Design + Access Statement

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Heritage Impact Assessment

Park Farm House_

Farnley Tyas, Huddersfield

2020.00101.000

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Park Farm House_

Farnley Tyas, Huddersfield

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1.1 - Introduction_

IIVI Architects have been instructed by Mr Stephenson & Miss Sykes to prepare and submit a House Holder application to Kirklees Metropolitan Council seeking planning approval for a 2.5m single storey extension to the west gable of the host dwelling and associated landscaping; Park Farm House, 1 Park Farm Court, Manor Road, Farnley Tyas.

Since the submission of proposals detailed within application 2019/62/93271/E, as a result of COVID-19, the world we live in has dramatically changed in regard to social and working practices. Like many companies in the UK the organisation whom the applicant is employed by has now adopted home working. Consequently in order to facilitate home working, the applicant requires an additional space to accommodate a study.

Therefore, this application seeks planning approval for a 3 meter single storey, pitched roof extension to the west gable of the host dwelling. The extension will be constructed from reclaimed natural stone, natural stone slates, natural stone window surrounds and timber windows; All to match the host dwelling and be in keeping with the character of the wider Farnley Tyas Conservation Area.

This document sets out the background to the proposal including a description of the site and its planning history, as well as providing a review of the relevant planning policy. In doing so, it demonstrates the application's acceptability in planning terms.

This statement responds to the requirements of the Town and Country Planning Order 2006 for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development and how issues relating to the access to the development have been dealt with.

This structure and content of this statement has been informed by DCLG Circular 01/2006 'Guidance on changes to the Development Control System' and 'Design and Access Statements; how to write, read and use them' (CABE 2006)

The planning application proposals that are considered within this Statement have been a collaboration between the design team, having worked together to consider the context of the site. Identifying the constraints and opportunities that this presents. The proposal is a consolidated response to this analysis. rubble. The site has a gentle slope from west to east, but remains relatively featureless.

2.0 - Site Appraisal_

1.2 - Site Location + Description_

The site (also referred to as Park Farm House) is located in Farnley Tyas which is an estate village situated in the southern part of Kirklees Metropolitan District, approximately 5 km south of Huddersfield. The site is situated roughly to the east of the centre of the village, on the southern side of Manor Road. The site measures approximately 0.059ha.

Park Farm House forms part of a wider site called the Park Farm Development brought to market by Radcliffe Developments (Farnley) and it falls within the boundaries of Farnley Tyas Conservation Area. The site is currently vacant, and consists of the original Farm House and predominantly bare earth and rubble. The site has a gentle slope from west to east, but remains relatively featureless.

Park Farm House and its grounds have recently received planning permission by for its renovation by appeal. The approved proposals are detailed within application 2019/62/93271/E. The existing building will be sympathetically renovated with materials to match the existing built fabric, utilising natural stone and natural stone roofing slates.

Access to the site is via Park Farm Court, off Manor Road. Areas of amenity space are in front of the dwelling to the south. The property is to be a self-build scheme managed by the Applicant.

2.1 - Site Context - The Farnley Tyas Conservation Area

Farnley Tyas is an estate village situated in the southern part of Kirklees Metropolitan District at a height of around 250 meters AOD. The village lies at the heart of a rural estate of some 607 hectares (1,500 acres) comprising farmland and woodland. The majority of Farnley Tyas falls within the Farnley Tyas Conservation Area, although there is no conservation area appraisal currently available. However, the recently allowed Planning Appeal Ref. APP/Z4718/D/20/3253334, at paragraph 14, provides the following description of the Conservation Area in question.

'The CA encapsulates the core of Farnley Tyas and the main roads radiating out from it. The village displays a loose, linear pattern of development, created by its organic growth, which is located within a wider pastoral setting. The buildings are a combination of principal structures such as the church and pub, individual houses and small clusters of dwellings and farmsteads. The common use of local materials of sandstone and stone slate and the incorporation of architectural features such as quoins and mullions provide a degree of visual harmony within the street scene. All of these elements contribute to the special architectural and historic interest and significance of the CA.'



View looking South West from Manor Road.



View looking West Down Manor Road away from the site.



View looking East Down Manor Road to the site.



View looking East Down Manor Road beyond the site.

2.2 - Park Farm House_

Park Farm House is located on the eastern boundary of the Farnley Tyas conservation area. The site benefits from a rural setting within a new residential development consisting of 8 large dwellings.

The building, which was once part of a working Farmstead and can be seen on the 1854 map with recently developed Grade II listed Barn at 18 Manor Road adjacent. Further small scale structures crop up over the next fifty years but nothing of significance. The large scale structures are noted on the 1955 map and grow and evolve to the layout evident prior to the development of the Farmstead.

The Farm House has been subject to significant alterations over its lifetime seeing alterations and modifications such as;

- Re-construction of entire Northern Elevation & part eastern elevation to include a brickwork inner-leaf and damp-proof course.
- Replacement of purlins, truss rafters and battens.
- Poor quality single story extension, between the Farm House and Listed barn.
- Rebuild of central feature fireplace.
- Unsympathetic replacement of existing timber windows with PVC.
- Removal and walling up of several windows

Within application 2018/65/91634/E Kirklees Conservation + Design confirmed Park Farm House is not a designated heritage asset.



Extract from 1854 historical map

2.3 - Existing Land Use_

The property's use historically is C3 - dwelling house, but has been vacant for the past 4 years.

2.4 - Site Description + Condition_

The dwelling sits in a picturesque setting surrounded by 8 newly built properties and one grade II listed barn conversion. These properties combined form the Park Farm Development.

Park Farm House is a two storey natural stone built property situated in the village of Farnley Tyas, the property sits hard up against Manor Road and is currently in an unhabitable state.

The property is constructed using two types of coursed stone following the reconstruction of the northern elevation, with white PVC windows & doors, ashlar stone surrounds and a stone slate roof, with the exception of the poor quality single storey extension comprising of a bitumen flat roof. The property as existing has a rectangular plan with the main entrance positioned centrally on the south elevation.

The recently allowed planning appeal ref. APP/Z4718/D/20/3253334 permits proposals for renovating the Farm House and its grounds, including a detached garage for off street parking and high quality, secure garden amenity space.

The property adjacent Park Farm House (4 Park Mews) is Grade II listed. Consequently the proposed extension has been carefully considered to be in-keeping with vernacular of the Farnley Tyas Conservation Area, subservient to the host dwelling and constructed using a pallet of high quality materials sympathetic to the surrounding context and complimentary to the adjacent listed property.

Within application 2020/70/92873/E Kirklees Conservation & Design note the west side of the Listed Barn to have lower significance.

2.5 - Relevant Planning History

As outlined above, the site forms part of the Park Farm Development which benefits from planning permission for residential development. The Planning Permission ref. 2015/62/90759/E gained approval for access, layout and the principle of development on 22nd December 2015. Since gaining approval, the Park Farm Development continued to evolve and as the plots were marketed, the layout and positioning of the scheme altered.

Planning Application ref. 2019/62/93270/E sought Listed Building consent for 'external alterations to create single storey side extension (within a Conservation Area)'. Consent was granted on 22nd April 2020.

Planning Application ref. 2019/62/93271/E sought planning permission for the 'Erection of detached garage, replacement porch and extension, alterations and formation of associated landscaping/parking (within a Conservation Area)'. The application was refused on 13th March 2020.

The decision was appealed on the 29th May 2020, with the planning appeal being allowed on 20th October 2020 Ref. APP/Z4718/D/20/3253334.

3.0 - Relevant Planning Policy

3.1 - Planning Policy Framework

The site is located within Kirklees Metropolitan Council administrative boundaries. The development plan policies for Kirklees are set out in the Kirklees Local Plan (adopted February 2019) which comprises the strategy and policies document, allocations and designations document and associated policies map showing the allocations and designations.
The National Planning Policy Framework (NPPF 2019) is also a material consideration in the determination of the application.

Achieving sustainable development

At the heart of the NPPF is a presumption in favour of sustainable development and the aim of the planning system is to contribute to achieving sustainable development. For decision taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ny adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Achieving well-designed places

Paragraph 131 of the Framework states that 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.

Conserving and enhancing the historic environment

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

At paragraph 194, the Framework confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 196 confirms that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3.2 - Local Planning Policy

Policy LP 24 (Design) states that good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

In line with the policy, proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d. high levels of sustainability, to a degree proportionate to the proposal, through:

i. The re-use and adaptation of existing buildings, where practicable;

ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;

iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;

iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;

v. providing charging points to encourage the use of electric and low emission vehicles;

vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;

vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi- functional green infrastructure where appropriate;

viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

E. THE RISK OF CRIME IS MINIMISED BY ENHANCED SECURITY, AND THE PROMOTION OF WELL-DEFINED ROUTES, OVERLOOKED STREETS AND PLACES, HIGH LEVELS OF ACTIVITY, AND WELL-DESIGNED SECURITY FEATURES;

F. THE NEEDS OF A RANGE OF DIFFERENT USERS ARE MET, INCLUDING DISABLED PEOPLE, OLDER PEOPLE AND FAMILIES WITH SMALL CHILDREN TO CREATE ACCESSIBLE AND INCLUSIVE PLACES;

G. ANY NEW OPEN SPACE IS ACCESSIBLE, SAFE, OVERLOOKED AND STRATEGICALLY LOCATED WITHIN THE SITE AND WELL INTEGRATED INTO WIDER GREEN INFRASTRUCTURE NETWORKS;

H. DEVELOPMENT CONTRIBUTES TOWARDS ENHANCEMENT OF THE NATURAL ENVIRONMENT, SUPPORTS BIODIVERSITY AND CONNECTS TO AND ENHANCES ECOLOGICAL NETWORKS AND GREEN INFRASTRUCTURE;

I. THE RETENTION OF VALUABLE OR IMPORTANT TREES AND WHERE APPROPRIATE THE PLANTING OF NEW TREES AND OTHER LANDSCAPING TO MAXIMISE VISUAL AMENITY AND ENVIRONMENTAL BENEFITS; AND

J. THE PROVISION OF PUBLIC ART WHERE APPROPRIATE.

At point 1, Policy LP35 (Historic environment) confirms that development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

A. THE NATURE OF THE HERITAGE ASSET PREVENTS ALL REASONABLE USES OF THE SITE;

B. NO VIABLE USE OF THE HERITAGE ASSET ITSELF CAN BE FOUND IN THE MEDIUM TERM THROUGH APPROPRIATE MARKETING THAT WILL ENABLE ITS CONSERVATION;

C. CONSERVATION BY GRANT-FUNDING OR SOME FORM OF CHARITABLE OR PUBLIC OWNERSHIP IS DEMONSTRABLY NOT POSSIBLE; AND

D. THE HARM OR LOSS IS OUTWEIGHED BY THE BENEFIT OF BRINGING THE SITE BACK INTO USE.

Point 2 of the policy states that proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

Lastly, point 3 states that should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets;

4.0 - The Proposal_

4.1 - Design objectives_

Proposals seek to sympathetically extend the existing property to form a small study to west gable. The proposed extension and alterations will adopt a traditional architectural style and utilise high quality traditional materials to create a harmonious addition that maintains the character and appearance of the property's immediate context and wider Conservation Area.

The proposal will;

Ensure through good design, proposals will have minimum impact on the residential amenity of neighbouring properties, and that significant overshadowing of adjacent dwellings and their amenity is avoided by in depth sun path analysis.

Facilitate the Applicant's requirement for a space to work from home following their employer's decision to adopt remote working.

Carefully consider the form and massing of the proposed to ensure the new extension is subservient to the host dwelling does not dominate the west elevation.

Soften the entry to Park Farm Court by introducing areas of planting surrounding the proposed extension, consequently enhancing the immediate setting and appearance of the Farnley Tyas Conservation Area.

4.2 - Use_

This application seeks planning approval for a 2.5 x 4.5m single storey, pitched roof extension to the west gable of the host dwelling. The extension will be constructed from reclaimed natural stone, natural stone slates, natural stone window surrounds and timber windows; All to match the host dwelling and be in keeping with the character of the wider Farnley Tyas Conservation Area.

The proposed extension will provide additional area to the existing property, forming a study to allow the applicant to comfortably and efficiently work from home following their employers decision to adopt remote working.

4.3 - Amount_

The existing floor area is 200sqm with a predominantly open plan arrangement. The proposed extension will add 7.5sqm to the existing ground floor footprint and offers high quality additional area that harmoniously ties in to the host dwelling, wider Park Farm Development and the Farnley Tyas Conservation Area in terms of scale & appearance.

The additional mass and floor area is nominal when viewed against the host dwelling and curtilage it occupies, and the surrounding properties.

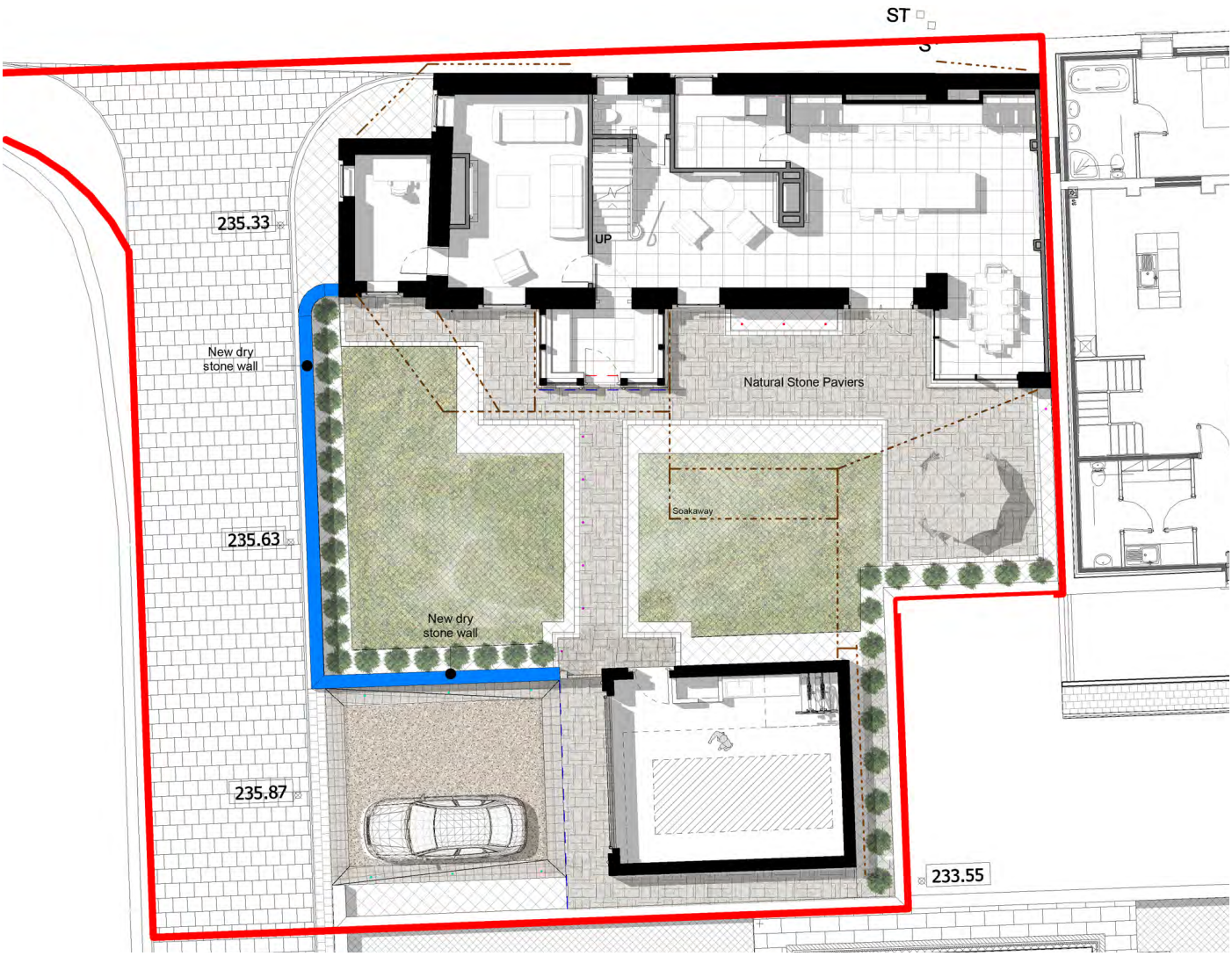
4.4 - Layout

The proposed extension will tie into the west elevation of the existing property and is positioned to maintain visibility down Manor Road for motorists and pedestrians exiting Park Farm Court.

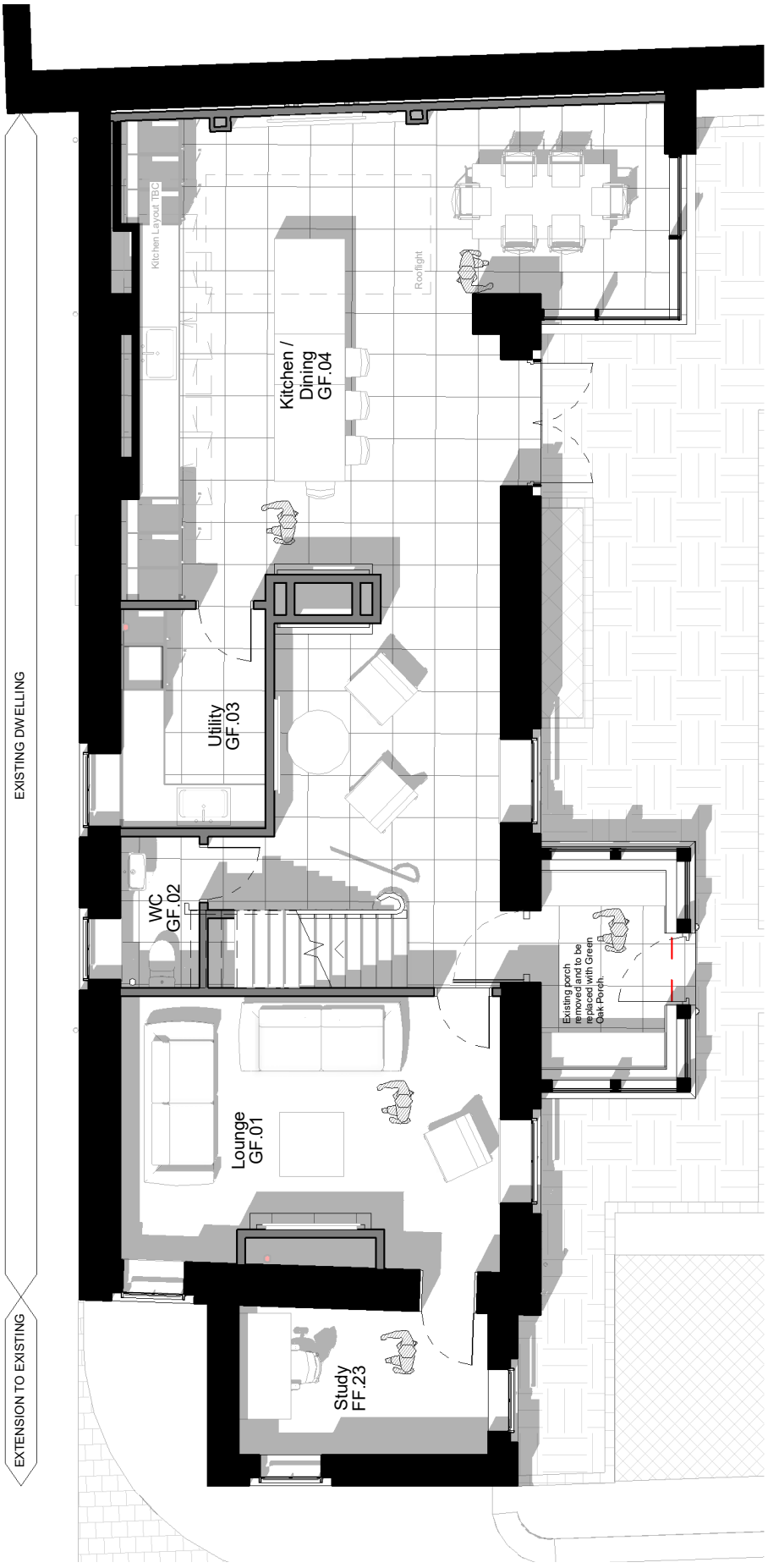
All additions and alterations are designed to be in a similar architectural style of the wider conservation area and Park Farm development in terms of materiality and scale, strengthening the property's relationship with it's contextual setting. All significant existing features are to be retained and enhanced where possible.

The study is accessed through the proposed lounge by reopening a historic opening in the west gable. The proposal is to create a study at ground floor level with windows in the south and west elevation which flood the space with natural light, thus providing a high quality environment for homeworking. structure that incorporates full height glazing and a central rooflight.

The proposed extension has positioned to ensure it does not have a detrimental affect on the amenity of any of the neighbouring properties surrounding the application site. Therefore proposals are in accordance with LP24.



Proposed Site Plan



Proposed Ground Floor Plan

4.5 - Scale + Appearance_

The proposed material changes to existing building have been carefully considered to be in keeping with the scale and architectural style of the existing property and wider Park Farm development and will be constructed using high quality materials to match the existing dwelling.

The scale of the proposed extension has been considered extensively to ensure subservience and thus in-keeping with the development pattern and character of the Farnley Tyas Conservation Area.

The scale of the proposed extension is considered not to be detriment to the setting of the existing building or surrounding area. The height of the proposal to the ridge line will be 4m with an eaves height at 2.7m.

The proposed single-storey extension is to be tied into the existing, relatively blank west gable. The introduction of this subservient element adds visual interest and character to the host dwelling via the step in scale from existing to new.

4.6 - Materiality_

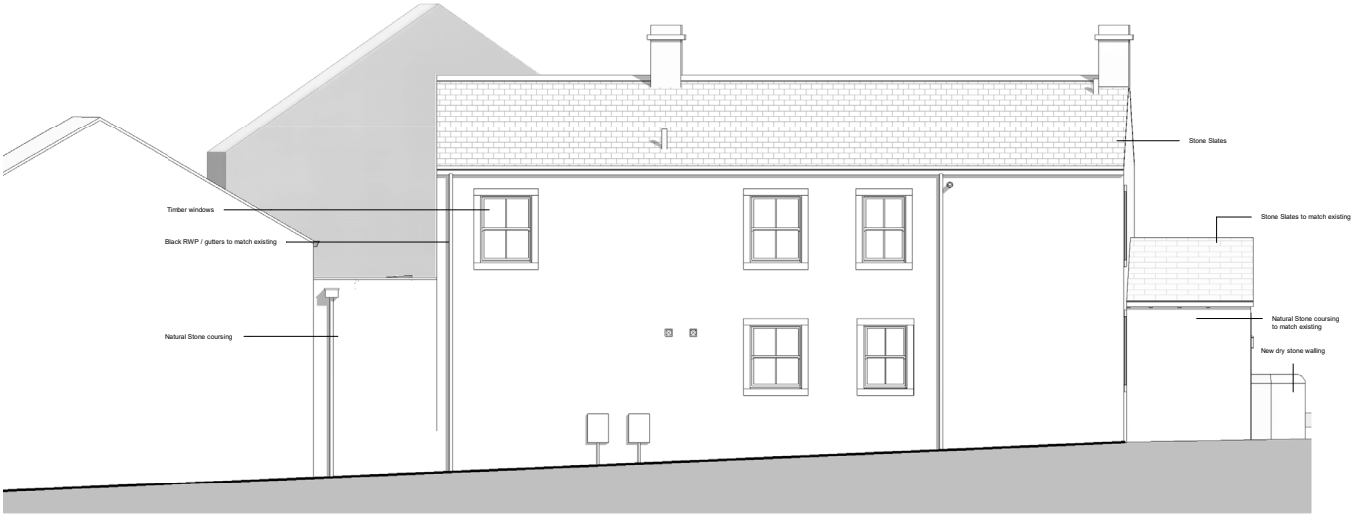
The proposal primarily utilises the existing building fabric, however new elements comprise of the following palette of materials and design styles to create a renovation that will sit harmoniously within Farnley Tyas.

These include:

- Natural coursed stone walls.
- Natural stone Cills, Heads & Dentils.
- Stone Slate Roofs.
- Timber Windows and Doors
- Aluminium Rainwater pipes & gutters – Black.
- Hard landscaping using – Crushed Stone / Stone cobbles / stone paving.
- Dry stone wall boundaries.

4.7 - Access

The site is accessed via a private road off manor road to the west, with refuse storage and off street parking via a detached garage. The property is accessed via a stone and green oak porch on the south elevation.



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

Park Farm House_

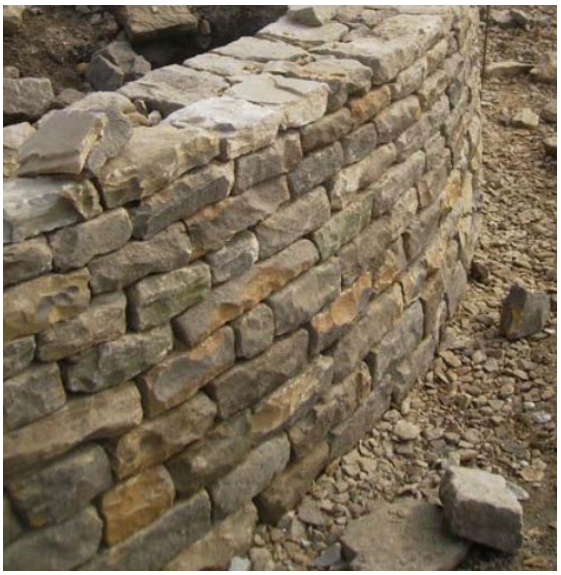
Farnley Tyas, Huddersfield

5.0 - Landscape

The landscaping scheme proposed seeks to be in-keeping with the wider Park Farm Development utilising a similar pallet of materials.

Pathways and patio areas around the property will be finished with a high quality natural stone paver. The driveway leading up to the garage is to be surfaced with a Yorkshire Flint gravel with a natural stone cobbled boarder.

Dry-stone walls will be used to define the property's boundary and provide a safe & secure garden area for the applicants children and pets. The dry-stone walling will be constructed to match the aesthetic of neighbouring properties.











6.0 - Heritage Impact Assessment

6.1 - Significance of the Heritage Asset

As there are no works proposed to the historic fabric of the Listed Barn, the below provides an assessment in regard to the significance of the assets setting and the impact the proposals have on the wider Conservation Area.

Historic England note the Barn's reason designation as:

'The Barn dates from 1693 and is constructed of dressed coursed rubble with large stone quoins and with a stone slate roof. From the evidence before me, the Barn's significance is largely derived from its evidential, historical and aesthetic values. The building's pleasing vernacular form, using traditional materials and construction techniques, is illustrative of a late seventeenth century barn and it displays features of the regional development of agricultural buildings in the Pennine region of West Yorkshire.'

Within the recently allowed planning appeal Ref. APP/Z4718/D/20/3253334 the inspector assessed the contribution that the Barn's setting makes to its significance as a designated heritage asset:

'Historically, the immediate setting of the Barn comprised a tight-knit grouping of farm buildings, including Park Farm House and its large curtilage, which were associated with the Park Farm farmstead. Whereas the wider setting of the Barn comprised the rural agricultural landscape which was linked to the building's use.

The redevelopment of the farmstead for residential purposes has resulted in a notable change to the immediate setting of the Barn. The limited separation of the Barn to adjacent built form reflects the historical tight-knit grouping of the farmstead. In addition, the Barn's physical relationship with Park Farm House and its curtilage has been maintained. Nevertheless, the new residential development has altered the Barn's immediate setting to one that is domestic and manicured in form and appearance, as well as disconnecting it functionally from its wider agricultural setting. This has diminished the contribution that the Barn's setting makes to its significance as a designated heritage asset.'

6.2 - The Farnley Tyas Conservation Area

There is no formal appraisal of the Farnley Tyas Conservation Area currently available. However, the recently allowed Planning Appeal Ref. APP/Z4718/D/20/3253334, at paragraph 14, provides the following description of the Conservation Area in question.

'The CA encapsulates the core of Farnley Tyas and the main roads radiating out from it. The village displays a loose, linear pattern of development, created by its organic growth, which is located within a wider pastoral setting. The buildings are a combination of principal structures such as the church and pub, individual houses and small clusters of dwellings and farmsteads. The common use of local materials of sandstone and stone slate and the incorporation of architectural features such as quoins and mullions provide a degree of visual harmony within the street scene. All of these elements contribute to the special architectural and historic interest and significance of the CA.'

6.3 - Impact upon the significance of the Heritage Asset

As defined by the inspector within appeal Ref. APP/Z4718/D/20/3253334 the Listed Barn's setting is now domestic and manicured in form and appearance, disconnecting it functionally from its wider agricultural setting, which consequently has diminished the contribution that its setting makes to its significance as a designated heritage asset.

Therefore the proposal, by virtue of its materiality, modest scale and location, positioned at the opposite end of the host dwelling from the designated heritage assets would have no detrimental impact on its setting and the contribution it makes to it significance as a designated heritage asset.

With regard to the character and appearance of the Conservation Area, the location of the proposed extension is in-keeping with the general pattern of development and character of the Conservation Area. Furthermore, the proposed extension's single-storey form is subservient to and would not dominate host dwelling or the nearby houses. This, combined with the use of traditional materials, would result in it assimilating into the host dwelling and street scene. On this basis, it would preserve the character and appearance of the Conservation Area as a whole and would not harm its significance as a designated heritage asset. Therefore accords with national and local planning policy.

We trust that the above provides sufficient detail to accompany this application, however, should you require any additional information please do not hesitate to contact OneFourOne Architects.


ARCHITECTS