

19,025 The Mistal, Fixby.

Design & Access Statement

19 Dec 2019

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Introduction

The purpose of this document is to provide the local planning authority with relevant information and design rationale on the proposed development for The Mistal.

The Mistal is a derelict out-building within the curtilage of the Grade II listed North Lodge Farm, and situated on Cote Lane, a couple of hundred meters West of Fixby.

The Mistal is a single storey L-shaped stone building. Its roof was likely finished with stone tiles (as per the surrounding buildings). Having fallen into disrepair, much of the south facing stone walls are missing.

In 2006, The Mistal was granted permission to be converted into a single storey dwelling (application ref. no. 2006/65/92745/W2). The 2006 application also contained permissions for the conversion of two adjacent barns into dwellings. These conversions have now been successfully completed and by the same applicant for this application.

Since the 2006 permission, the Mistal has fallen into significant disrepair and is no longer suitable for retention.

This proposal seeks to demolish and rebuild the Mistal whilst respecting both its original form and its setting.

Pre-Application Advice

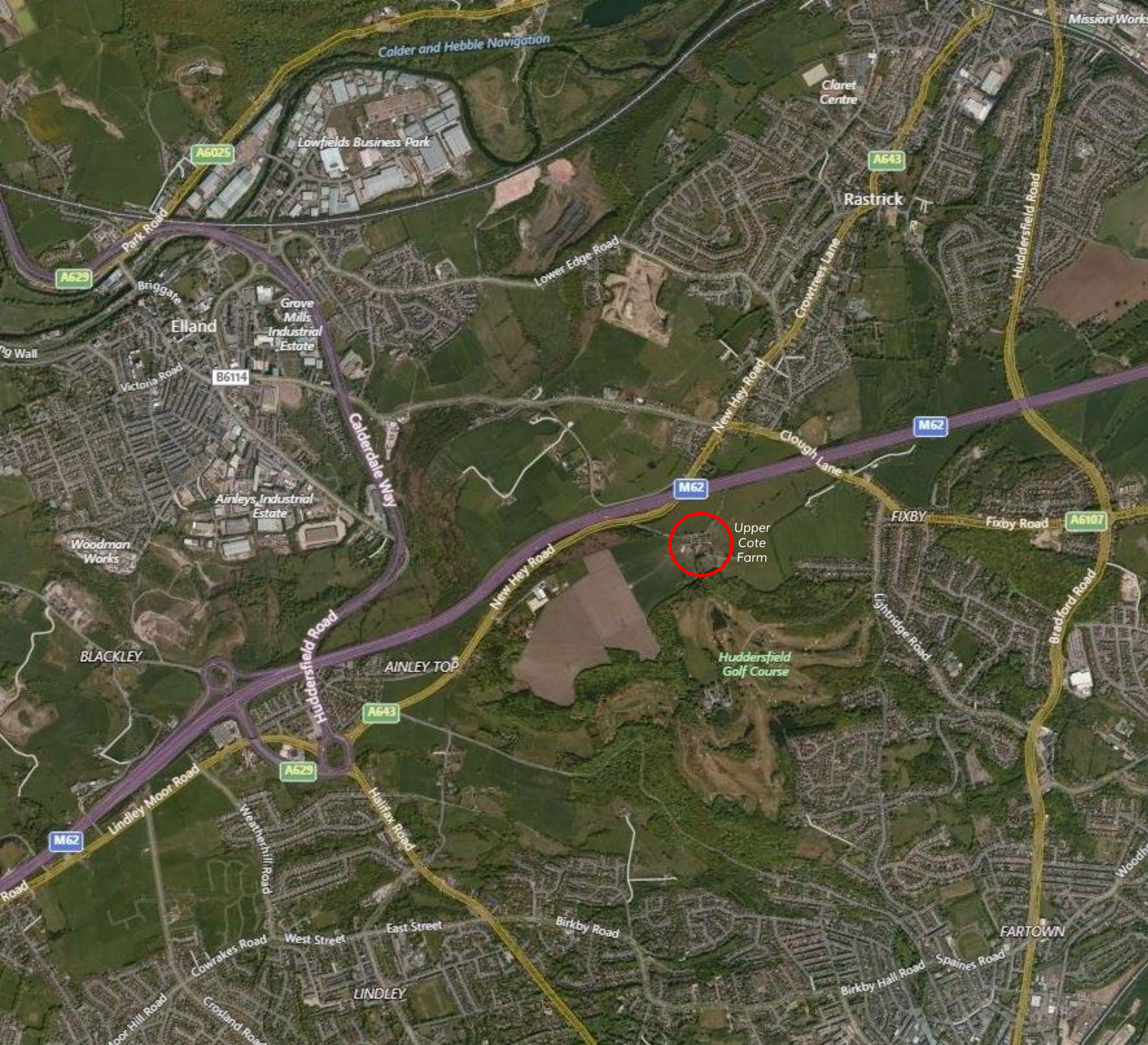
Pre-Application advice has been sought for this proposal (Kirklees Council ref. no. 2019/20130). This process enabled feedback from a local authority planning officer and relative consultants. The outcome was a revised scheme which further retained the existing form of the Mistal.

The primary concern of the planning officer was that the proposal would be defined as new development within the Green Belt, and as such is inappropriate unless approved via special circumstances.

A statement identifying the special circumstances has been prepared in support of this application.



Site location and Green Belt



Site Location

The Mistal is situated on Cote Lane, a couple of hundred meters West of Fixby and within the curtilage of Upper Cote Farm. The closest major settlement is Huddersfield, which is situated a couple of kilometres to the South of the application site.

Upper Cote Farm
Existing Site Aerial

Cote Lane

North Lodge

North Lodge Farm

The Mistal

The Byre (now converted)

The Cow Shed (now converted)

North Lodge
Farm Cottage





The Mistal (from the South)



The Mistal (from the North)



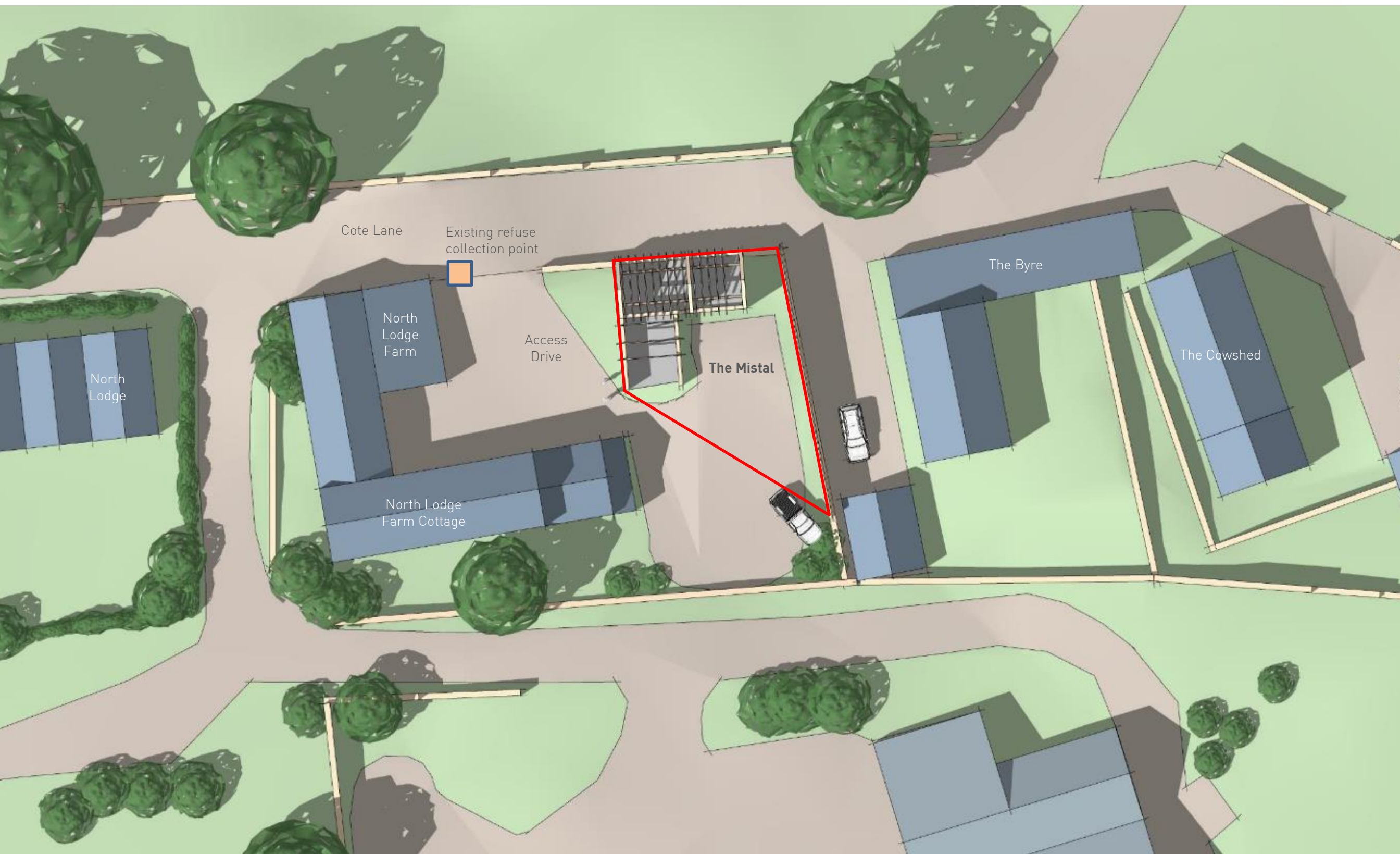
The Mistal (site entrance)



North Lodge Farm Cottage (from the North)



The adjacent, renovated 'The Brye'



Site Plan, Existing



Site Plan, Proposed

NORTH LODGE FARMHOUSE

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Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1133830

Date first listed: 02-Dec-1983

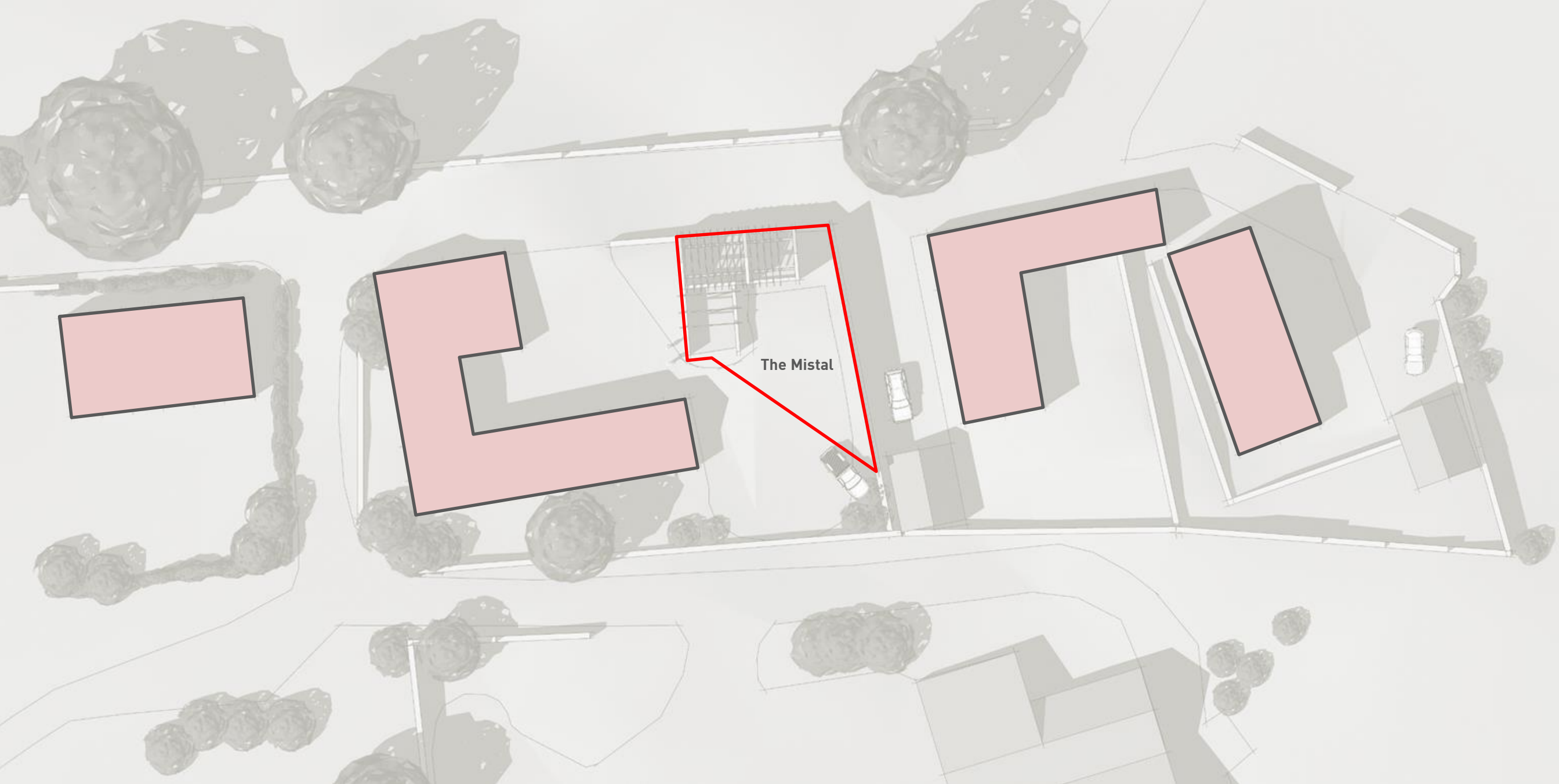
Statutory Address: NORTH LODGE FARMHOUSE, COTE LANE

Map



Heritage

The proposal is situated within the curtilage of the Grade 2 listed building, North Lodge Farm. Please refer to the heritage statement, which has been prepared in support of this application.

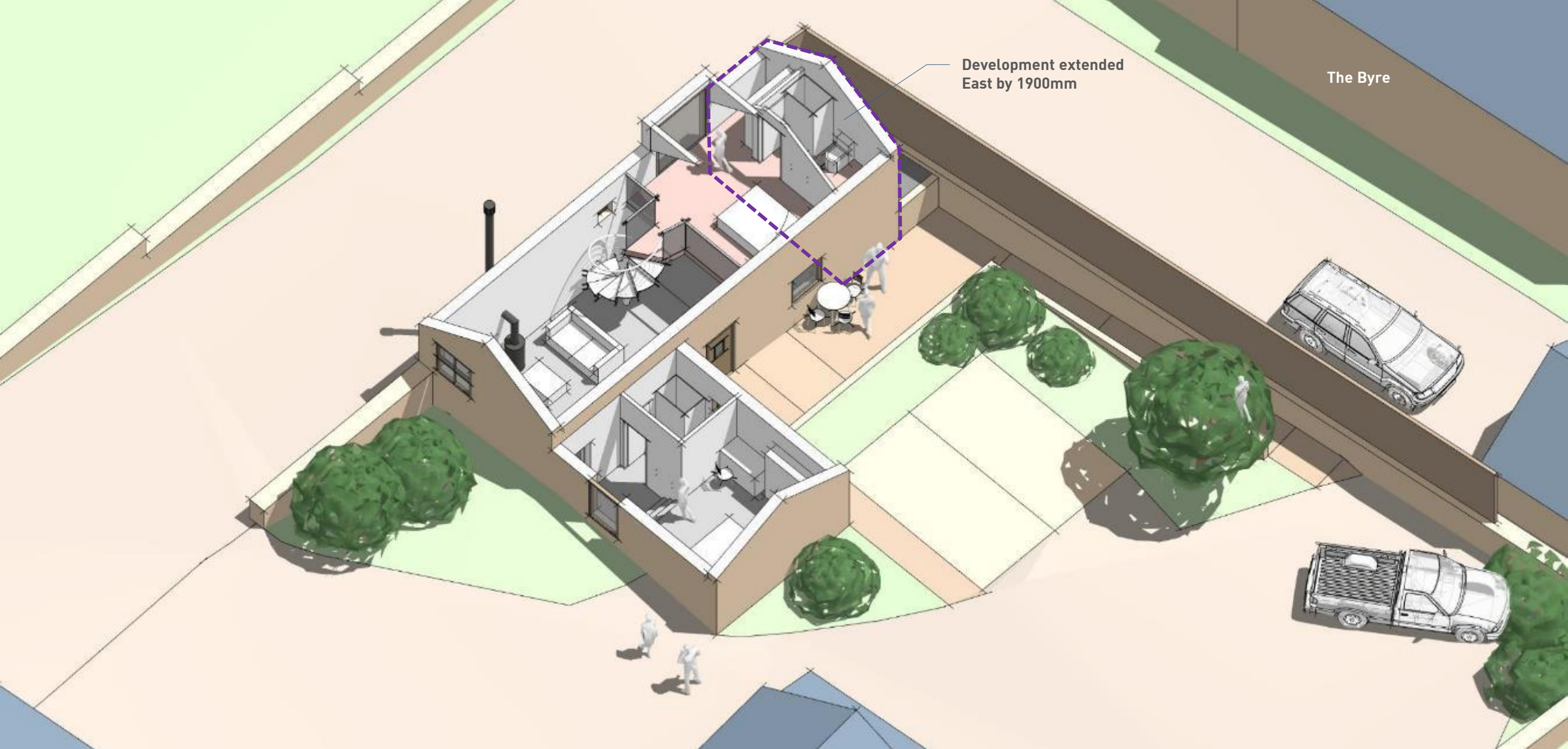


Use

The Mistal is currently a dis-used agricultural out-building. The proposal looks to develop this into a residential dwelling. The above diagram illustrates how it will naturally complete the existing residential setting.

The extant permission from 2006 is also for residential use.

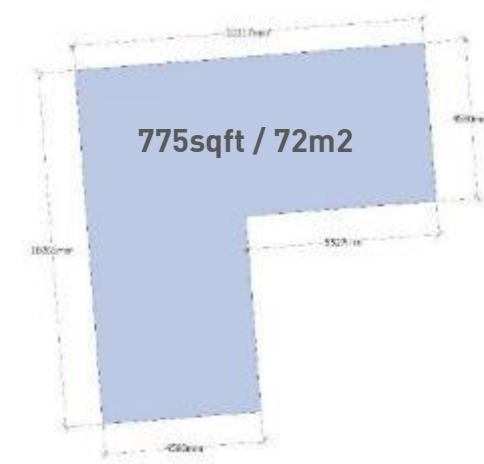
Existing residential use



Proposed Mistal – Isometric Cutaway

Amount

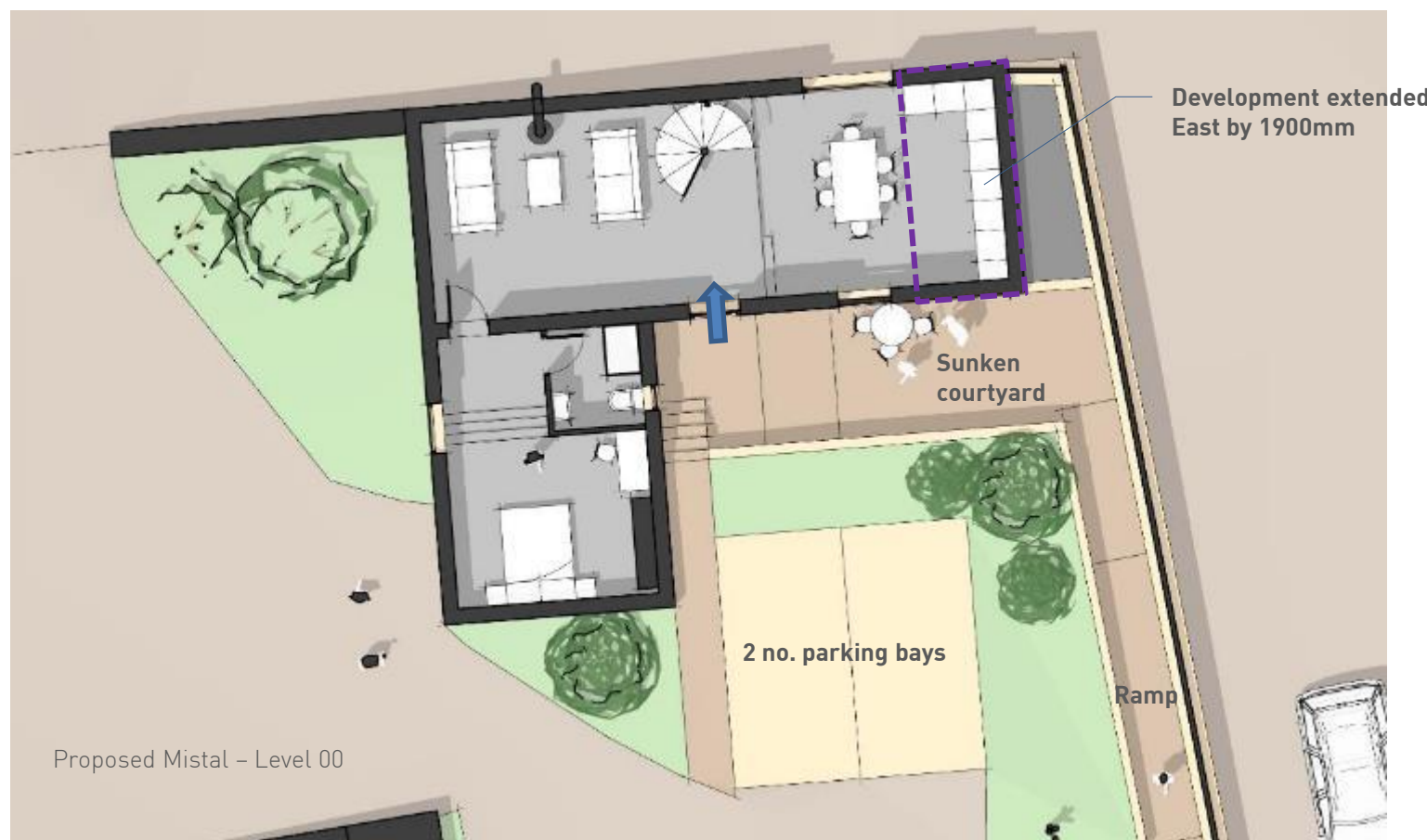
The proposal seeks permission to rebuild the Mistal for the development of a 1½ storey 2 bed dwelling. To achieve this, the existing form of the Mistal will be extended circa 1900mm to the East. Careful consideration has been made to minimise impact on the adjacent 'The Byre' dwelling.



Footprint Existing



Footprint Proposed

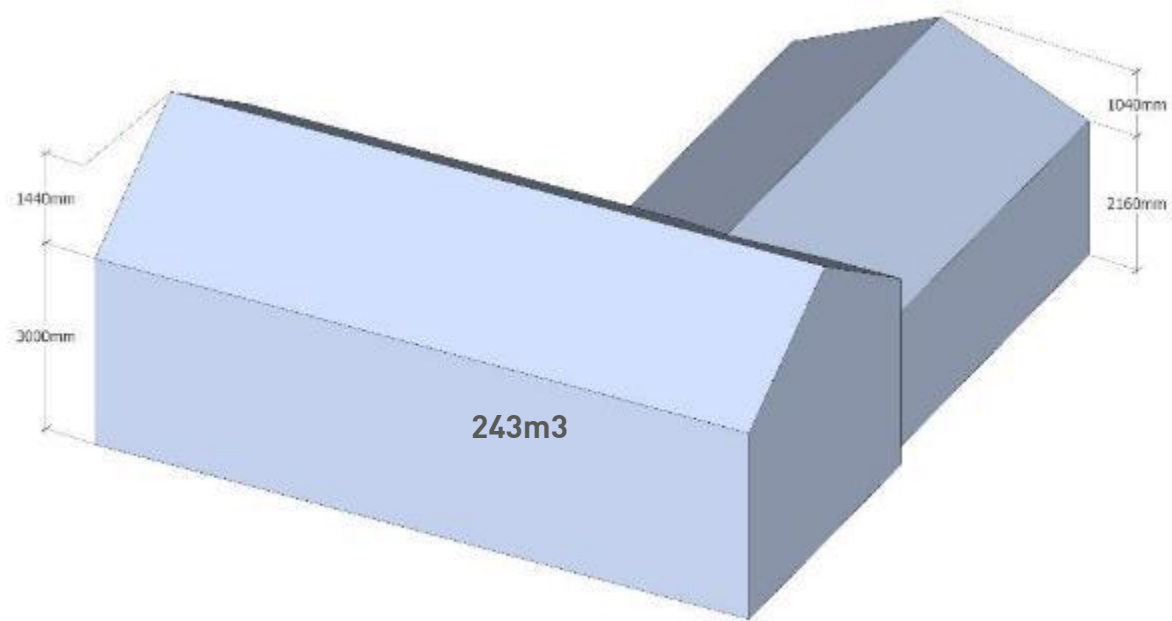


Layout

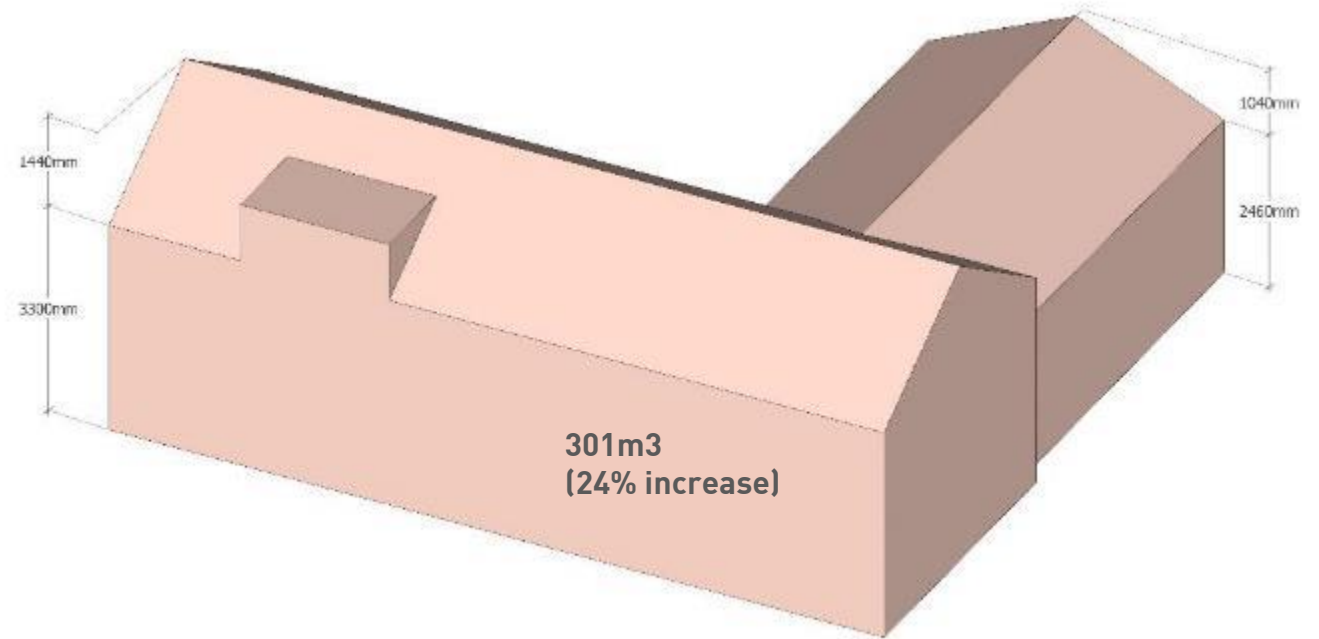
The existing Mistal is an L-shape which creates a natural courtyard to the Southeast. The proposal looks to demolish The Mistal and allow the building of a 1 ½ storey dwelling. This would equate to the demolition of 775sqft with a proposed development of 872sqft (a footprint increase of 13%). The existing footprint of The Mistal is to be utilised, but with a small extension of development to the East.

The ground floor layout will comprise of an open plan living/kitchen/dining area plus a bedroom with a level access WC/En-suite. A mezzanine level (circa 1/3 of the footprint) offers a second bedroom with en-suite.

Externally is a mix of soft and hard landscaping which offers 2 no. parking spaces, a south facing sunken courtyard and accessible access. There is opportunity for native shrub planting to the South and West.



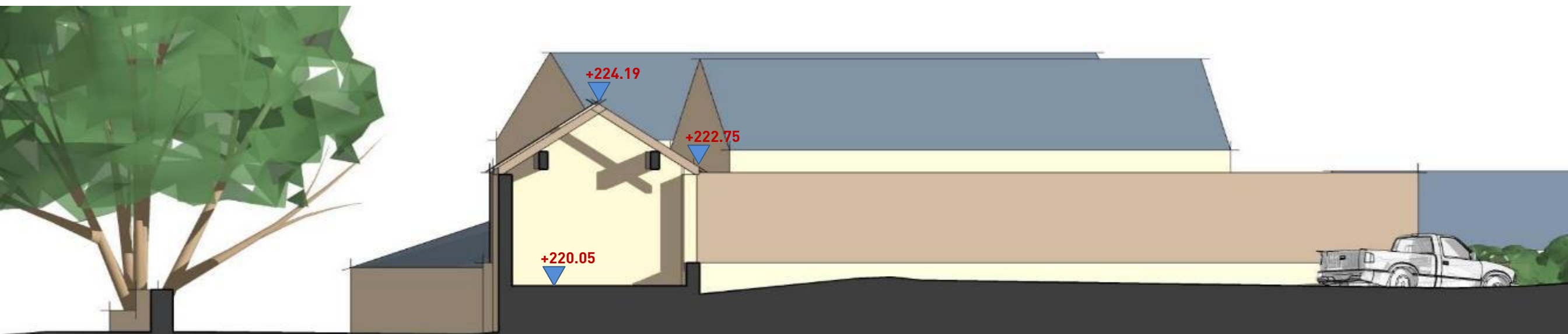
Volume Existing



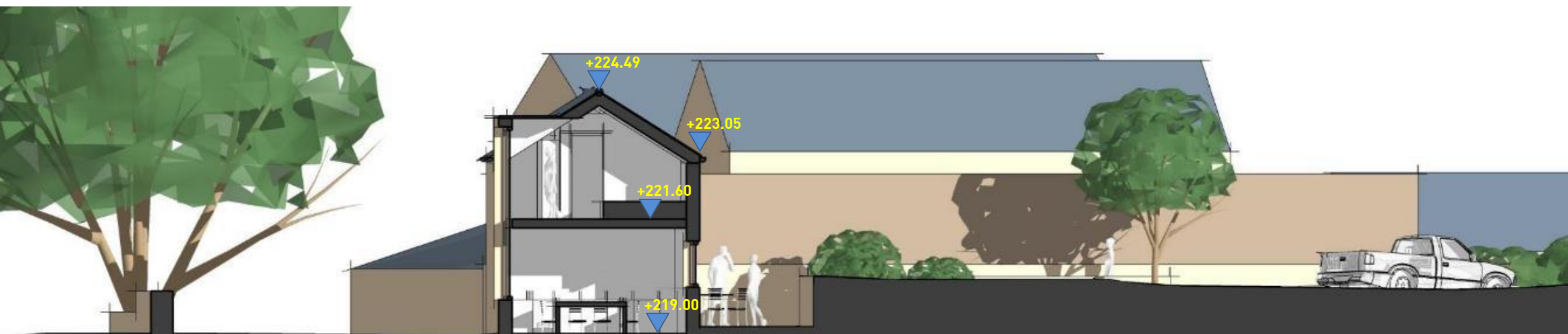
Volume Proposed

Scale

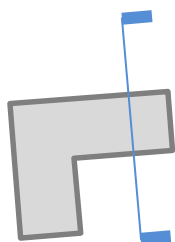
The proposal aims to retain the scale and form of the existing Mistal, only a small increase in volume is proposed (24%) which is to ensure adequately sized spaces and construction practises.



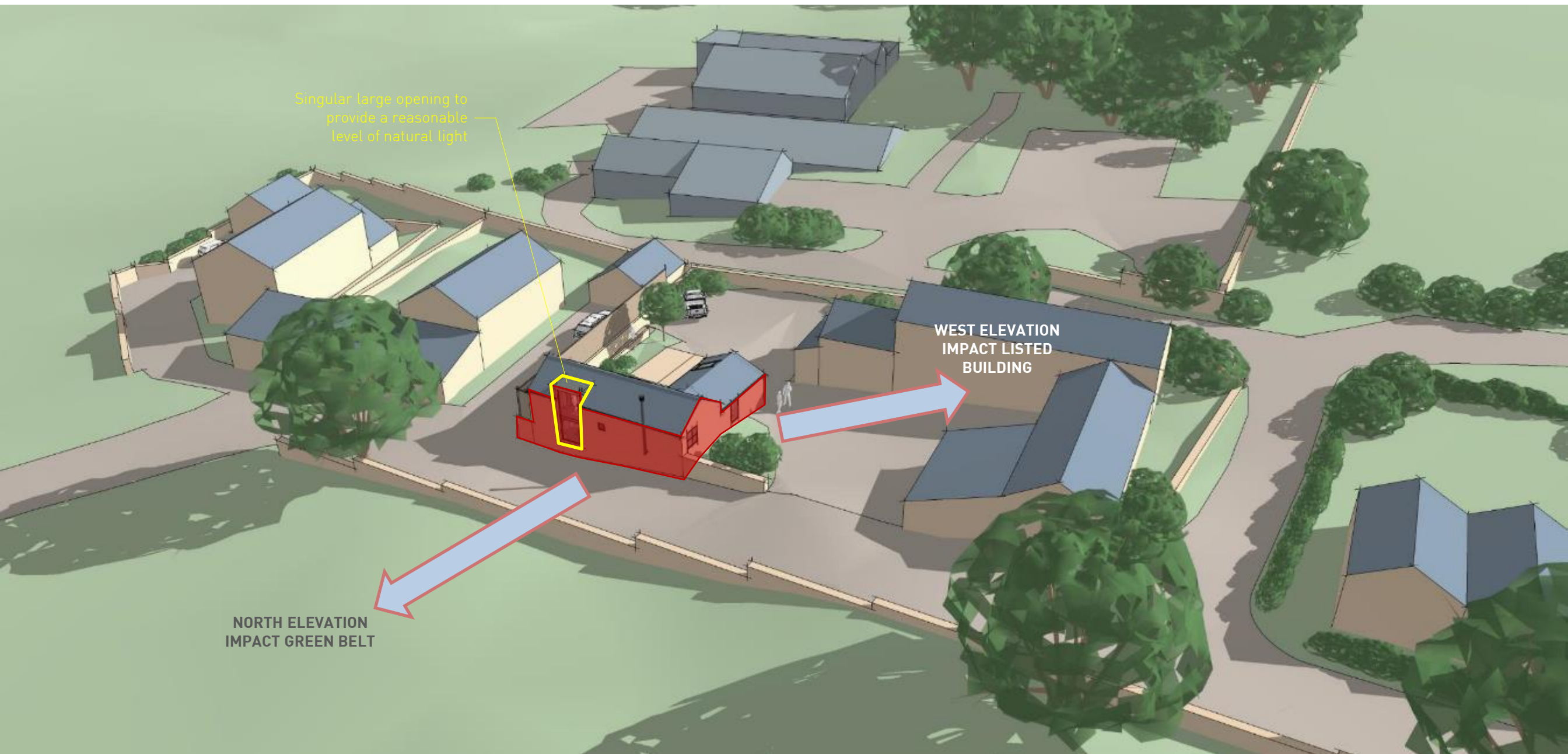
Existing Section AA



Proposed Section AA



As per the extant permission (2006/65/92745/W2), the eaves and ridge heights will be extended up by circa 300mm to allow for suitable headroom and insulation. This height increase will not change the sub-servient nature of the building. The 1 ½ storey dwelling will be achieved by excavating down by circa 750mm from existing floor level.



Appearance

The proposed appearance aims to sympathise with its context by being rebuilt close to its original state.

The proposal identifies the West and North elevations as having the primary impact on its context, and as such, openings have been carefully sized and positioned to help preserve this memory.

A singular large opening is situated at a point furthest away from the listed building, to provide much needed consistent natural light into the dwelling.

The proposal aims to use reclaimed stone walls and stone tiles from the existing building, and then to use new to match where this is not possible. Hardwood glazed windows are proposed throughout.



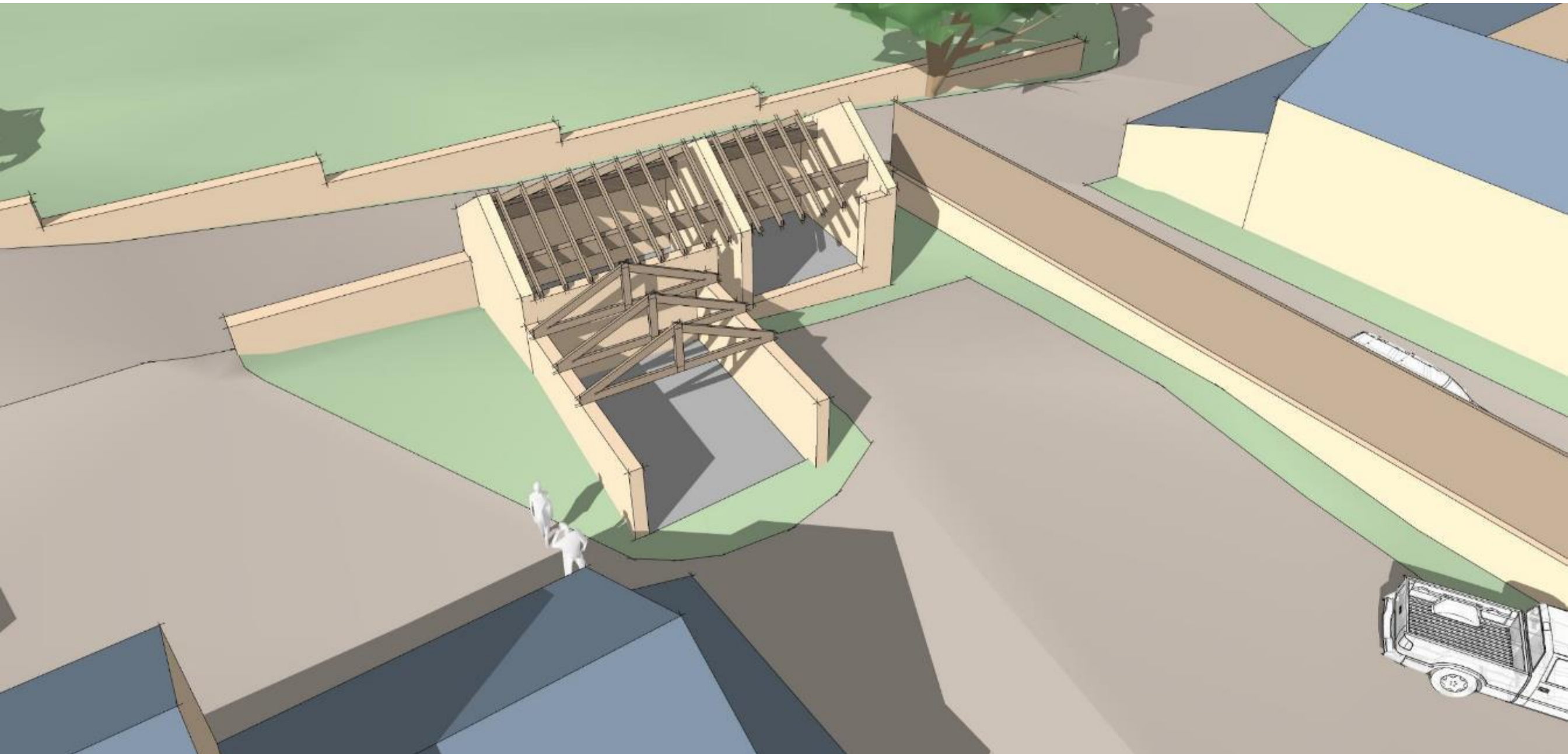
Existing Mistal



Proposed Mistal

Diagram to highlight the intent of adopting the existing size and location of existing openings on the proposed West and North elevations.

Aerial View South, Existing



Aerial View South, Proposed



View from the M62, Existing



View from the M62, Existing





Access

Vehicular access is unchanged and utilises the existing access rights into the site off Cote lane.

Refuse and fire tender is also unchanged, with access off Cote Lane.

Access into the proposed dwelling is to the South elevation and via both stepped and a 1:21 accessible ramp.

2 no. parking bays have been provided.

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