There is a strange coursing of stone to the rear corner, which suggests alterations, however the patination on the stone would suggest otherwise.

The condition of the building is good with some common signs of maintenance being required. The roof hips and ridge appear to need some moderate attention. There is one notable chimney stack that appears to be leaning severely and could require attention to rectify and repair the roof below.



View of orangery breaking the building line by wrapping around the front elevation.



View of what could of been a flat roof next to the leading of the orangery roof at eaves height.



Rear Elevation with down pipes and altered projecting chimney stack.

In conclusion the building is a good example of the Georgian style. There are a number of things that negatively impact the building, however these are predominantly on the secondary elevations. The setting is complementary and the building presents itself well, especially viewed from the two access routes. The proposed new development does not affect the dwelling in a physical sense and it is considered that the proposals are sympathetic in every sense to Netherfield House.

The proposal is to build a 1.5 storey property to the South West to a similar size and scale using sympathetic materials. Orientation and spacing of the proposals are considered, avoiding the erosion of privacy or creating an overlooking, overshadowing effect to neighbouring properties. The clear space to the front of Netherfield House is to be maintained with an additional boundary between the two properties to further enhance privacy while maintaining key views and aiding visual security.

It is considered that the addition of a dwelling in this location and in the manner proposed will not negatively impact the existing dwelling, but will enhance the built environment.



Example of blocked window above orangery.



view of staining and odd coursing to rear elevation. Kitchen window display different treatment and detailing.



Chimney leaning with apparent damage to roof. Additional chimney Stack.



Site Analysis Diagram



Main vehicular/Pedestrian Route (Riley Lane)



Site Access and internal Routes.



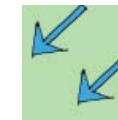
Right of access routes for properties within site ownership.



Proposed site boundary



Landscaped screening



Open views across greenbelt



Primary dwelling building of interest



Sun Path

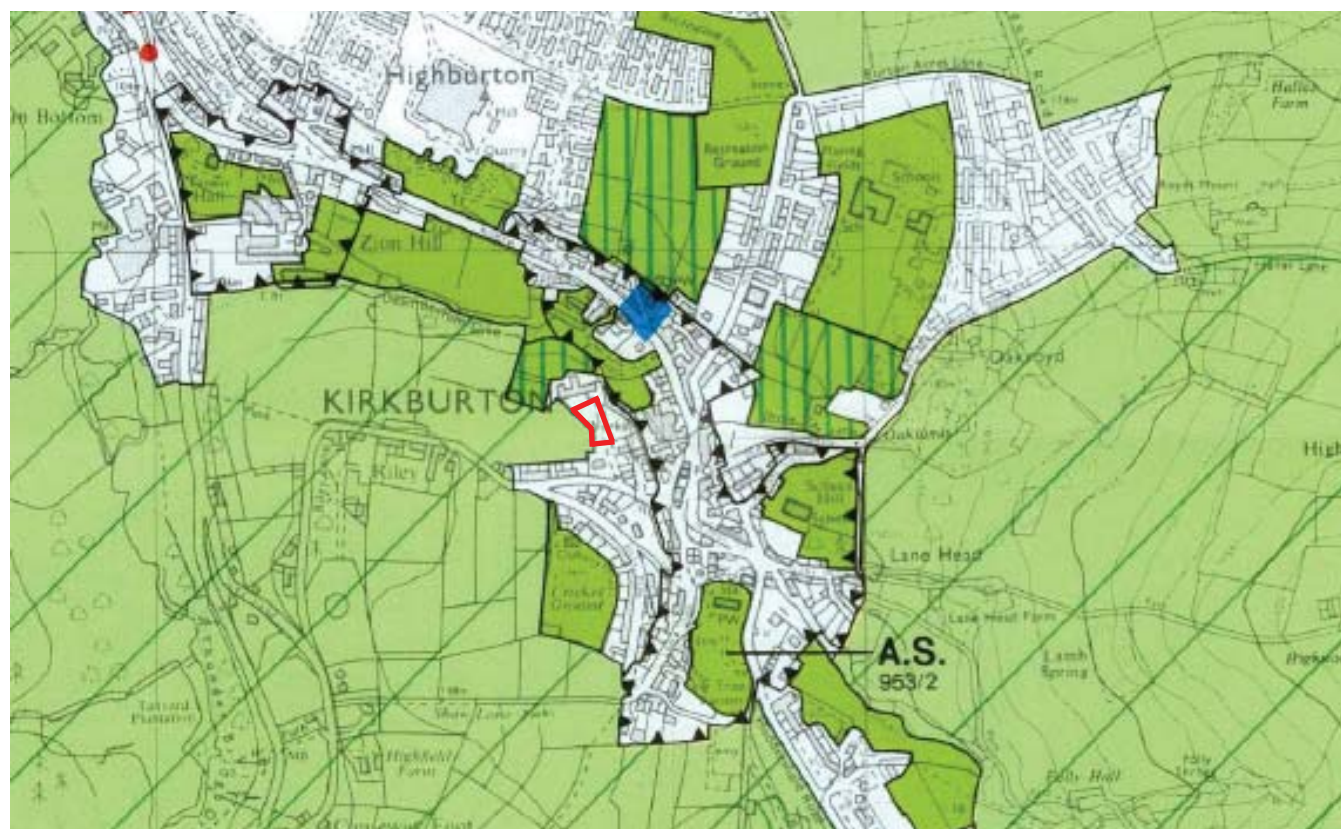


Planning Policy Analysis

INTRODUCTION

The proposed site is situated within the settlement boundary of Kirkburton and is on unallocated land. We therefore consider the site to be infill and believe the following policies apply; G4, NE9, BE1. BE2, BE11, EP11 and H1.

In light of the close proximity of Greenbelt land to the western boundary, Provisional Open Space to the north, Urban Green Space made up of a wooded valley with stream to the north east, and the Conservation Area to the East, consideration has been given to the requirements that are inherent in these areas.



-  Green Belt.
-  Urban Green Space.
-  Provisional Open Space.
-  Kirkburton Conservation Area.
-  Site Location .

Extract from Kirklees Metropolitan
Borough Council UDP Map

G4 New development should achieve a high standard of design.

The design of every project is multifaceted, individual and specific. Simply Architectural Limited makes every effort to consider projects from a detailed informed perspective to deliver projects that are considered, appropriate and achievable. In addition to the client's accommodation requirements, particular attention has been given to scale, orientation and the existing natural environment to achieve a best outcome for the building and its setting. Appropriate architectural details and materials have been proposed, with the reuse of existing assets and materials to achieve a safe, cost-effective design that will ensure minimal disruption to the natural environment, safeguarding local amenity in the process.

NE9 Development proposals should normally retain any mature trees within the application site. Where development is approved on sites containing mature trees, no construction, including changes in levels, drainage works and the formation of access roads will be permitted within the crown spread of the trees unless it can be demonstrated that satisfactory precautions will be taken to ensure their continued viability.

The proposed site for the development contains a good number of mature trees as indicated in the Tree Survey Report, and many of these are covered by Tree Protection Orders. Following consultation with and advice from The Kirklees Tree Officer, approval has already been given (Application Number 2017/938977) to fell and replace a decaying ash tree, and to remove and replace up to eight trees of holly, laurel and cypress. This development proposal would, however, require the felling of one additional tree that it is impossible to avoid. This is tree T8 (see Tree Survey). This ageing oak tree is not considered to be in good condition. The stem was graded only as "fair" by the Arboriculturist, and the tree has suffered considerable storm damage over the many years resulting in wounds and large cavities at various points of limb loss, leaving the tree to present a somewhat lanky appearance. Because of its exposed location, it continues to suffer storm damage and presents an increased safety risk.

It is proposed to replace this tree with three younger oaks which have been grown on in recent years in more sheltered areas of the garden which are not affected by the proposed dwelling. These trees are not currently protected by TPOs. The first of these is identified as T3 in the Tree Survey Report, a young oak standing currently at approximately 6 metres. The other two are younger self-seeded trees grown from the acorns of T8 which currently stand at approximately 4-5 metres with a stem girth of 20cm. These are situated between G1 and G2 on the Tree Survey Report. These young and thriving trees would provide ideal replacements for T8 and could continue to be managed appropriately. There is also an opportunity to plant new, appropriate species within a managed approach to developing and maintaining the semi-woodland gardens and to further encourage wildlife.

BE1 All development should be of good quality design such that it contributes to a built environment which:

- i Creates or retains a sense of local identity;*
- ii Is visually attractive;*
- iii Promotes safety, including crime prevention and reduction of hazards to highway users;*
- iv Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;*
- v Is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport.*

The design of the development is appropriate both in scale, size and orientation. Predominant materials appropriate with the area are to be used, with the introduction of a small area of render reflecting the wider built context. The render helps to unify the built environment, while also breaking up the expanse of stone. Architectural styling and detailing is sympathetic with the area creating an attractive dwelling. The positioning of the proposed dwelling maintains the use of the existing safe vehicular access to Riley Lane, while the primary dwelling would continue to utilise the original vehicular entrance, maintaining a suitable safe level of activity at the entrances. The topography of the site informs the orientation of the dwelling resulting in a reduced level of excavation. The existing boundary treatments are to be retained and enhanced where appropriate. The creation of a semi enclosed area to the front of both properties create an attractive appropriately sized landscaped feature that is sympathetic to the built environment.

The project proposes an extensive landscaping scheme that would see the local environment preserved and maintained through native tree planting and habitat enhancing planting. A sustainable grey water attenuation system is proposed to compensate for the increased water run off resulting from the roof expanse. This recycled water will reduce water consumption and allow the proposed landscaping scheme to be maintained in a sustainable and environmentally friendly manner.

The proposed site is close to the village centre, amenities and local transport network, and the proposed dwelling will make its contribution to the continued sustainable development of the village of Kirkburton.

BE2 New development should be designed so that:

- i It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;*
- ii The topography of the site (particularly changes in level) is taken into account;*
- iii Satisfactory access to existing highways can be achieved; and*
- iv Existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal.*

The design is in keeping with the surrounding built environment with significant attention being paid to materials and detailing. The density of the development is appropriate and in keeping with the current level of development, allowing significant garden and landscaped areas in and around the existing and proposed new dwelling. The siting of the dwelling has been investigated thoroughly, and the location proposed is considered an optimal solution requiring minimal invasive excavations localised in a small area not affecting the whole site. The existing safe access arrangements are to be retained. The large majority of the existing trees are incorporated and retained within the design scheme, and additional planting and landscaping is an important and integral part of the proposal.

BE11 New development should be constructed in natural stone of a similar colour and texture to that prevailing in the area where the proposal is located:

- i In areas within which stone has been the predominant material of construction;*
- ii Within conservation areas; and*
- iii Within town and local centres. outside such areas, proposed materials of construction should reflect the predominant materials adjacent to and surrounding the site, provided that such materials are not detrimental to visual amenity.*

Natural reclaimed Yorkshire sandstone is proposed, with traditional architectural detailing in the form of quoins, king mullioned windows and sills. There are a number of rendered areas to break up the expanse of the stone and unify the built environment, this reflects a number of dwellings on the south western horizon which are partly rendered.

EP11 Applications for planning permission should incorporate an integral landscaping scheme which protects or enhances the ecology of the site.

The proposals have been developed with the aim of protecting and enhancing the ecology of the site, both prior to development, during construction and following completion of the proposed project. The positioning of the proposed dwelling on the plateau area where there is a semi-clear area of garden will minimise the impact of the works. The proposed enhancement to the landscaping with extra tree planting of more appropriate species combined with native wild flower/meadow planting is designed to enhance the overall ecology of the site. This is further described later in this document. New habitats can be encouraged with the introduction of bat boxes or bird nesting boxes on the dwelling or throughout the site. The proposed manner in which the site is to be developed should retain a level of amenity not seen on the average construction site.

A water collection and management system will mean that the site would be further protected from any potential surface water flooding or pooling of water resulting from run off both from the site and the hillside beyond. The sustainable grey water attenuation system should also allow for the watering of the site during spells of extended dry weather in a sustainable and environmentally friendly manner.

Overall it is considered that the amenity of the natural environment will be safeguarded, maintained and enhanced over time by the proposals.

H1 The housing needs of the district will be met by:

- i Improving existing housing particularly through the designation of renewal areas and areas for housing improvement;*
- ii Providing land to meet the requirement for a range of house types by allocating sites of various sizes and in different types of locations having regard to local patterns of demand;*
- iii The provision of houses affordable to those least able to compete in the housing market; and*
- v Applying appropriate planning standards for houses in multi-occupation and residential homes for the elderly.*

The proposal utilises and makes available a parcel of unallocated land that is within the settlement boundary of Kirkburton. The site would benefit from all the local amenities available and would present a sustainable and viable location for the proposed dwelling.



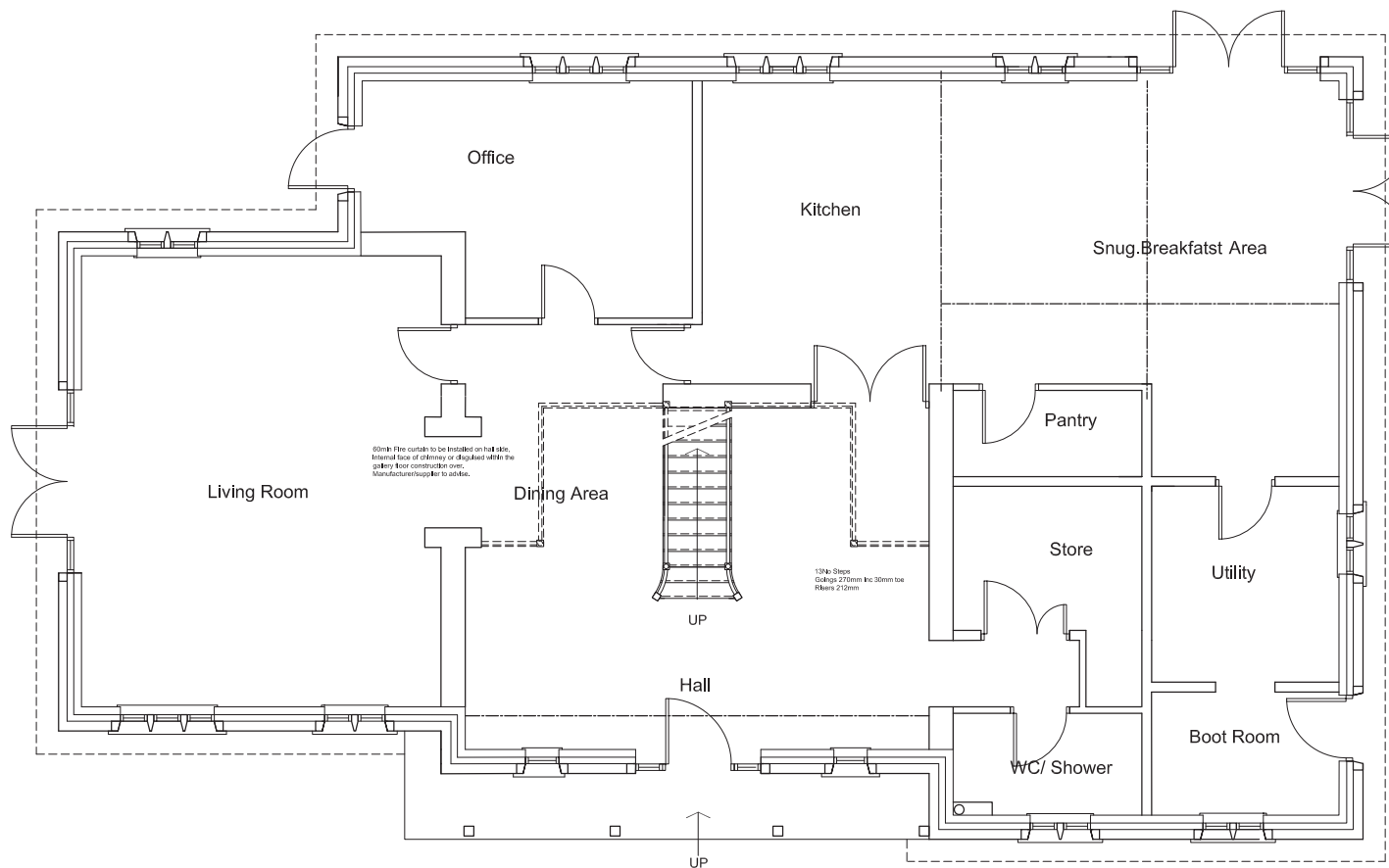
Proposals

Site Plan



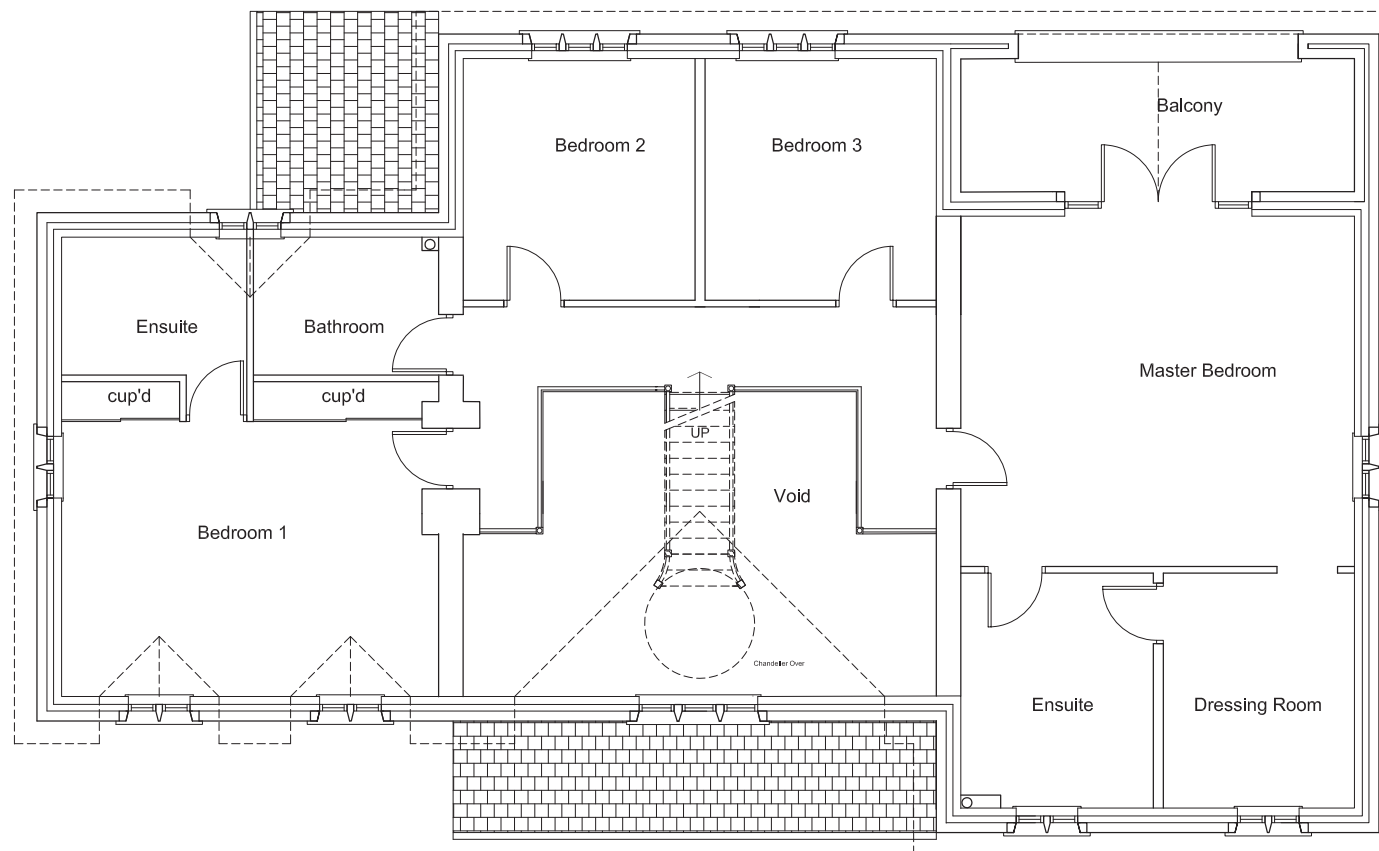
Please note there are no alterations proposed to the existing vehicular access points.

Proposed Ground Floor Plan

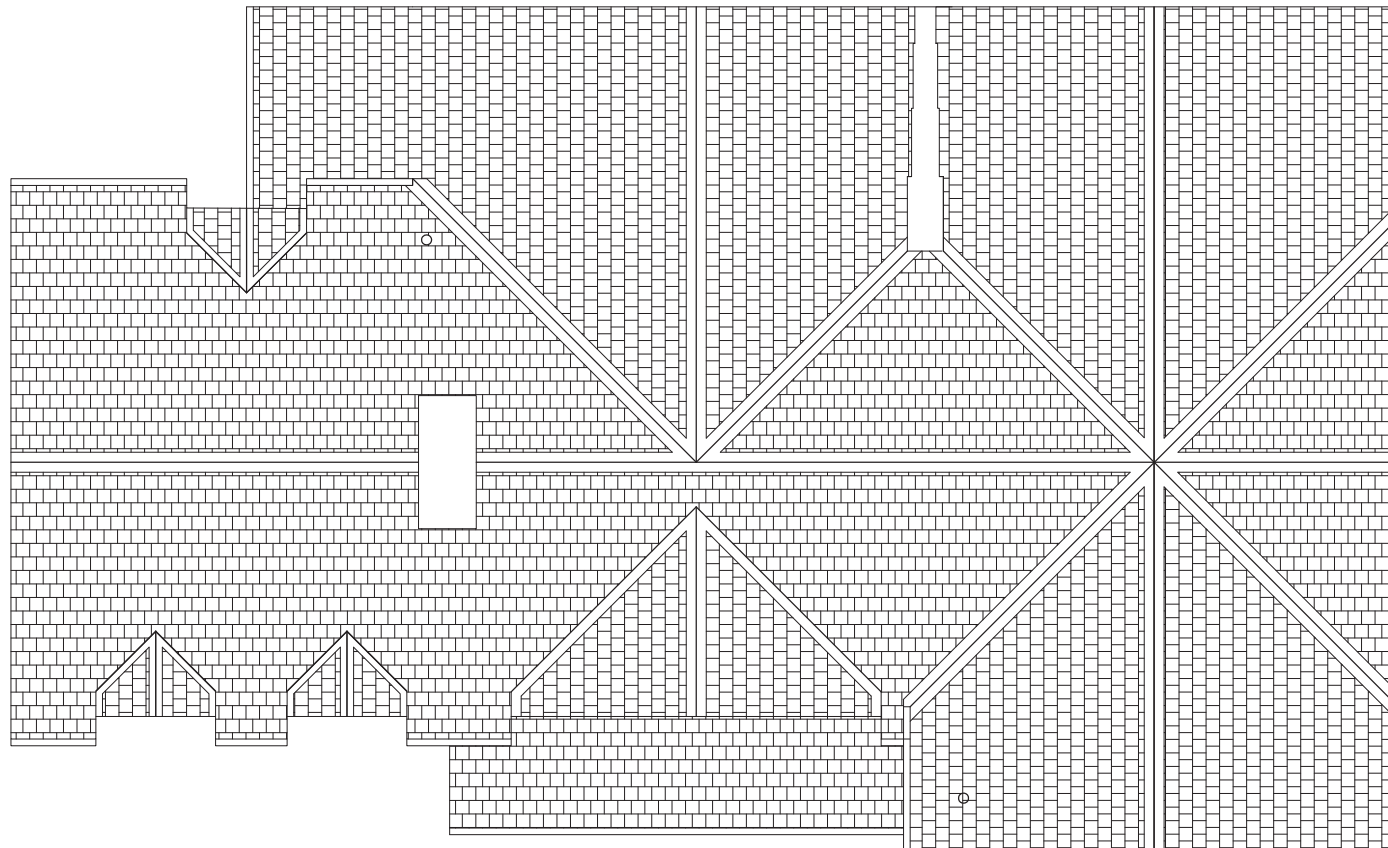


Proposed Ground Floor Plan

Proposed First Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

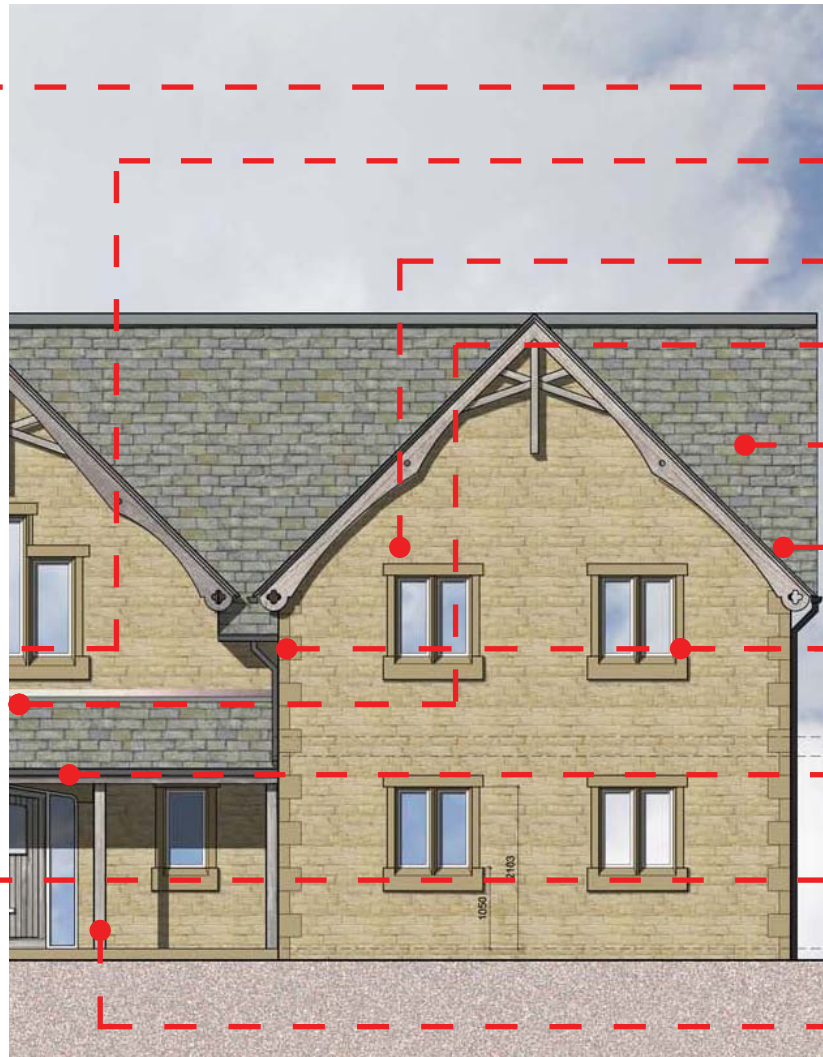
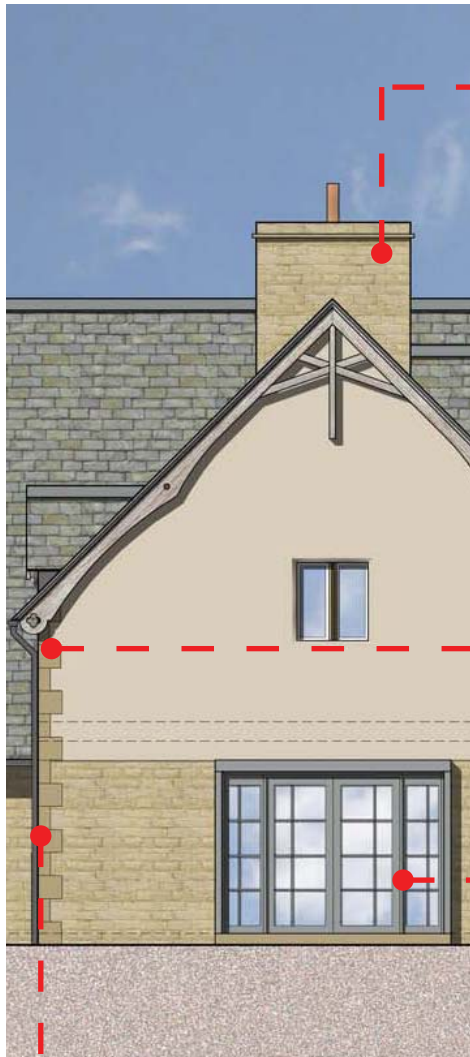


Proposed Side Elevation



Character

Materials - Proposed Dwelling



Natural Yorkshire Sandstone
Reclaimed. Stretcher Bond.



Artsone/reclaimed Quoins.



Artsone/reclaimed window detailing.
King mullions.



Acrylic through colour render
Colour: Natural TBC



Artificial stone roof flags.
Colour: Yorkshire Sandstone.



Timber fascia boards
soffitt boards and cladding. Colour TBC



Powdercoated thin profile
aluminium windows: Colour TBC



hardwood timber door.
Colour: TBC



French doors with side light units:
Colour TBC



Green Oak canopy structure:



Aluminium or plastic profiled water goods
with downpipes, Colour: Black.



Existing View



Proposed View



The proposed planting is not an exhaustive list and advice and specialist help will be sought to achieve a thinning out of non-native and low value species to be replaced with high value native woodland species with associated shrubs and plants to achieve a thriving woodland garden with ecological benefits to the local wildlife.



Proposed Landscape Plan

Planting



European Gorse
(*Ulex europaeus*)



Primrose
(*Primula vulgaris*)



**Grass verges with
wild flower meadow
Planting**



Fuschia
(*Fuchsia magellanica*)



Ferns
(*Athyrum filix-femina*)

Trees - native varieties to replace trees removed. species TBC with the local authority.



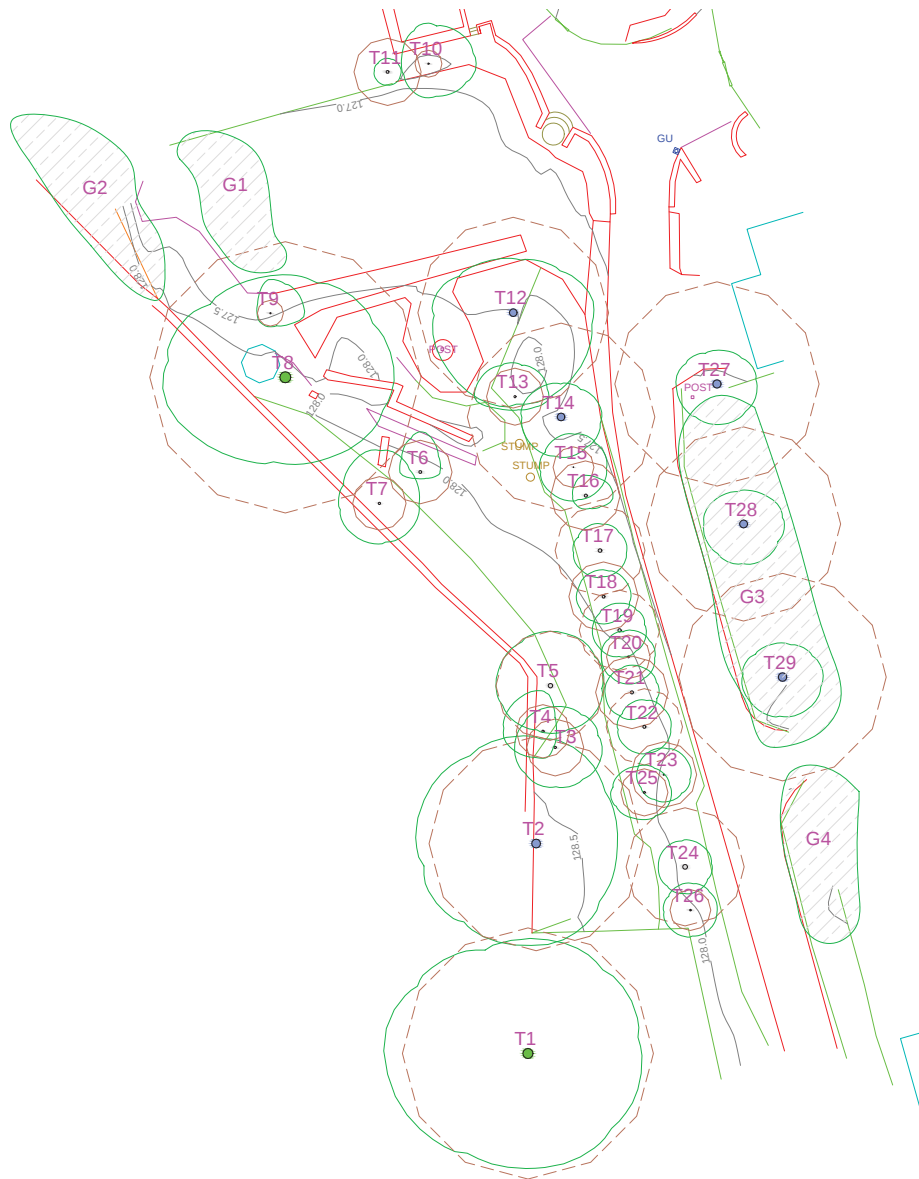
Hazel
(*Corylus Avellana*)



Rowan
(*Sorbus aucuparia*)

An extensive Tree Survey has been carried out, and the Report has been provided separately from this document. The impact of the proposed development on trees, and the applicant's proposals in this regard are covered earlier in this Statement. But in brief the following trees make up the established landscape.

- Conifers
- Hawthorn
- Lawson Cypress
- Sycamore
- Elm
- Common Holly
- Common Oak
- Whitebeam
- Goat Willow
- Rowan
- Smooth Japanese Maple
- Copper Beech
- Weeping Ash
- Laburnum
- Cherry Laurel





Access Statement

Access routes to and around the building

Access to the site is via an existing vehicular access off Riley Lane which follows an established private driveway beyond the access point to the neighbouring property, Netherfield Manor. Visibility will be maintained here. The proposed dwarf walls/fencing are to delineate between the property boundaries. This private driveway leads to an area of hardstanding and an existing detached 2 car garage that will form part of the new development. A permeable paved pedestrian area with planting is proposed to the front of the new property. Access around the building is via paved pathways which link at the rear of the property with a number of seating areas. The landscaped gardens are nominally flat, and the orientation of the dwelling allows for natural access to garden areas at the front and rear of the property. All external door openings will be DDA compliant.

Entering the building

The proposed entrance door to the new dwelling will have a minimum clear opening width of 1010mm. The floor height will be consistent throughout the new dwelling and will provide for safe and accessible living conditions.

Horizontal circulation on the ground floor

All circulation routes within the new dwelling will be a minimum of 1100mm wide, with all door openings designed to allow ease of use by a wheelchair user. There will also be no obstructions reducing the clear passage width to less than 775mm. Threshold strips at changes in floor finishes will be level where reasonably practicable and will not protrude greater than 5mm under any circumstances.

Vertical circulation

The new proposed steps and common stair goings will be a minimum of 250mm and risers will be a maximum of 190mm; these will contain no more than twelve steps in a single run, and will have a minimum clear width of 1000mm.

Facilities in the building

Consideration for disabled persons will be made when designing the positions and heights of all door handles, window handles, shelves, counters, plug sockets and switches etc.



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