

Design & Access Statement

Project: Proposed Extension and Alterations to Heavens House to Create Two Dwellings.

Address: Heavens House, Willow Grove, Cliff Road, Holmfirth, HD9 1AN

Job No: 20002D-01-P01

Date: August 2020



Contents:

1.0 - Introduction

2.0 - Project Location & Site

3.0 - Project Description

4.0 - Planning

5.0 - Design Proposal

6.0 - Accessibility

7.0 - Planning Policy

8.0 - Conclusion

1.0 Introduction:

1.1	This design and access statement is to support the planning application for extension, alterations and the splitting of an existing property into 2 residential dwellings at Heavens House, Willow Grove, Holmfirth, HD9 1AN.
1.2	Willow Grove now includes 4 residential properties with the completion of application 2012/62/93602/W
1.3	Planning was previously passed for this proposal. Ref- 2012/62/93604/W This application has now lapsed and was not implemented.

2.0 Project Location & Site:

2.1	The site is located on Cliff Road which sits on the Southern side of Wooldale. The South elevation makes use of views across the Holme Valley and open greenspace whilst the West and North elevations are bounded by residential properties. To the East, across Cliff Road, is Greenbelt land.
2.2	The site provides excellent commute links to Huddersfield, Sheffield, Leeds, Manchester, Barnsley and Wakefield being situated 4.5 miles South of Huddersfield Town Centre, 0.5 miles from Holmfirth centre and 11 miles East of the M1.
2.3	Willow Grove currently includes 4no detached dwellings. To the North, a new build traditional stone built 3 bed house, and to the West, 2 new build traditional stone built homes, one 4 bed and one 5 bed. All of which were completed as part of 2012/62/93602/W.
2.4	The site is 0.08ha in size and currently in residential use. The existing driveway runs through and down from Cliff Road to the lower new build properties to the West of the site. Existing boundaries are comprised of dry-stone walling, established vegetation and new coursed stone walling to the North and East.
2.5	The properties found to North and West boundaries are residential homes with relatively consistent construction forms and materials with natural stone, gable roofs and natural slate roof coverings.



3.0 Project Description:

3.1	The proposal is to extend, split and improve the existing 4 bed dwelling of Heavens House into 2no 3 bed cottages.
3.2	Plot 1 on the East side will remain as existing externally with one enlarged opening to the master bedroom to take full advantage of the spectacular views across the valley and the right for natural sunlight to the high level windows with no privacy issues and a new kitchen window on the ground floor.
3.3	Plot 2 is proposed to be part existing and part extension with stepped floor levels and roof levels to be in keeping with the existing.
3.4	The extension has been designed to be in keeping with the existing form, materials and style as traditional vernacular cottages. The stepped roof and floor levels follow the existing form down the site.

4.0 Planning:

4.1	Planning was previously passed for this extension and split proposal Ref - 2012/62/93604/W This application has now lapsed and was not implemented.
4.2	Planning for the demolition of one bungalow dwelling and the erection of 3 residential properties was passed along side the above application at Willow Grove Ref - 2012/62/93602/W.
4.3	Planning previously passed at Willow Grove to extend the bungalow up one storey over the whole footprint Ref - 2003/62/91510. This application lapsed and was not implemented.
4.4	Application previously passed for Heavens House to construct detached garage, application reference unknown. This application has lapsed and was not implemented.
4.5	Pre application advice was not sought.

5.0 Design Proposal:

Existing: -

5.1	The existing property has a living room, kitchen, dining room, utility room, downstairs WC, 4 bedrooms, one en-suite, bathroom and a large entrance hallway.
5.2	Construction completed on existing 1989, although fairly new in construction windows throughout require replacing and insulation to be improved within existing structure.
5.3	Large full height entrance hall provides excellent scope for the utilisation of internal space and currently provides little benefit to maximisation of space use and space heating.

5.4	Existing driveway for 2no vehicle parking to the north of the property requires improvements. (Relaying and addition of a further 2no parking spaces to accommodate plot 2 have been proposed as part of this application)
5.5	Ashlar quoins on both East and West gable ends have been subject to severe movement and require reconstruction.
5.6	A main rebated porch is found on the North Elevation.

Proposed: -

5.7	The proposal of splitting Heavens House into two dwellings is an excellent opportunity to create extra residential housing with minimal impact on the rural environment as the existing space internally allows the proposal to achieve two 3 bed private homes with little change to the existing footprint.
5.8	The proposed are intended to be in keeping with the local area and the existing Heavens House in respect to mass, material and form.
5.9	All materials used will be reflective of the existing in finish, colour, style and detailing.
5.10	The stepped roof levels will reflect the natural profile of the site topography and the existing form of Heavens House.
5.11	The scale and size of the extension has been designed to coexist harmoniously with the surrounding built fabric.
5.12	Extension to be taken down the site away from the road and the elevation seen from the road will remain unchanged.
5.13	The proposal is inline with privacy dimensions and regulations to the surrounding residential properties. The opening alteration to the master bedroom of plot 1 is overlooking greenspace and across Holme Valley with no impeding properties or structures.
5.14	The windows designed for plot 2 and the alteration to the opening on plot 1 have been designed to take full advantage of the incredible views across Holme Valley and to be in keeping with privacy distance requirements.

5.15	Ridge and eaves heights have been designed to be reflective of the existing and the stepped levels.
5.16	The existing traditional external façade and elevations will be largely kept the same with the exception of the changes in openings.

Proposed Plots:

Plot 1:

Entrance Hall	
WC	
Living & Dining Room	
3 Bedrooms (1 master)	
Bathroom	
Kitchen	
Porch	

Plot 2:

Entrance Hall	
WC	
Living & Dining Room	
3 Bedrooms (1 master)	
Bathroom	
Kitchen	
Storage Room	

6.0 Accessibility:

6.1	There is good access to the site from Cliff Road with good visibility in both directions.
6.3	Alterations have been made at road level as per application Ref- 2012/62/93602/W to create a bin refuge area for both plot 1 and plot 2 which has now been completed. (see below image) This was a previous condition to the passed application of 2012/62/93604/W which has now been resolved.
6.4	New vehicle turning space has been added at the connection to Cliff Road from Willow Grove again as per 2012/62/93602/W. This was a previous condition to the passed application of 2012/62/93604/W which has now been resolved
6.5	Pedestrian access remains the same via the shared drive of Willow Grove.
6.6	New parking will be added for plot 2 to allow 2no vehicle parking spaces and the existing parking area for plot 1 will be enhanced which will still allow for 2no vehicle parking spaces which are both inline with Kirklees parking standards.



7.0 Planning Policy:

The following points within the NPPF are considered relevant to this application: -

NPPF	117	<i>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</i> The proposal utilises the existing space and creates a new dwelling with a very small impact on the overall footprint making for a very effective use of land which may not be possible under different circumstances.
NPPF	122	<i>Planning policies and decisions should support development that makes efficient use of land, taking into account:</i> <i>d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and</i> <i>e) the importance of securing well-designed, attractive and healthy places.</i> The proposal manages to achieve minimal impact on the built environment and is inclusive of the local character whilst making full use of space and land.
NPPF	123	<i>Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:</i> The addition of a new dwelling at Willow Grove ensures optimal use of the potential of the site within land and community.

NPPF 124

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

The integration of the proposal was paramount through the design process with the ridge heights and stepped floor levels to ensure the extension did not impact negatively on the natural landscape and built environment. The natural environment is to be kept as existing with plans to enhance vegetation and potential new trees.

NPPF 127

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

NPPF	131	The design for this proposal is exactly in keeping with the local built environment and shows excellent design aesthetic reflections from the existing character. The addition of a new dwelling within an existing dwelling only provides positive impact to the community and overall finish of Willow Grove as a whole. The proposal is respectful of local materials and the ridge heights to the adjacent residential buildings. <i>In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.</i> The proposal shows great innovation for the utilisation of space by creating 2 dwellings from one existing footprint with minimal negative impact of the landscape. The proposal could lead to more designs of the same nature therefor protecting the greenspace found throughout the immediate space and the Holmfirth area.
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The following points within the Kirklees Local Plan are considered relevant to this application:

Policy LP7	Efficient and effective use of land and buildings. <i>b) should encourage the reuse or adaptation of vacant or underused properties</i> The proposal makes full use of the existing underused space and utilises the potential through slight adaptation of the existing to achieve large benefits to both community and housing.
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**Policy
LP24**

Design

Proposals should promote good design by ensuring high levels of sustainability, to a degree proportionate to the proposal, through the re-use and adaptation of existing buildings, where practicable.

The proposal makes full use of this by creating 2 dwellings from one existing dwelling also allowing the opportunity to enhance insulation and sustainability during the construction.

NOTE

The NPPF and Kirklees local plan show that the application should be supported. The use of land and space to maximum potential at little to no impact on the existing landscape and environment show the innovation within this proposal to re-use space for the benefit of community and environment whilst in keeping with the local traditional aesthetics.

Greener living will be achieved with having the opportunity to improve air tightness through new windows and improved insulation leading to greater and healthier internal air quality.

8.0 Conclusion:

8.1	This proposal is subservient, respects all privacy and natural light to neighbours whilst being entirely in keeping with the immediate locality.
8.2	More housing is being achieved with less impact on the surrounding greenspace by utilising an existing dwelling thus providing a more sustainable means of construction that could have potential influence on the natural environment in the future.
8.3	The proposal will result in 2 enhanced dwellings both aesthetically and practically with internal wasted space being utilised for future benefit.
8.4	The massing of the design has been carefully considered to be in no means overbearing and produce a balanced look that will enhance the streetscape of Willow Grove and create a greater feeling of community.
8.5	Planning policies have been considered and the design has reflected important criteria.
8.6	All materials used and designs proposed are in keeping with the existing local aesthetic.
8.7	The proposal has huge benefits through a number of areas from environment to internal air from minimal impact on the overall footprint of the existing. Points that were raised with the conditional planning permission Ref - 2012/62/93604/W have been resolved prior to this application submission in bin refuge areas and enhanced turning space onto Cliff Road.
8.8	With these points in mind, and the previously approved application Ref-2012/62/93604/W for the same extension and subdivision, I respectfully ask for planning consent to be granted.